City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

Proposed Dual Occupancy Development
AT: 58 Field Street, Ocean Grove



Artist Impression

Drawings List:

TP01 - Site Analysis
TP02 - Design Response
TP03 - Ex. Conditions & Demo.
TP04 - Site & Ground Floor Plan
TP05 - Site & First Floor
TP06 - Proposed Plan of Subdivision
TP07 - Elevations
TP08 - Driveway Details
TP09 - ESD Initiatives
TP10 - Garden Area Plan
TP11 - Permeable Area Plan
TP12 - Shadow Plans
TP13 - View Impact Analysis

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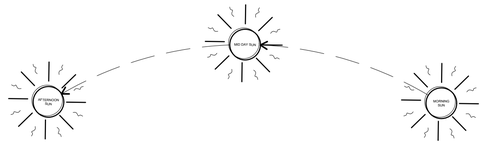
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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

Client: Urban Green Property
Drawing Title: Cover
Date: Sep. 24
Drawn: M.S.
Scale:
Checked: D.G.
DWG #:
Job #: 230315

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026



Neighbourhood and site description notes

Ocean Grove is situated approximately 23 km South-East of Geelong CBD & 98 km south west of Melbourne's CBD. Ocean Grove is part of the City of Greater Geelong local government. Ocean Grove's neighborhood character is generally formed by a mixture of single and two storey brick and weatherboard dwellings with flat or hip tiled or iron roofs.

Single dwellings and Multi Unit developments are prominent in Ocean Grove, with multi unit development examples present in 21-31 Surfers Avenue.

Gardens generally consist of scattered trees and shrubs with lawn area behind front fences.

P.O.S. — Denotes Private open space

Denotes Existing trees

Subject Site - 58 Field Street North, Ocean Grove (Existing dwelling to be demolished)



Site Analysis Plan

Scale: 1:400

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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

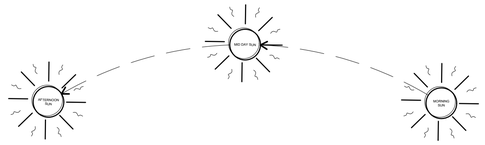
Client: Urban Green Property

Drawing Title: Site Analysis

Date	Scale	DWG #
Sep. 24	1:400	TP01
Drawn	**Checked**	**Job #**
M.S.	D.G.	230315

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Denotes Existing trees

Subject Site - 58 Field Street North, Ocean Grove (Proposed Development)



Design Response Plan

Scale: 1:400

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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

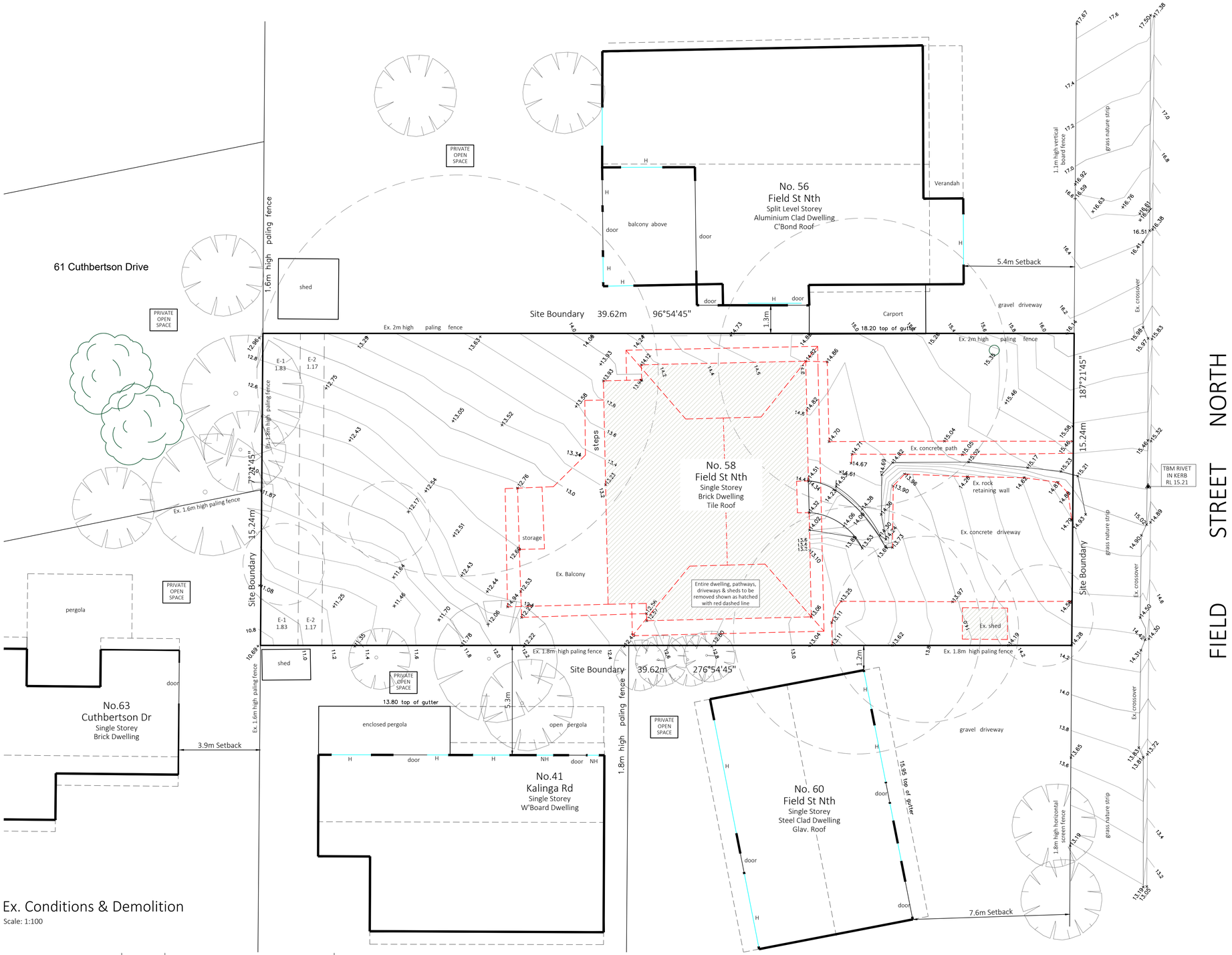
Client: Urban Green Property

Drawing Title: Design Response Plan

Date	Scale	DWG #
Sep. 24	1:400	TP02
Drawn	**Checked**	**Job #**
M.S.	D.G.	230315

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Existing Area Analysis

Site Area	604.00m²	
Ex. Dwelling	120.00m²	12.91 Sq
Total Site Coverage	174.00m²	28.80 %

Demolition Legend

- Denotes Existing to be demolished
- Denotes Existing wall to remain
- Denotes Existing tree to be removed
- Denotes Existing tree to remain. Refer to Site & Ground floor plan, relevant consultant documentation and associated planning permit for TPZ & SRZ requirements.
- Denotes existing neighbor / council trees & associated TPZ zones to be protected prior to commencement of construction. Refer to associated planning permit TPZ & SRZ requirements.

Demolition Gen. Notes

All demolition work practices shall comply with, but not limited to AS2601, the Building Regulations 2006, NationalConstruction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

All demolition works to be undertaken by suitably qualified personnel.

Safety and care to be taken during demolition phase to ensure health & wellbeing to those associated to this project.

Should Asbestos be found during demolition, works are to stop immediately and a suitably qualified asbestos contractor is to be employed for the safe assessment & removal.

Airborn debris, dust and other contaminants to be managed, removed or contained by demolition contractor.

All demolition works to be conducted in a safe manner to minimize risk of damage to adjoining properties.

