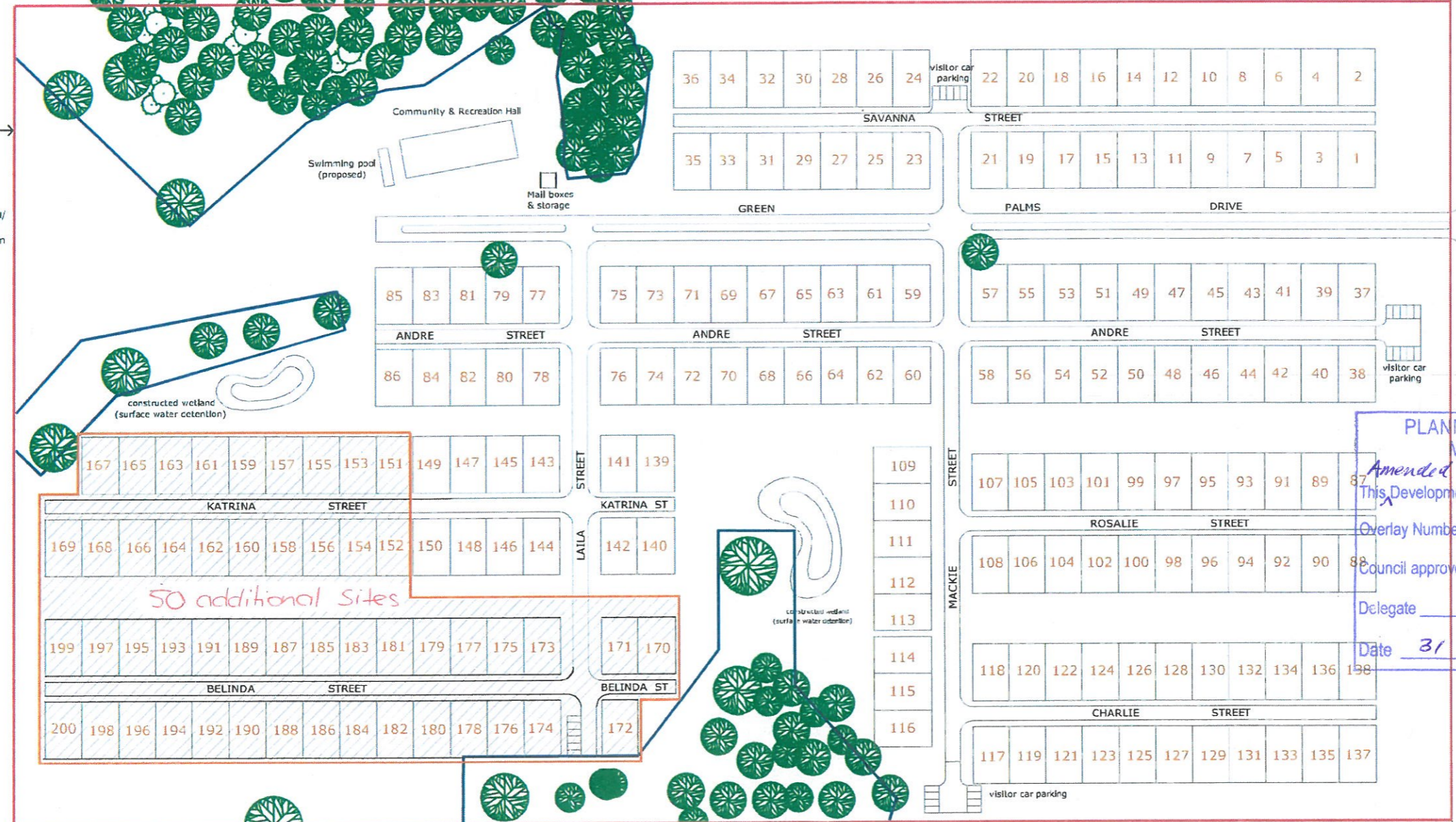
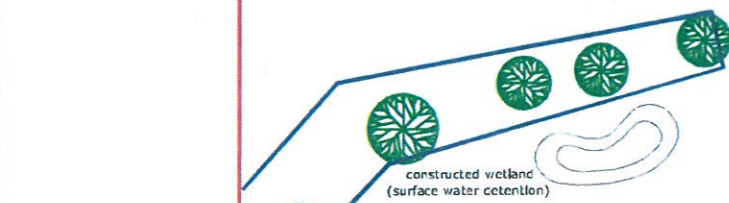


SPECIAL USE Zone boundary extracted from <http://www.dpcd.vic.gov.au/> and measures 567m x 324m (18.37 ha)



50 additional sites

**GENERAL DESCRIPTION**

The development site lies within an area approximately 555m long x 305m wide, and is inside the SPECIAL USE Zone boundary (567m x 324m). The development consists of 149 sites in a linear layout to allow efficiency of construction, servicing, and movement of people and goods.

The theme of the proposal is based on the existing successful Oasis Village nearby, but with important differences. The development strives to be the best of its type in Australia and to continue to lead the industry with this model of affordable housing, and with a particular emphasis on the retiree sector of the community.

Accordingly, this next generation village incorporates substantial self-sufficiency and sustainability elements such as :

- rainwater harvesting for potable water distribution to all sites
- wastewater treatment and treated water re-use
- surface water capture and storage
- potential grid-connect solar power from a solar farm on the property

The key features of the layout are :

- generous spatial arrangement, large sites (each being 326.25 sq.m.), and large open spaces between rows of sites
- wide access streets generally based on conventional urban street dimensions
- the capability to utilise the substantial open space within the development framework for a range of activities, including food production, surface runoff conveyance/absorption, tree plantations, recreational linkages, services location
- a Community Recreation Centre that includes a range of services and facilities for residents, including swimming pool, library, meeting room, indoor games, computer and internet facilities

Oasis Home Australia  
**"GREEN PALMS"**  
**VILLAGE**

CA 24, Ritchie Road  
 COBRAM

OVERALL LAYOUT  
 PLAN  
 and  
 Proposed Future  
 Extension



Date : March 2013

ESO boundary  
 [as determined from Department of  
 Planning and Community Development  
 ESO map for the property  
[www.services.land.vic.gov.au/](http://www.services.land.vic.gov.au/)]

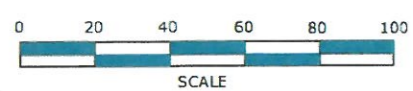
PLANNING & ENVIRONMENT ACT 1987  
 MOIRA PLANNING SCHEME  
 Amended  
 This Development Plan is pursuant to the Development Plan  
 Overlay Number 10  
 Council approved this plan at its meeting on 8/12/2014  
 Delegate [Signature]  
 Date 31 7 2015

Design and drawn : D.N. Menz

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