



Specialist Disability Accommodation

71 Ontario Avenue Corio

(Cnr Canadian Parade)

*MARKET LEADING SPECIALIST
DISABILITY ACCOMMODATION
DESIGNED WITH RESPECTED
INDUSTRY EXPERTS LESS THAN
200M* TO CORIO VILLAGE
SHOPPING CENTRE*

PROPERTY OVERVIEW



Premium Specialist Disability Accommodation Housing designed by leading industry experts and built to an uncompromising standard to ensure a high quality of lifestyle



The perfect blend of private and shared living with each home offering two kitchen and living areas (1 dedicated kitchen and living area per resident). The only offering of its kind in the Victorian SDA marketplace



Highly experienced design and construction team ensuring high-quality housing to last a lifetime



All accommodation designed and certified to a High Physical Support Standard in consultation with Adapt Housing suiting a variety of potential resident profiles



Property due for completion in Q3-Q4 of 2025

DEVELOPMENT TEAM

elevation architecture

HILLBROOK

ADAPT
HOUSING

Archr Design

REGISTER YOUR EXPRESSION OF INTEREST TODAY AND SECURE YOUR PLACE IN THE
MOST DESIRABLE SDA OPPORTUNITY IN THE CITY OF GREATER GEELONG

CORIO VILLAGE SHOPPING CENTRE

LOCATION OVERVIEW

- Highly desirable location less than 150m* to the Corio Village Shopping Centre, Medical Centre and Corio Community Park
- Compatible topography with flat footpaths, roadways and walkways connecting the property to all surrounding amenity. Assessed as "a highly suitable location for Specialist Disability Accommodation"
- Less than a 12min drive to the Geelong City Centre and moments from the Princess Highway providing direct and express access to the Melbourne CBD

HOUSE/S SUMMARY (PLANS LOCATED WITHIN APPENDIX)

Houses	Two (2)
Residents Per House	Two (2) Plus OOA
Kitchens Per House	Two (2) – One Dedicated Kitchen Per Resident
Fire Sprinklers	Yes
Backup Power Battery System (UPS)	Yes
Car Spaces Per House	Two (2) – Mixture of Car Port and Open Air



