

DEVELOPMENT ANALYSIS		
Site Area	M&G	% NDA
Grubb Rd Widening (30m)	2.03 Ha	
Area Outside LSP Growth Boundary	5.29 Ha	
Wetlands & Surrounds	3.37 ha	
Conservation Reserve (offsite)	1.41 ha	
<b>Net Developable Area</b>	<b>83.27 Ha</b>	
<b>Roads</b>	<b>13.95 Ha</b>	
Public Open Space	6.56 Ha	8%
Local Parks	2.56 Ha	3%
Active Open Space	4.00 Ha	5%
<b>Net Residential Area</b>	<b>62.76 Ha</b>	<b>75%</b>
Low Density Area	10.03 Ha	
Standard Density Area	50.59 Ha	
Integrated Housing Sites	2.14 Ha	
<b>Lot Yield Breakdown</b>		
Low Density Yield	47 Lots	5%
Standard Density Yield	868 Lots	88%
Integrated Housing Sites (Av. 300m <sup>2</sup> )	71 Lots	7%
<b>Total Yield</b>	<b>986 Lots</b>	
Average Lot Size	637 m <sup>2</sup>	
Average Density (NDA)	12 d/ha	

*1. Robyn... of Greater Geelong City Council approves this Development Plan with its amended documents (225 pages) as the Development Plan prepared to the satisfaction of the Responsible Authority and applying to the land subject to DPO 22 with the meaning of clause 43.04 of the Planning Scheme.*

*15.9.2011*

*Date*

*\* Part Development Plan.*

*Relates to land on this plan entry.*



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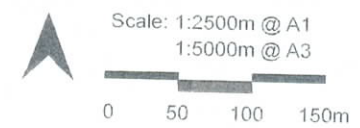
*R.C.*

Signature

*17.9.2011*

Date

- LEGEND
- Subject Site
  - Grubb Road (future divided carriageway)
  - Connector Street Level 1 & 2
  - Access Street Level 2
  - Access Street Level 1
  - Integrated Housing Site
  - Life Style Lot
  - Standard Density Housing
  - Low Density Housing
  - Public Open Space
  - Public Open Space On Existing Road Reserve (not included in open space calculation)
  - Proposed Planted Median
  - Existing Vegetation On Road Reserve
  - Existing Vegetation (to be retained)
  - Existing Vegetation (to be removed)
  - Proposed Road Widening (30m)
  - Proposed Signalled Intersection
  - Proposed Shared Path
  - Proposed On-Road Cycle Path
  - Proposed Pedestrian Path/Shared Path Within Park
  - Contours (0.5m interval)



please note: This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey

ref.: 3410430  
date: 26 July 2011  
rev.: M  
drawn: MG/MH/DS  
checked: MH/LJM

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Development Plan  
Oakdene Estate - Ocean Grove