Ex. Conditions & Demolition

Scale: 1:100

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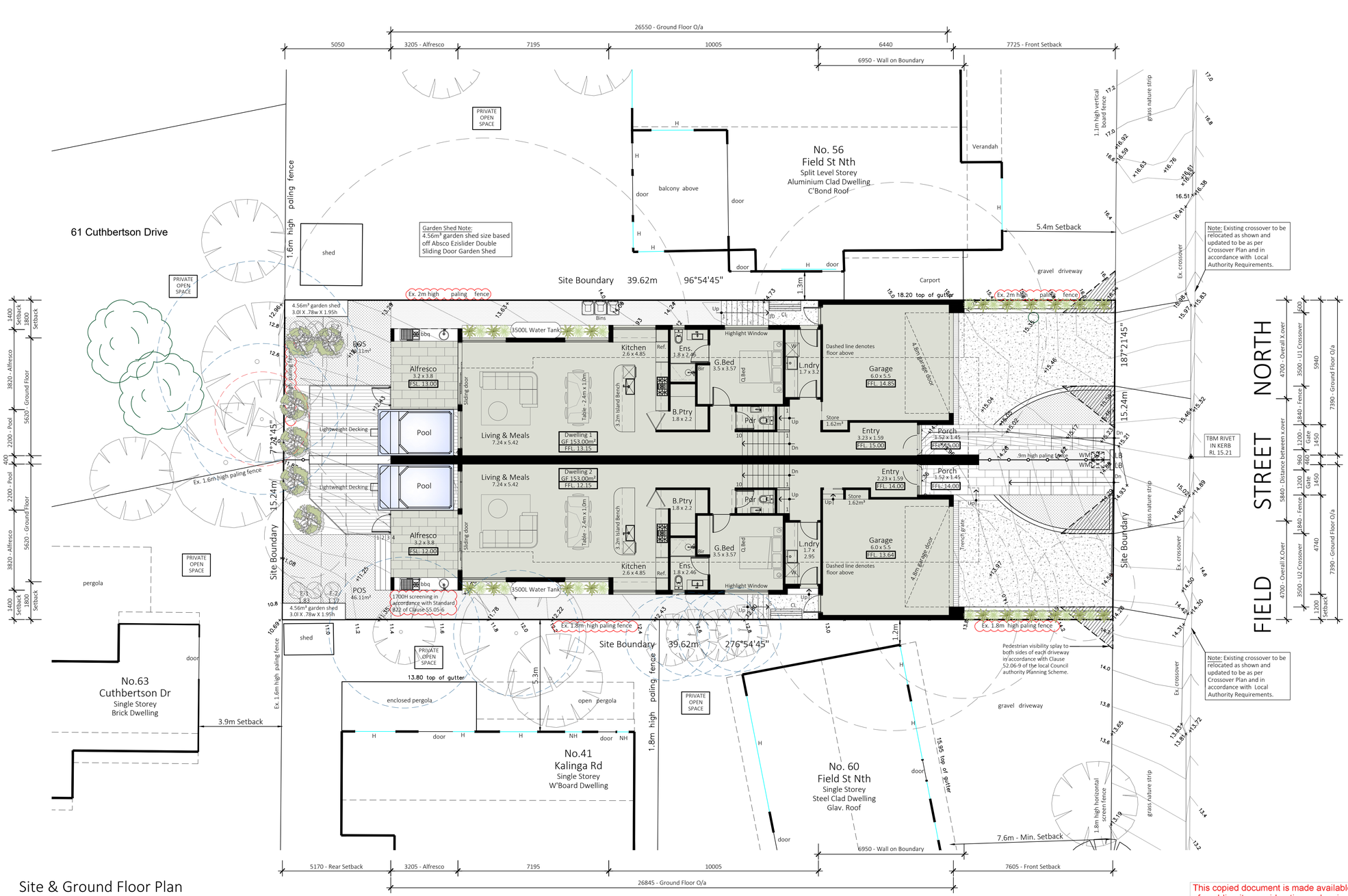
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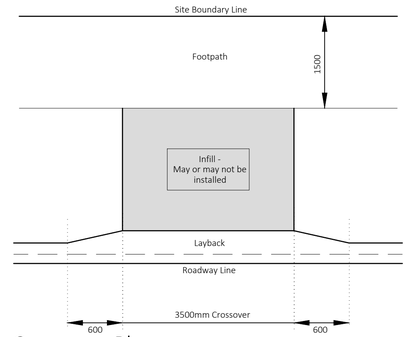
Project	Client	Date	Scale	DWG #
Dual Occupancy Development At: 58 Field St, Ocean Grove	Urban Green Property	Sep. 24	1:100	TP03
	Drawing Title: Ex. Conditions & Demolition	Drawn: M.S.	Checked: D.G.	Job #: 230315

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026



Site & Ground Floor Plan

Scale: 1:100



Crossover Plan

Scale: 1:50

Legend

- Proposed water tank. Refer to frater SDA
- Clothes line
- Letter box
- Proposed location of Air conditioning Unit
- Proposed location of Hot water service
- Proposed location of Water meter
- Denotes existing trees to be removed
- Denotes Tree Protection Zone (TPZ) of existing trees
- Denotes Structural Root Zone (SRZ) of existing trees

Refer to Landscape Plan for further information regarding planting schedules & ground coverings

All levels are to Australian Height Datum

Area Analysis

Site Area	604.00m²	
Dwelling 1		
Ground Floor	153.00m²	16.47 Sq
First Floor	116.90m²	12.58 Sq
TOTAL	269.90m²	29.05 Sq
Alfresco	12.16m²	01.31 Sq
POS	46.11m²	
Dwelling 2		
Ground Floor	153.00m²	16.47 Sq
First Floor	116.90m²	12.58 Sq
TOTAL	269.90m²	29.05 Sq
Alfresco	12.16m²	01.31 Sq
POS	46.11m²	
Site Coverage	345.65m²	57.23%
Hard Surface Area	82.79m²	13.71 %
Garden Area	190.05m²	31.47 %
Permeable Area	153.10m²	25.35 %

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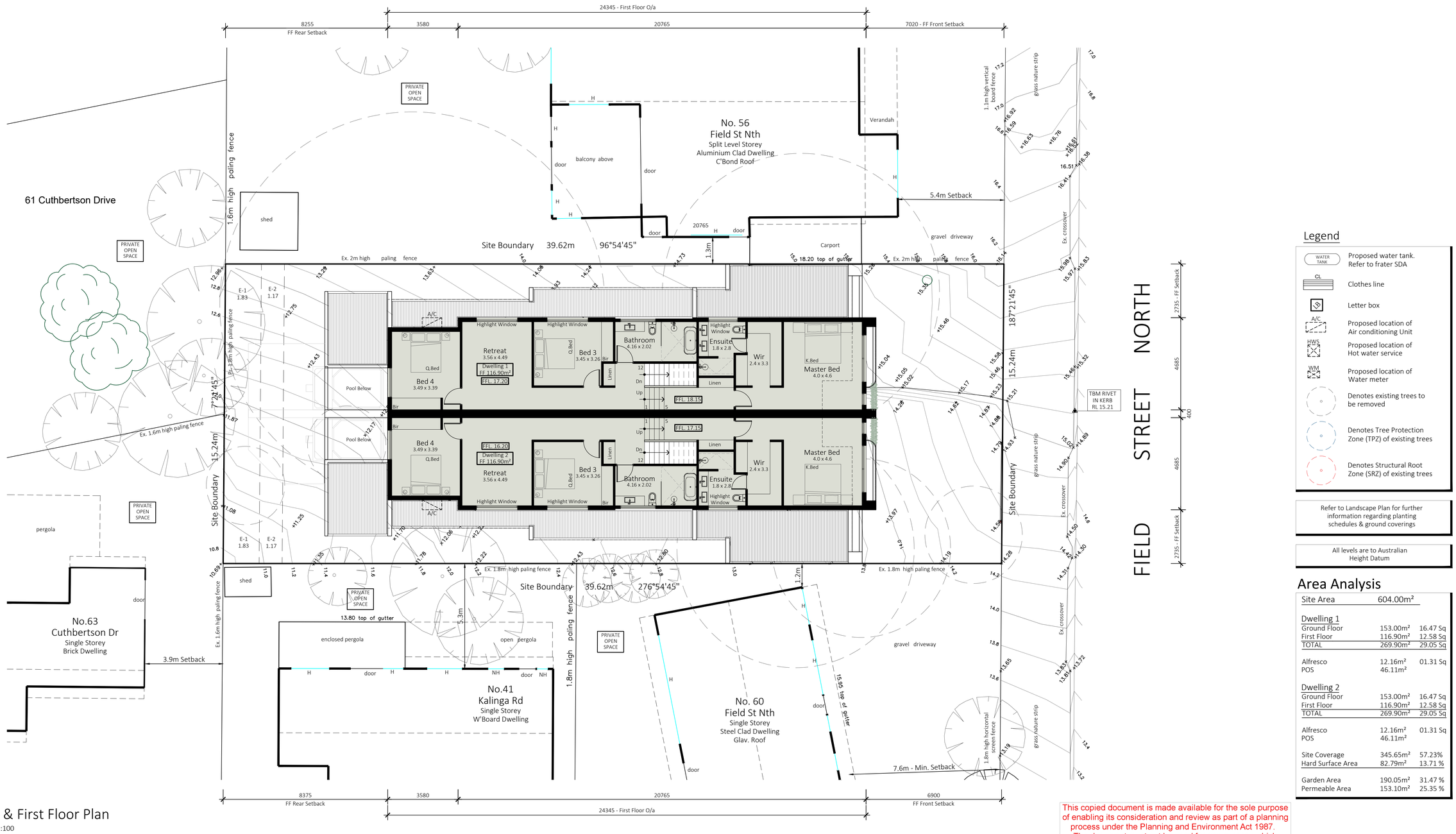
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Project	Client	Date	Scale	DWG #
Dual Occupancy Development At: 58 Field St, Ocean Grove	Urban Green Property	Sep. 24	1:100	TP04
Drawing Title: Site & Ground Floor Plan	Drawn: M.S.	Checked: D.G.	Job #: 230315	

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026



Site & First Floor Plan

Scale: 1:100

Legend

- Proposed water tank. Refer to frater SDA
- Clothes line
- Letter box
- Proposed location of Air conditioning Unit
- Proposed location of Hot water service
- Proposed location of Water meter
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- Denotes Tree Protection Zone (TPZ) of existing trees
- Denotes Structural Root Zone (SRZ) of existing trees

Refer to Landscape Plan for further information regarding planting schedules & ground coverings

All levels are to Australian Height Datum

Area Analysis

Site Area	604.00m²	
Dwelling 1		
Ground Floor	153.00m²	16.47 Sq
First Floor	116.90m²	12.58 Sq
TOTAL	269.90m²	29.05 Sq
Alfresco	12.16m²	01.31 Sq
POS	46.11m²	
Dwelling 2		
Ground Floor	153.00m²	16.47 Sq
First Floor	116.90m²	12.58 Sq
TOTAL	269.90m²	29.05 Sq
Alfresco	12.16m²	01.31 Sq
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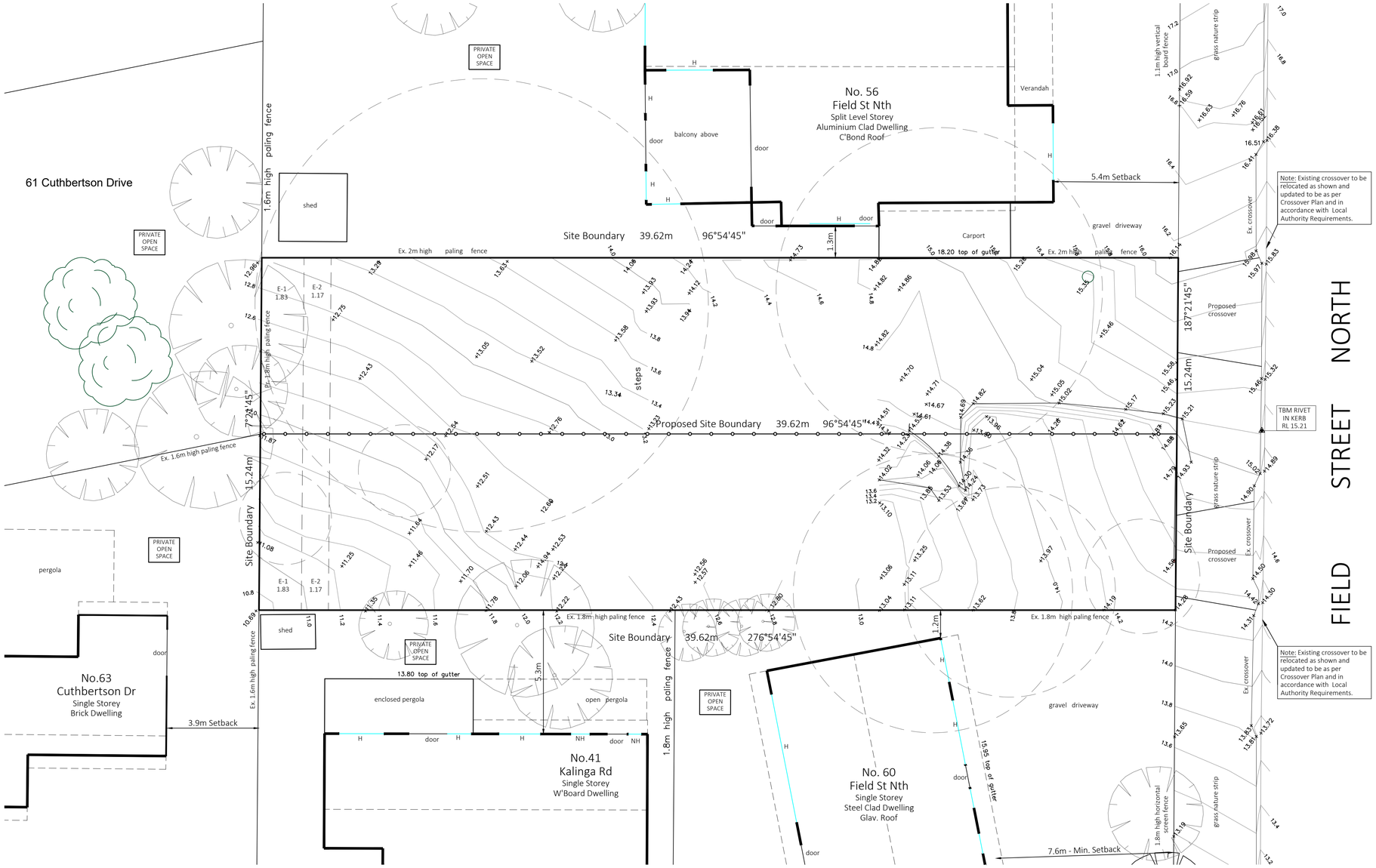
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Dual Occupancy Development At: 58 Field St, Ocean Grove	Urban Green Property	Sep. 24	1:100	TP05
	Drawing Title: Site & First Floor Plan	Drawn: M.S.	Checked: D.G.	Job #: 230315

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026



Legend

- Proposed water tank. Refer to frater SDA
- Clothes line
- Letter box
- Proposed location of Air conditioning Unit
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- Proposed location of Water meter
- Denotes existing trees to be removed
- Denotes Tree Protection Zone (TPZ) of existing trees
- Denotes Structural Root Zone (SRZ) of existing trees

Refer to Landscape Plan for further information regarding planting schedules & ground coverings

All levels are to Australian Height Datum

Proposed Plan of Subdivision

Scale: 1:100

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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

Client: Urban Green Property

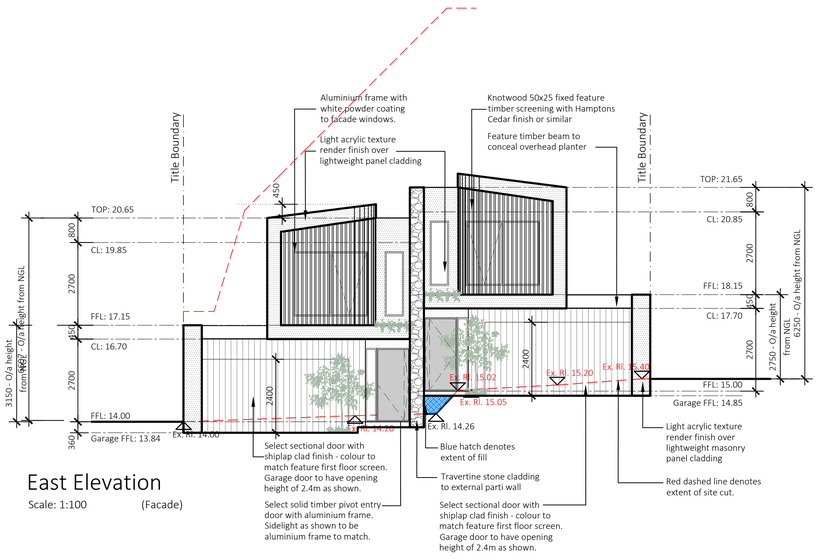
Drawing Title: Proposed Plan of Subdivision

Date	Scale	DWG #
Sep. 24	1:100	TP06

Drawn	Checked	Job #
M.S.	D.G.	230315

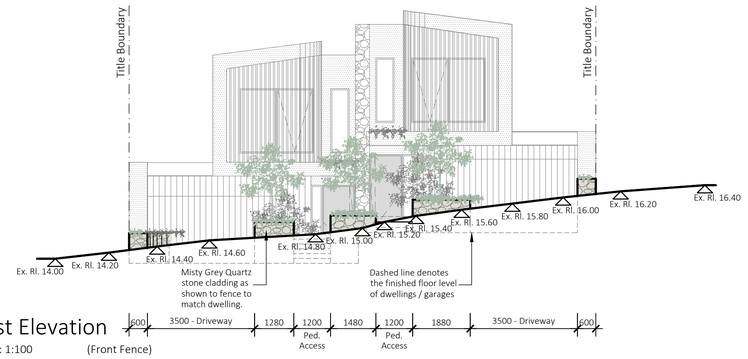
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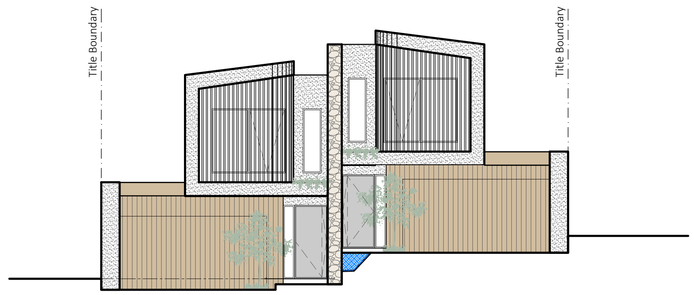
East Elevation

Scale: 1:100 (Facade)



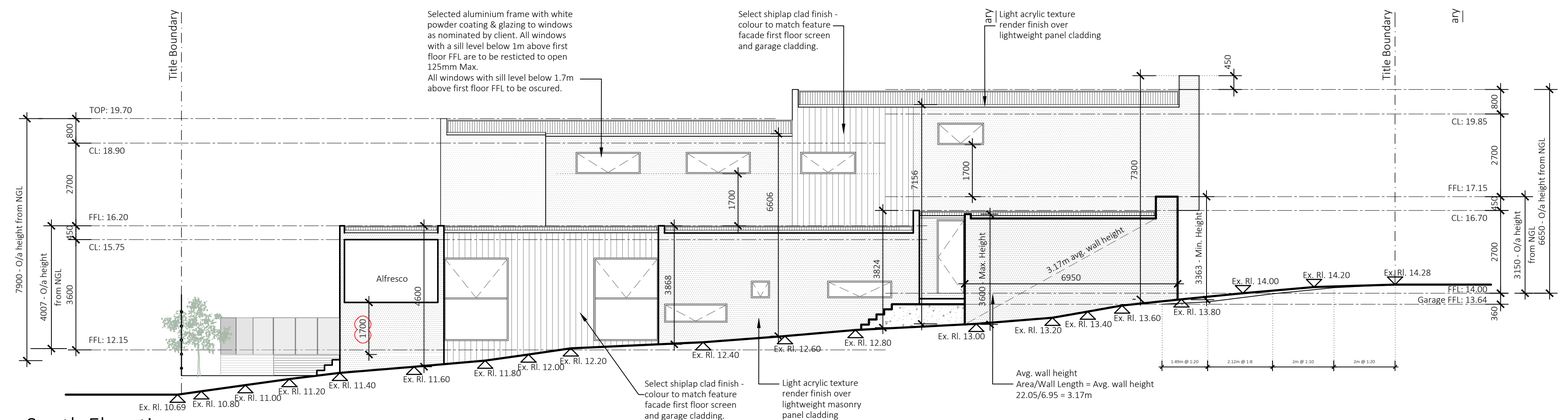
East Elevation

Scale: 1:100 (Front Fence)



East Elevation

Scale: 1:100 (Facade)



South Elevation

Scale: 1:100

FENCE NOTE:
- All Boundary fences to be Min. 1.8m above Natural Ground Level and taper to 0.9m at the front of the property.
- All existing boundary fences less than Min. 1.8m above Natural Ground Level to be replaced with new.
- Internal fences to be Min. 1.8m above Natural Ground Level and constructed from Timber Pailing.

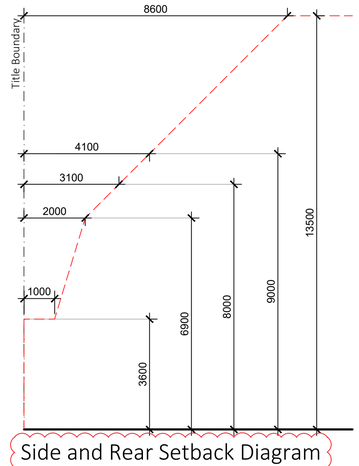
GLAZING NOTE:
-All Habitable room windows to be Double Glazed

GARAGE DOOR NOTE:
Select Sectional Garage door to have head clearance of 2.1m min. with the door in an open position.

OBSCURE GLAZING NOTE:
-All upper level obscure windows of both dwellings are to be fixed obscure glazing instead of obscure film.
Obscure film is not permitted as per council requirements.

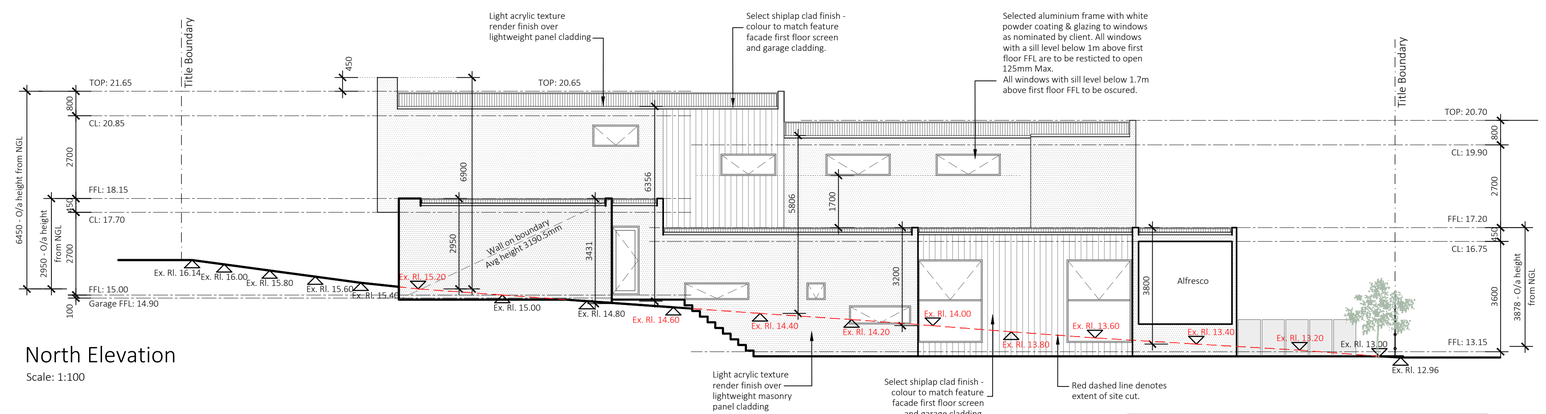
Finishes Schedule

- Render — Texture render finish, Light grey / white
- Feature Stone — Classic Cream crazy paver Travertine
- Batten Cladding System — Knotwood 50x25 batten "Hamptons Cedar"
- Timber Cladding System — Shiplap timber cladding "Natural Ash"
- Window & Door Frame — White
- Flashings & Shrouds — White aluminium
- Glazing — Viridian "VFloat" with Grey finish



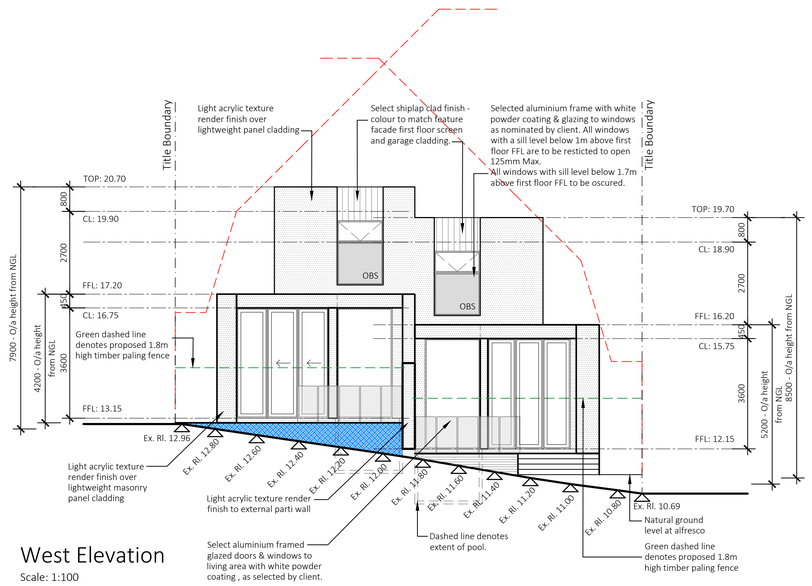
Side and Rear Setback Diagram

Scale: 1:100



North Elevation

Scale: 1:100



West Elevation

Scale: 1:100

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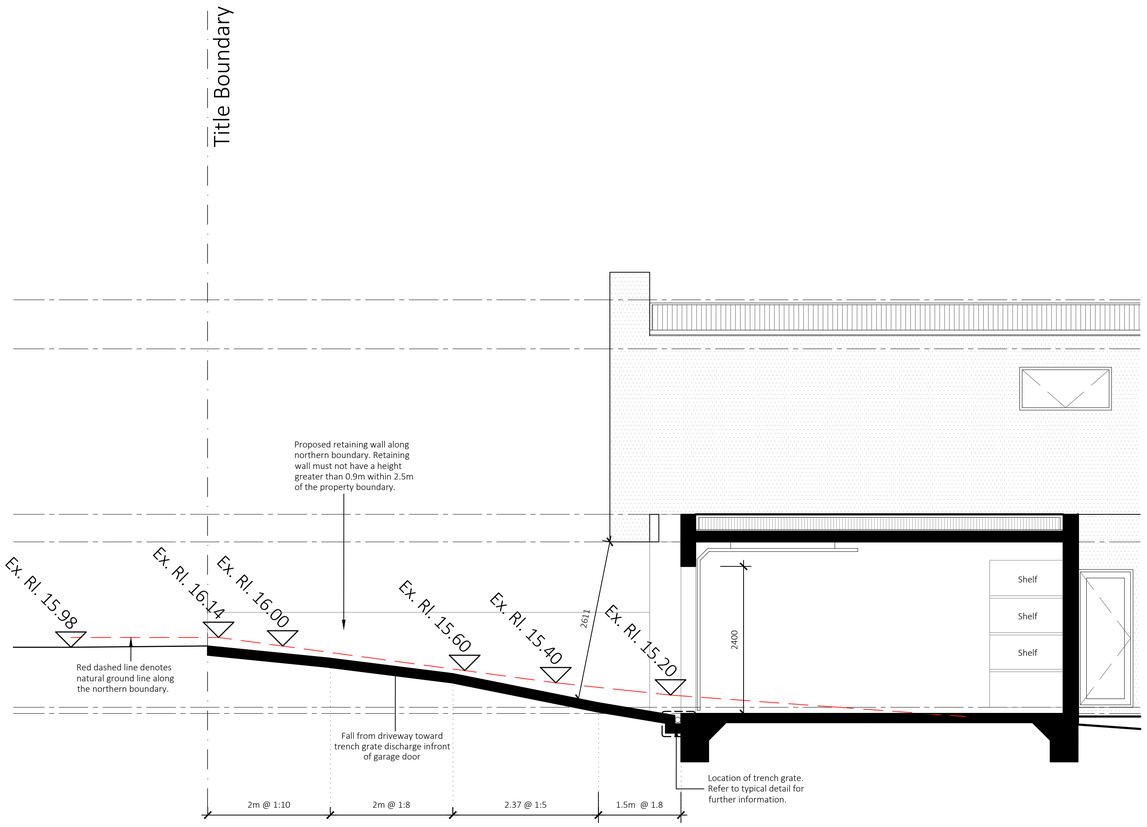
Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

Client: Urban Green Property

Drawing Title: Elevations

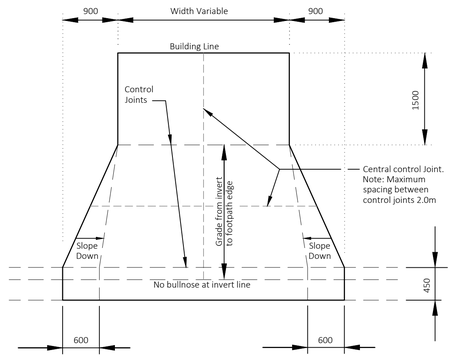
Date	Scale	DWG #
Sep. 24	1:100	TP07
Drawn	**Checked**	**Job #**
M.S.	D.G.	230315

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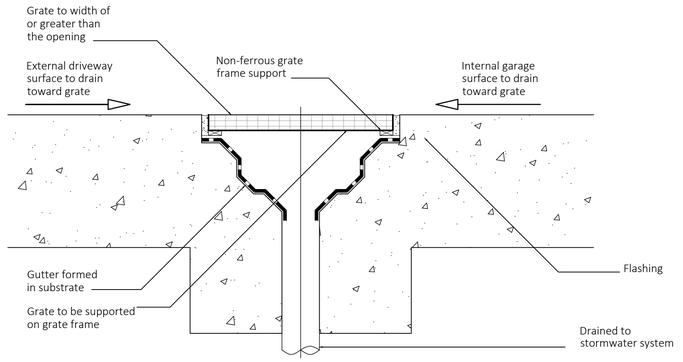
Dwelling 1 Driveway Ramp

Scale: 1:50



Crossover Plan

Scale: 1:50



Trench Grate Detail (Typ.)

Scale 1:5

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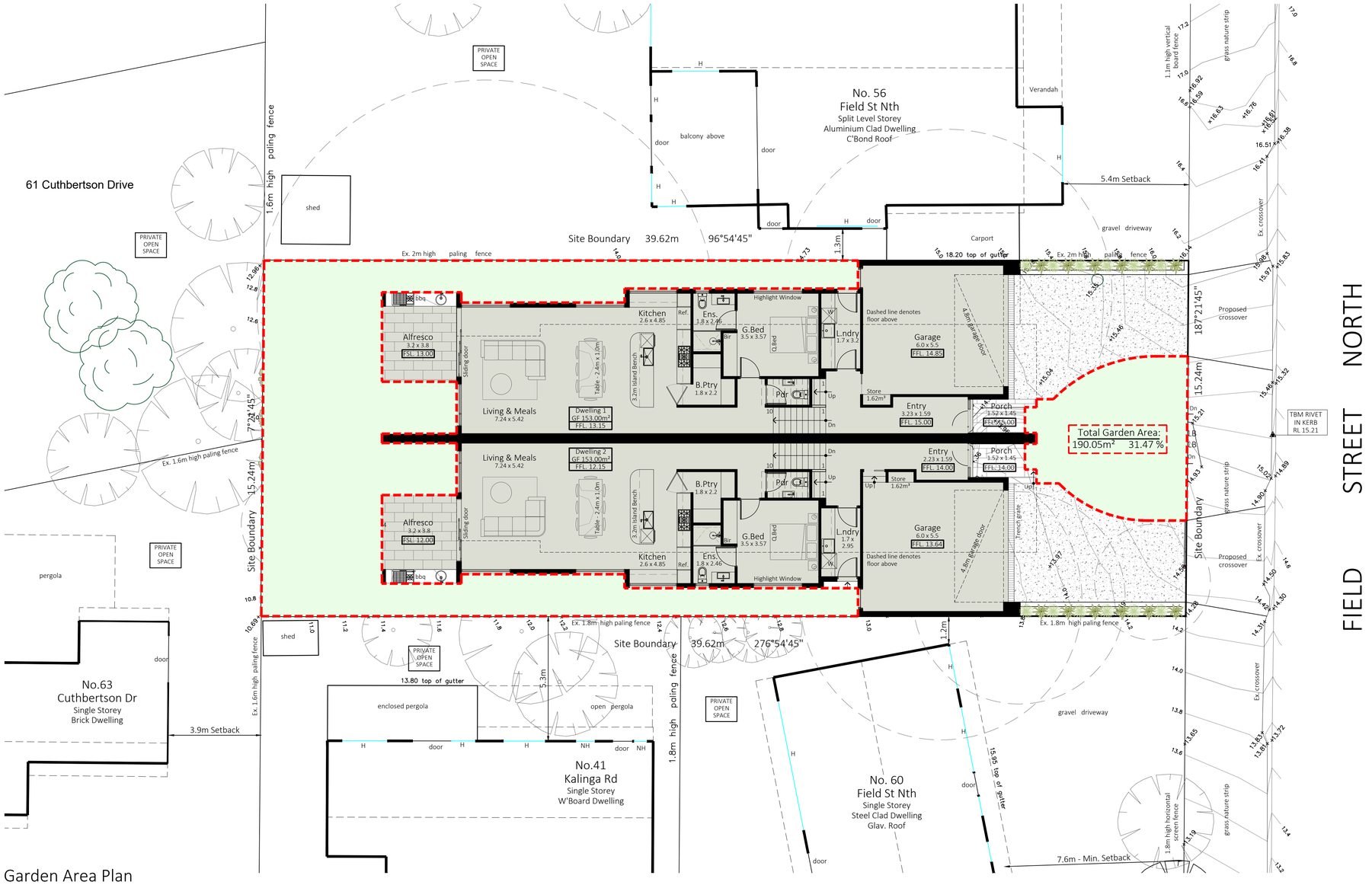
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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

Client: Urban Green Property
Drawing Title: Driveway Details

Date	Scale	DWG #
Sep. 24	As Shown	TP08
Drawn	**Checked**	**Job #**
M.S.	D.G.	230315

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GROUND COVERING LEGEND

Hatch denotes Garden Area as required by the local authority.
Refer to Landscape Plan and Frater Consulting Sustainable Design Assessment for further information.

Note: Garden Area plan to be read in conjunction with ESD Sustainability Plan TPD07 and Frater Consulting Sustainable Design Assessment and Landscape Plan by Etched Projects.

Garden Area Plan

Scale: 1:100

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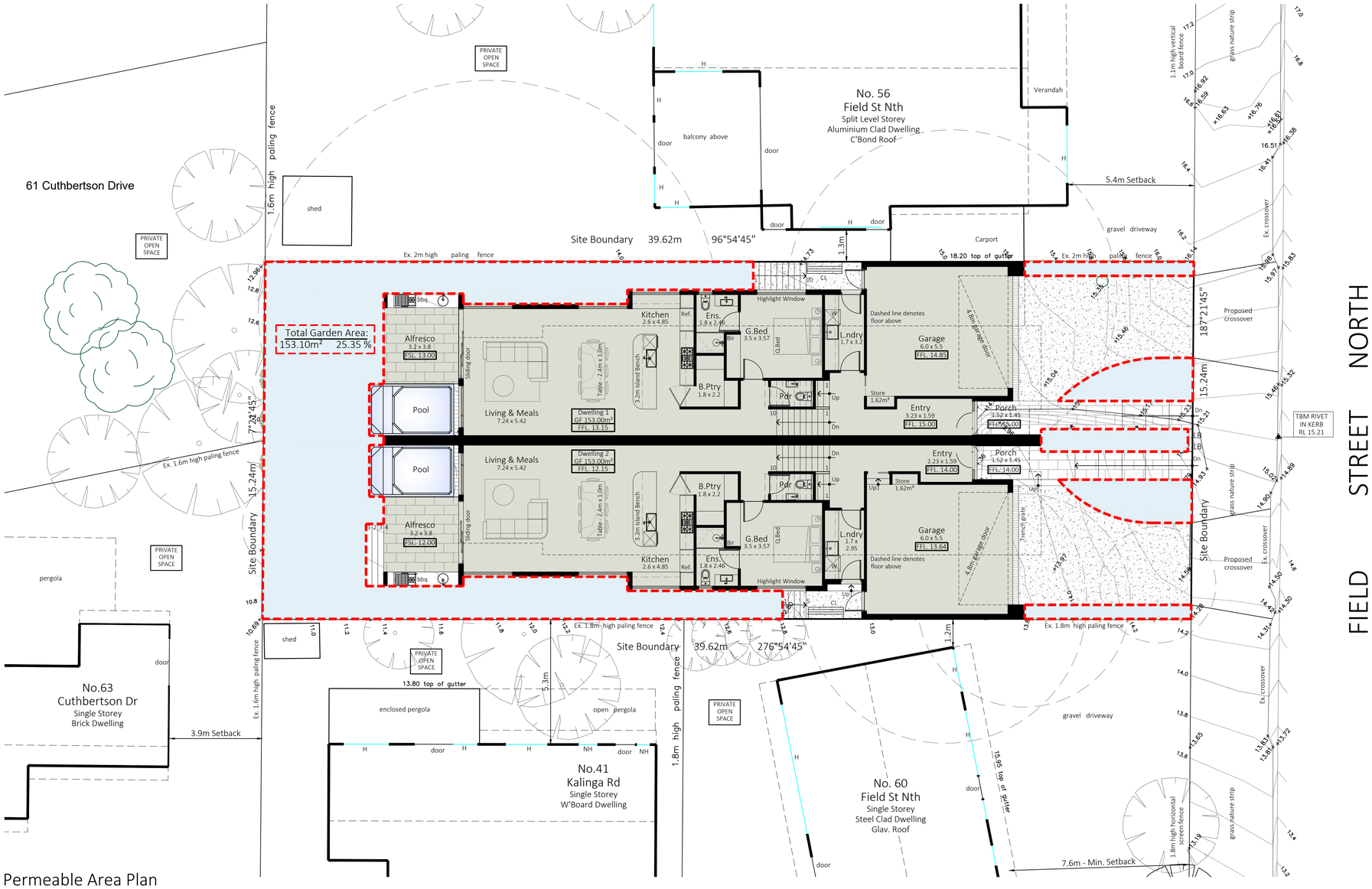
Client: Urban Green Property

Drawing Title: Garden Area Plan

Date	Scale	DWG #
Sep. 24	1:100	TP10

Drawn	Checked	Job #
M.S.	D.G.	230315

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Permeable Area Plan

Scale: 1:100

GROUND COVERING LEGEND

Hatch denotes Permeable Area as required by the local authority.
Refer to Frater Consulting Sustainable Design Assessment for further information.

Note: Permeable Area plan to be read in conjunction with ESD Sustainability Plan TPD07 and Frater Consulting Sustainable Design Assessment and Landscape Plan by Etched Projects.

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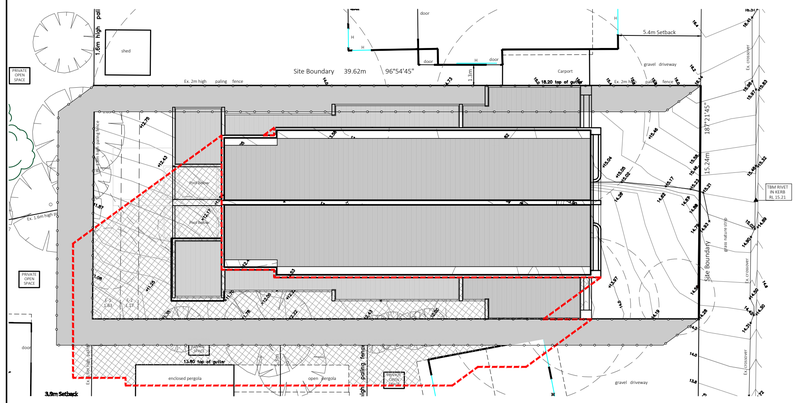
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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

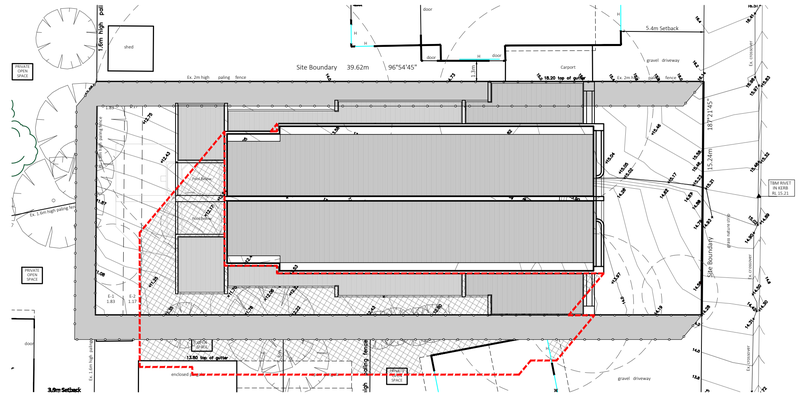
Client: Urban Green Property
Drawing Title: Permeable Area Plan

Date	Scale	DWG #
Sep. 24	1:100	TP11
Drawn	**Checked**	**Job #**
M.S.	D.G.	230315

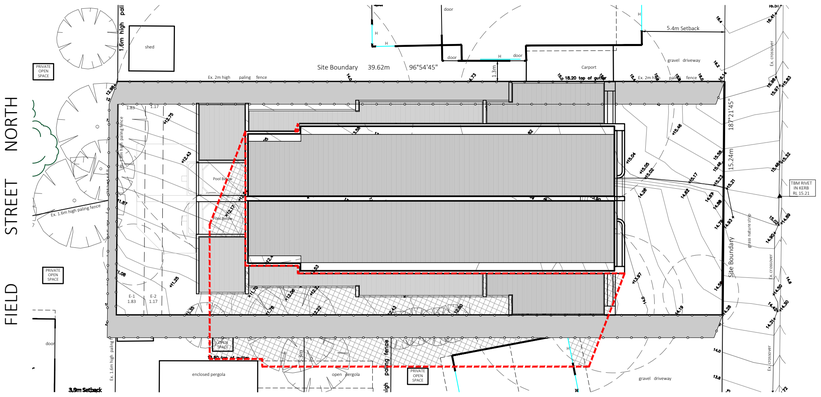
City of Greater Geelong, Statutory Planning - Date Received 28/09/2026



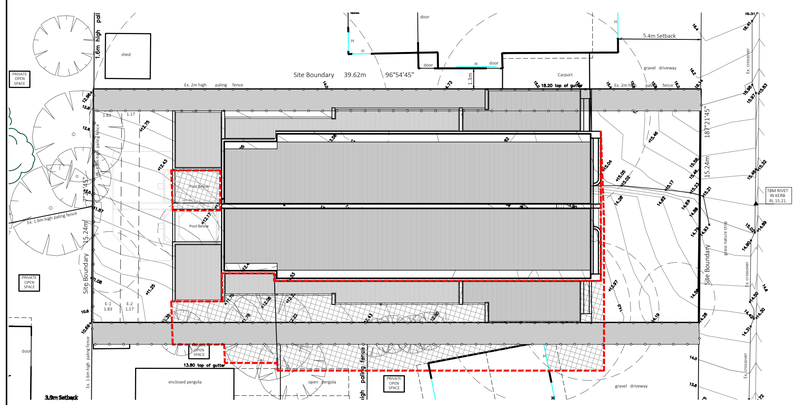
Shadow Plan
Scale: 1:200 9.00am



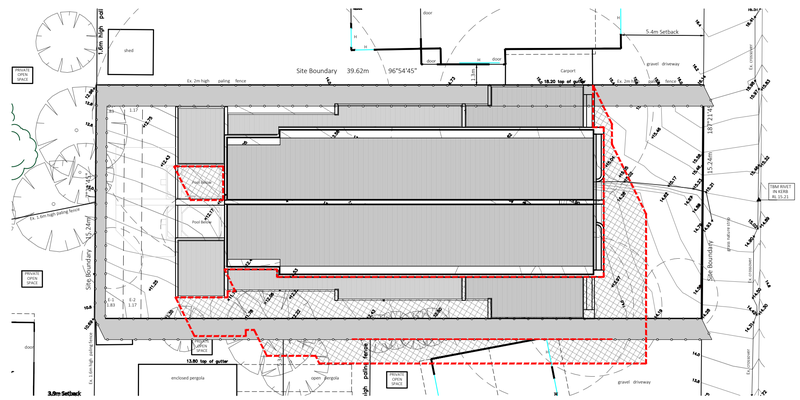
Shadow Plan
Scale: 1:200 10.00am



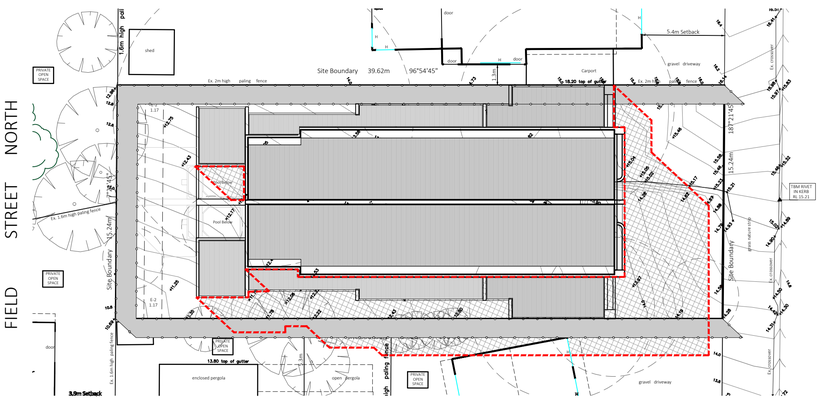
Shadow Plan
Scale: 1:200 11.00am



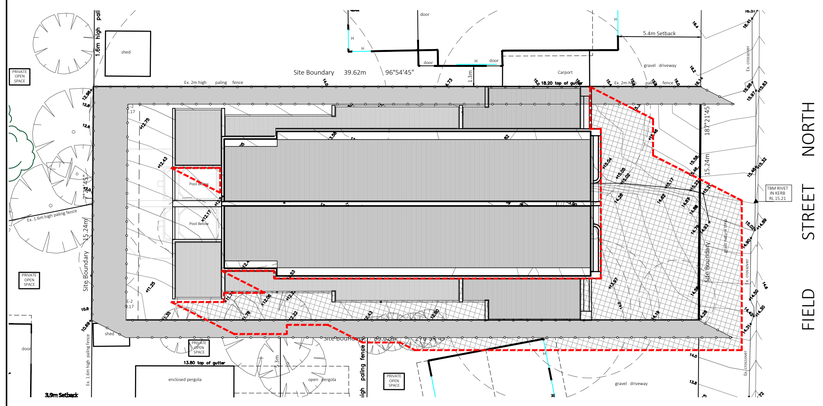
Shadow Plan
Scale: 1:200 12.00pm



Shadow Plan
Scale: 1:200 1.00pm



Shadow Plan
Scale: 1:200 2.00pm



Shadow Plan
Scale: 1:200 3.00pm

SHADOW LEGEND - SEPTEMBER 22 (EQUINOX)

9am-3pm ALT 32 AZI 67

Shadow cast by existing buildings / fence

ALT : SOLAR ALTITUDE IN DEGREES

AZI : SOLAR AZIMUTH IN DEGREES MEASURED CLOCKWISE FROM TRUE NORTH TOWARDS EAST

OVERSHADOWING HAS NO MAJOR SIGNIFICANT IMPACT ON ADJOINING PROPERTIES

Cross hatched area denotes proposed shadow cast from Proposed Development.

Solid hatched area denotes Existing shadow cast from 1800mm timber paling boundary fence.

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No.	DATE.	DESCRIPTION.	APP'D.
-	08.09.2026	VTPD - First Issue	D.G.

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Project
Dual Occupancy Development
At: 58 Field St, Ocean Grove

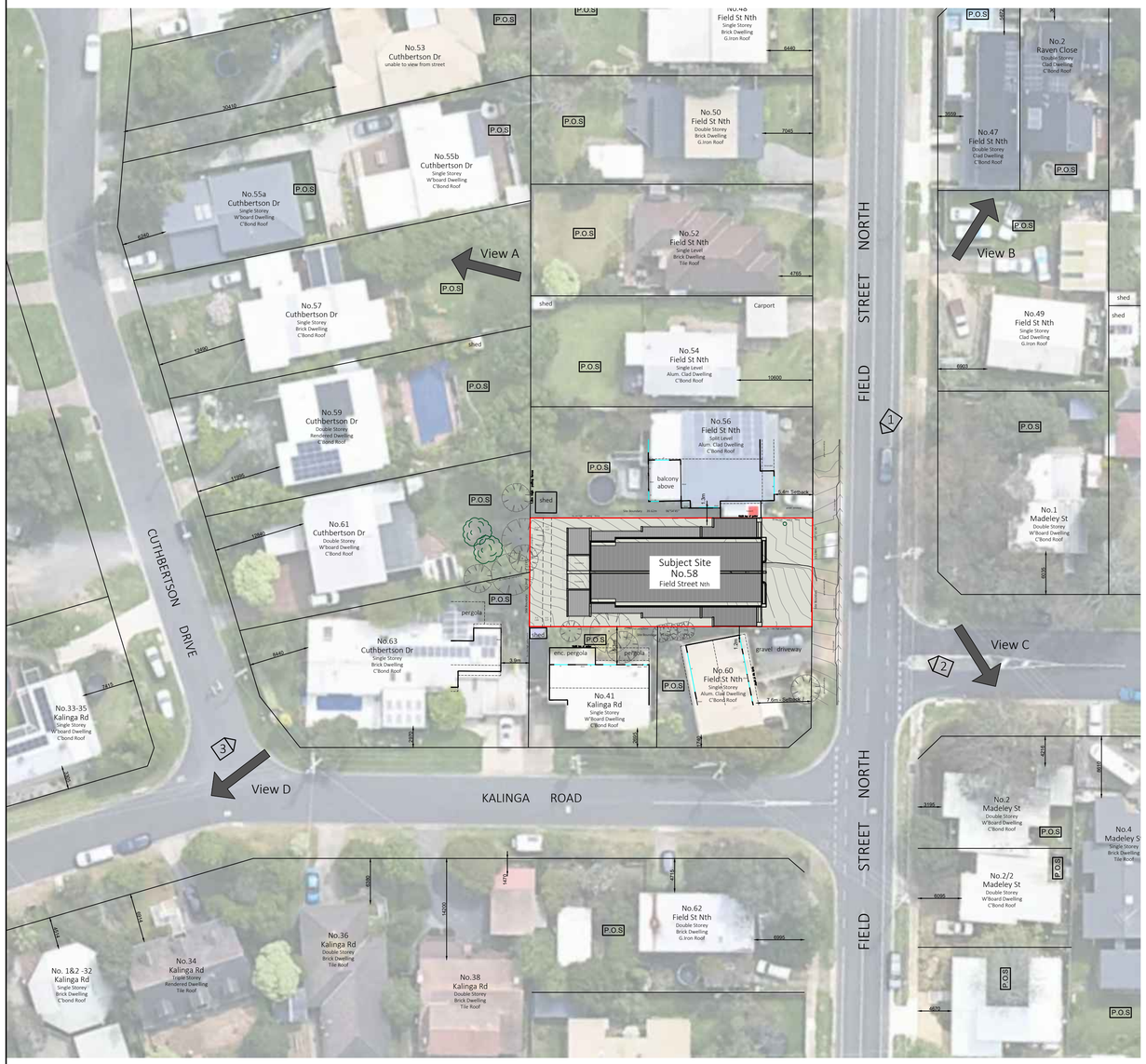
Client
Urban Green Property

Drawing Title
Shadow Plans

Date	Scale	DWG #
Sep. 24	1:200	TP12

Drawn	Checked	Job #
M.S.	D.G.	230315

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026





Street View 1



Street View 2



Street View 3

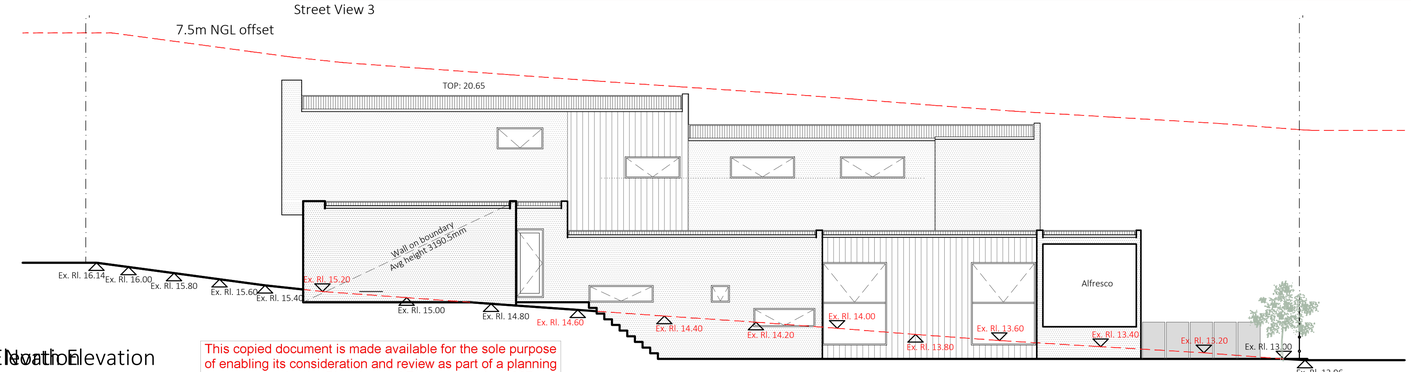
View Impact Analysis Plan

Scale: 1:400

View Impact Analysis Legend

View A: Blue Lake (0.31km)
View B: Ocean Grove Nature Reserve (1.6km)
View C: Ocean Grove Beach (1.3km)
View D: Barwon River (0.95km)

NOTE: Significant views are obstructed by existing surrounding structures and/or existing vegetation.



Overall North Elevation

Scale: 1:100

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Project: Dual Occupancy Development
At: 58 Field St, Ocean Grove

Client: Urban Green Property
Drawing Title: View Impact Analysis

Date	Scale	DWG #
Sep. 24	As Shown	TP13

Drawn	Checked	Job #
M.S.	D.G.	230315