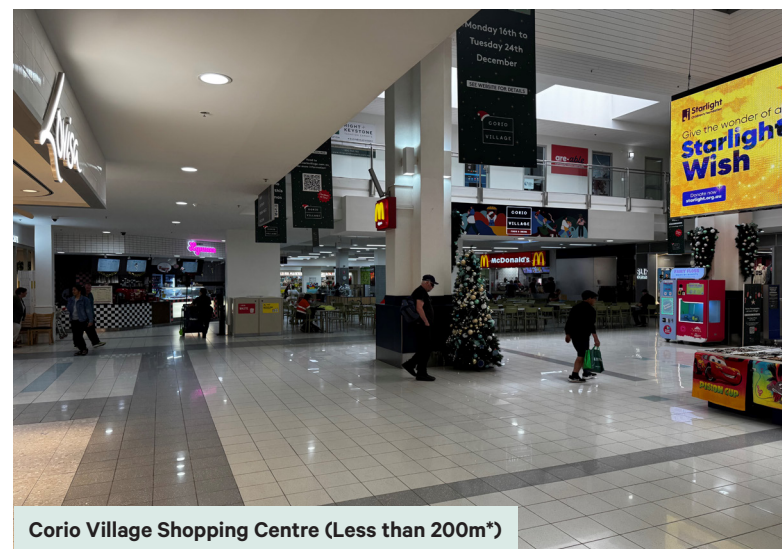
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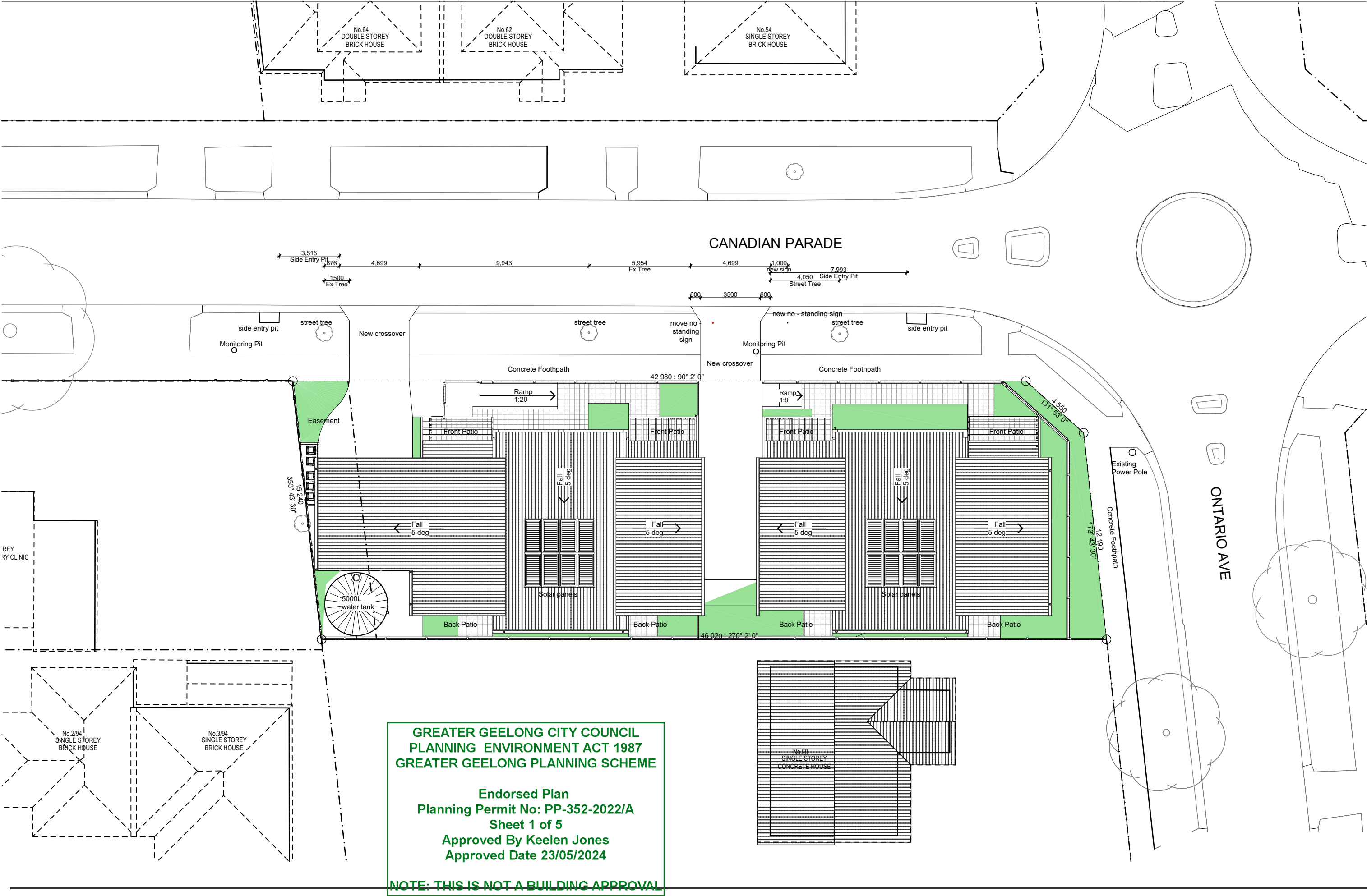
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SITE PLAN & FLOOR PLAN LEGEND

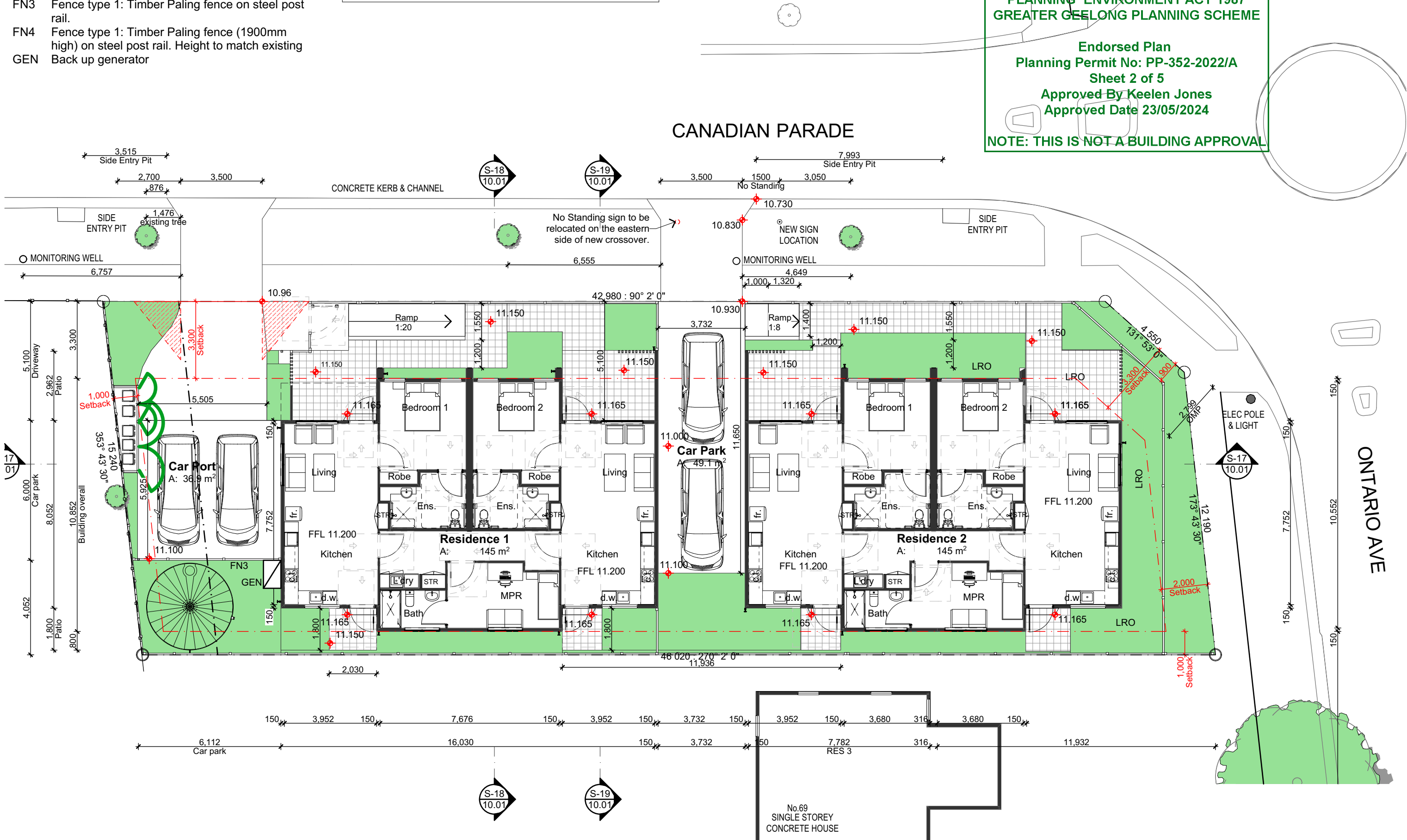
- FN1 Fence type 1: Timber Paling fence on steel post rail.
FN2 Fence type 1: Timber Paling fence on steel post rail.
FN3 Fence type 1: Timber Paling fence on steel post rail.
FN4 Fence type 1: Timber Paling fence (1900mm high) on steel post rail. Height to match existing
GEN Back up generator

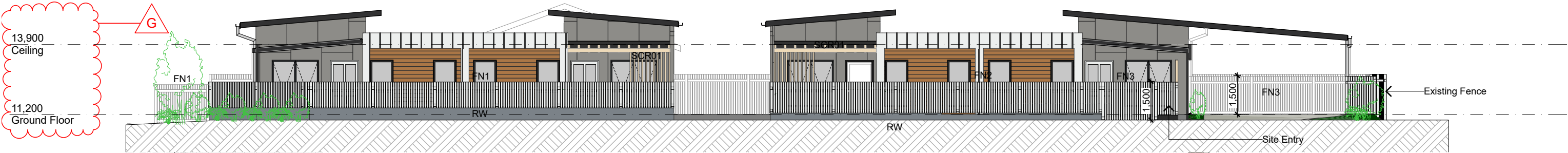
SUMMARY	
Residence 01	2x Bed, 2x Ensuite, 1x MPR
Residence 02	2x Bed, 2x Ensuite, 1x MPR
Carparking	4 x Carparking

GREATER GEELONG CITY COUNCIL
PLANNING ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME

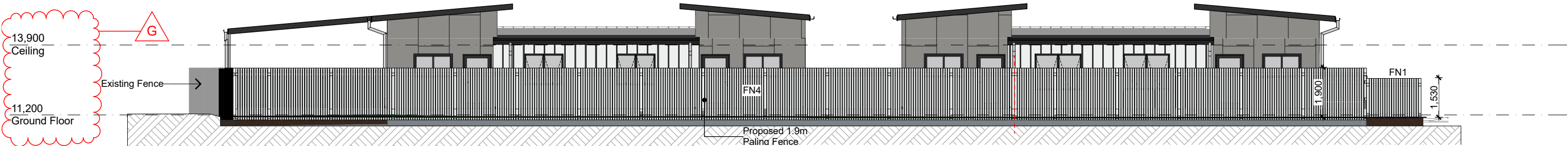
Endorsed Plan
Planning Permit No: PP-352-2022/A
Sheet 2 of 5
Approved By Keelen Jones
Approved Date 23/05/2024

NOTE: THIS IS NOT A BUILDING APPROVAL

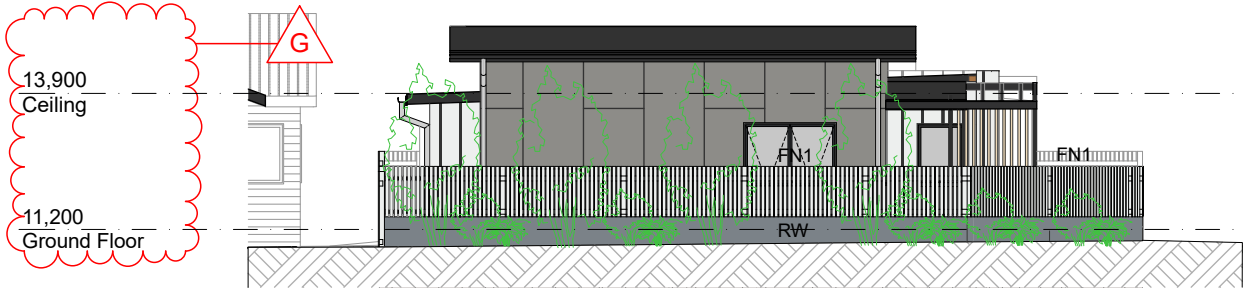




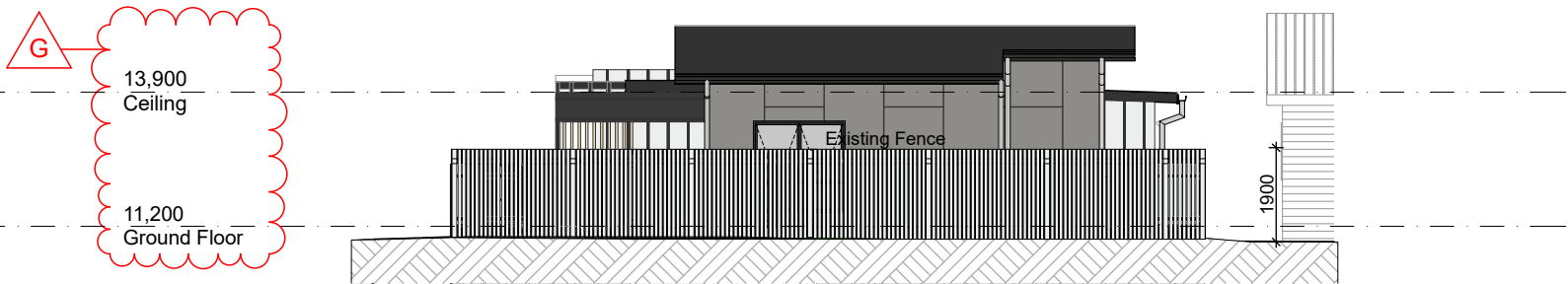
1 Site Elevation - North
Scale 1:150



2 Site Elevation - South
Scale 1:150



3 Site Elevation - East
Scale 1:150



4 Site Elevation - West
Scale 1:150

SECTION & ELEVATION LEGEND

FN1 Fence type 1: Timber Paling fence on steel post rail.
FN2 Fence type 2: Timber Paling fence on steel post rail.
FN3 Fence type 3: Timber Paling fence on steel post rail.
FN4 Fence type 4: Timber Paling fence (1500mm high) on steel post rail.
RW Rendered blockwork wall.
SCR01 Timber screen.



CLD-01: James Hardie Axon cladding. paint finish: White or similar



CLD-02: James Hardie Stria 405 cladding. paint finish: Monument or similar



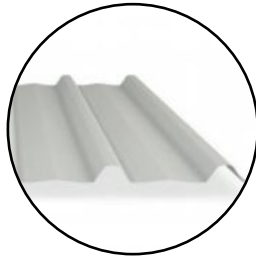
CLD-03: James Hardie Linea cladding. paint finish: Monument or similar



CLD-04: Timber look cladding. Pre-finish: Colour TBC.



CB-C1: Custom Orb roof sheeting. Colorbond Surfmist



CB-T1: Trimdek roof sheeting. Colorbond Surfmist



SCR 01-Timber Look Aluminium Screen

Greater Geelong City Council
Planning Environment Act 1987
Greater Geelong Planning Scheme
Endorsed Plan
Planning Permit No: PP-352-2022/A
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elevation
ARCHITECTURE

(07) 3251 6900 info@elevationarchitecture.com.au

Revision

C Fence Re-alignment
D RFI Update
E Revised Fence
F Amended DA
G DA RFI

24/03/2022
12/05/2022
18/05/2022
12/02/2024
14/03/2024

Project
Ontario Avenue Residences
71 Ontario Ave Corio
Client
MY Property Developments Pty Ltd

Architect
SC
Drawn
KR

Stage
Concept Design
Status
Concept (NOT FOR CONSTRUCTION)

Project No.
1401-01
Scale
1:150 at A3

Elevations

A-DA-09.01

G
Revision

NDIS Specialist Disability Accommodation

High Physical Support

Design Certificate



Address of Certified Dwelling

Type of Dwelling

Assessor Details

Assessor Name:

Company name:

Direct contact number:

Date of Certification

Project Reference No.

ndis SDA
Accredited Assessor

Number: