



# M C L E O D S

DRYSDALE

*Vision*

# McLEODS

DRYSDALE

Drysdale Central

Queenscliff

Point Lonsdale

Walking Track

Ocean Grove

Barwon Heads

Bayview Central Curlewis

Griggs Creek Reserve

Premium bayside *living*  
at the heart of the Bellarine



# Welcome to McLeods Drysdale

McLeods Drysdale is a thoughtfully planned bayside community set within the established township of Drysdale on the Bellarine Peninsula. Positioned beside McLeods Waterholes, a fourteen hectare nature reserve with two freshwater lakes, the neighbourhood is shaped by open space, mature landscape and the relaxed coastal lifestyle that defines life on the Bellarine.

It represents a genuinely rare opportunity, the last centrally located residential land release of its kind in Drysdale. Within walking distance of shops, schools, sport and everyday services, McLeods connects town life with nature through walking paths linking McLeods Waterholes, Griggs Creek and the bay. Here, bayside morning walks, long summer days by the water and weekends exploring wineries, markets, fresh seafood, golf courses and coastal trails are simply part of everyday life.

Where location defines the lifestyle you live.



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Bayview Central Curlewis

Corio Bay

Walking Track

Clifton Springs  
Primary School

Griggs Creek Reserve

Clifton Springs  
Boat Ramp & Pier

You Yangs Regional Park

Bayview Central  
Curlewis - 900m

**McLEODS**  
DRYSDALE

WYNDHAM STREET

Vehicle-Free Walking & Cycling Link  
Connecting town, nature and the bay

McLeods Waterhole Reserve

Drysdale Central - 1km



# Where *location* defines the *lifestyle* you live.

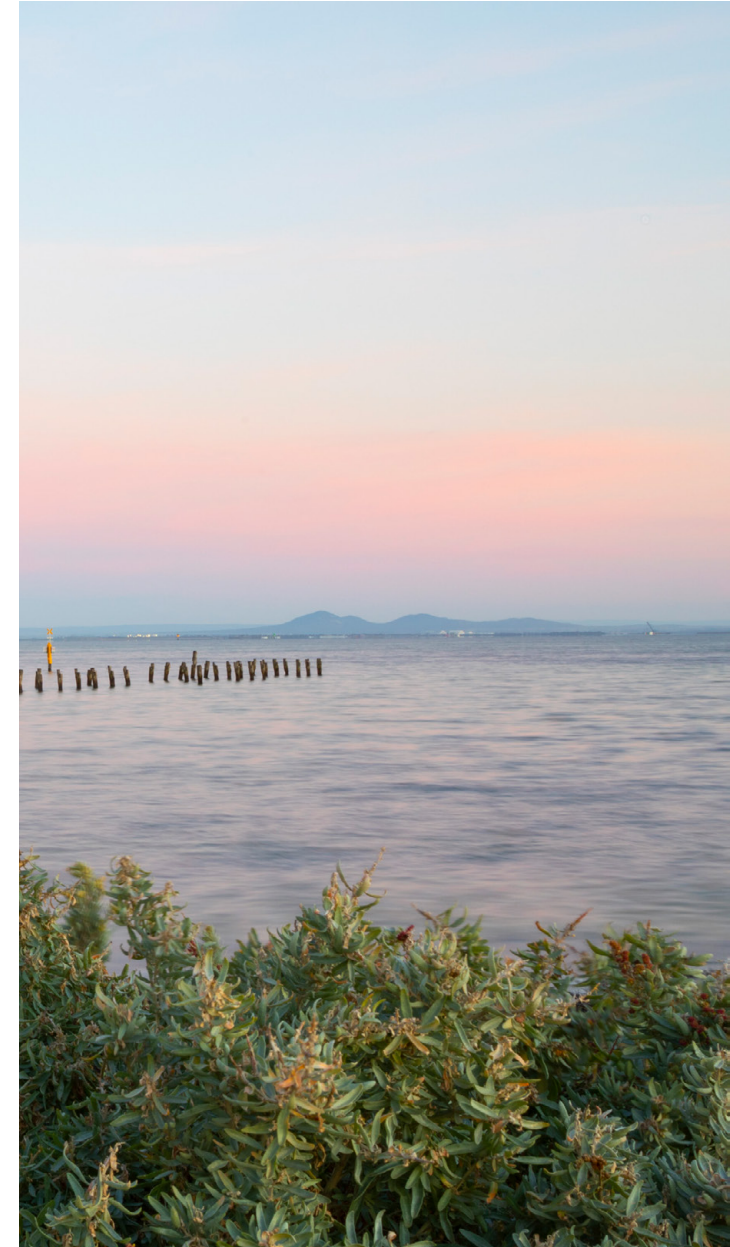
McLeods Drysdale is located within the established township of Drysdale on the Bellarine Peninsula, a coastal region surrounded by Port Phillip Bay, Corio Bay and the open coastline of Bass Strait.

Positioned within the heart of Drysdale, residents enjoy easy walking access to local shops, everyday services, sporting facilities and parks. Clifton Springs Primary School sits directly across the road, with other renowned schools across the Bellarine and Geelong region close by.

Geelong is approximately twenty minutes away, providing convenient access to major employment, education and healthcare.

McLeods sits beside McLeods Waterholes, a fourteen hectare nature reserve, with walking paths connecting through open space and along Griggs Creek toward the bay.

**A connected way of living where town, nature and the coast come together.**



# Location

- Shopping Centres, Retail & Restaurants
- Childcare & Education
- Sports & Recreation



- Walking distance to shops, schools and sport
- Connected to open space and the bay via McLeods Waterholes and Griggs Creek
- Approximately 20 minutes from Geelong



*The Vision*

Central Drysdale 1km



A natural setting  
for a new *neighbourhood*



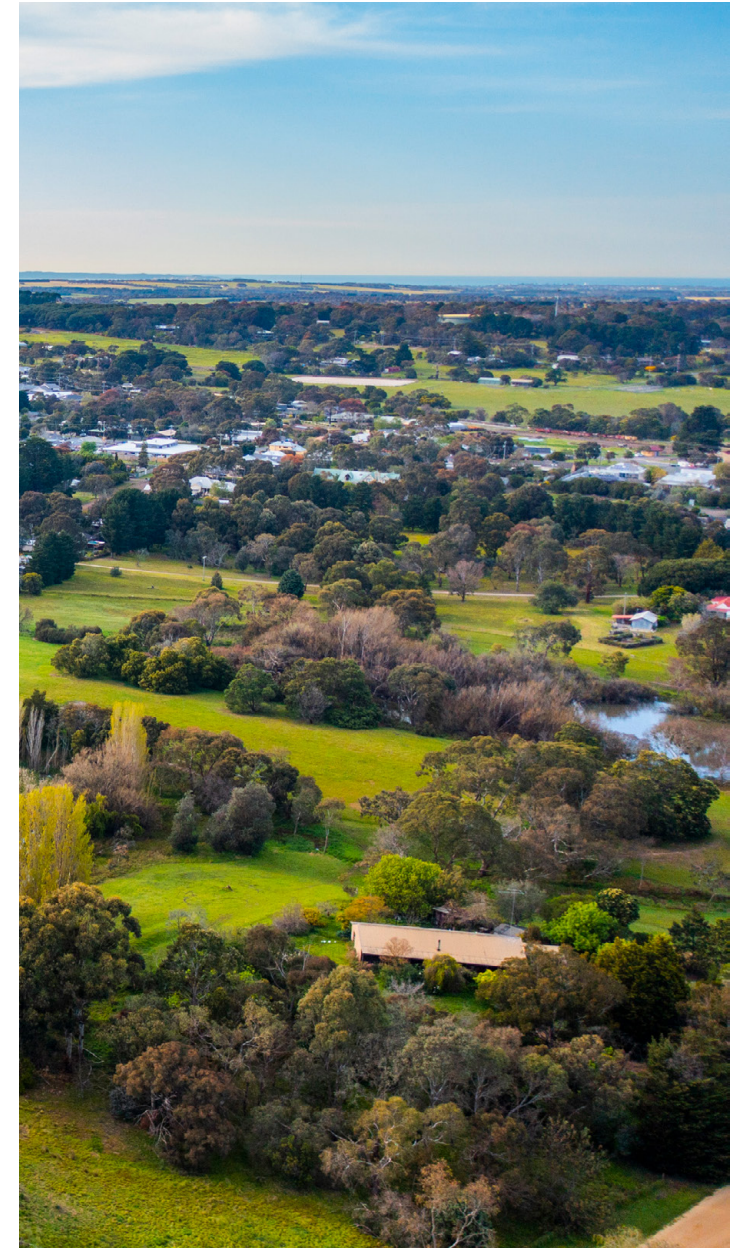
# The Vision

The vision for McLeods Drysdale begins with the landscape that already exists.

Four acres of connected open space extend from McLeods Waterholes through to Griggs Creek, creating a continuous green corridor of walking paths, parkland and wetlands. Retained mature trees and new landscaping shape a shared space designed to be enjoyed by the community for generations.

This landscape continues into the streets of the neighbourhood, where planting, open front setbacks and thoughtful design create green streets and a strong sense of place.

The Memorandum of Common Provisions (MCP) is a legal instrument that guides this vision, supporting quality outcomes, cohesive streetscapes, and a neighbourhood that grows well over time.



# The Master Plan

## Homesites shaped by the landscape

McLeods Drysdale has been planned to offer a range of homesites suited to different stages of life, from efficient low maintenance lots to larger allotments with space to grow.

The neighbourhood is shaped by its natural setting. Gently undulating land, mature trees and green outlooks create a strong sense of place that is increasingly rare in new residential communities.

Streets and open spaces have been designed to work with the landscape, with a curved street network following the land and framing views across open space.

The Memorandum of Common Provisions (MCP) will support quality outcomes in landscaping and neighbourhood character, helping ensure McLeods Drysdale grows into a well considered community connected to its coastal setting.



# Community Park & Open Space

## Open space sits at the heart of McLeods Drysdale.

A green corridor extends from McLeods Waterholes through to Griggs Creek, forming a network of walking paths, open lawn areas and natural play spaces that connect the neighbourhood with its surrounding landscape.

At the centre of this network will be the McLeods community park, designed as a place for families, friends and neighbours to gather.

During the early planning of the neighbourhood, students from nearby Clifton Springs Primary School were invited to share ideas for the park and playground. Their suggestions, from climbing elements and nature inspired play to shaded gathering spaces, are helping guide the final design.

It is a small but meaningful way for the next generation of locals to help shape the community they will grow up in.

Disclaimer: Landscape and open space design is indicative only and subject to change pending authority approvals. While every effort has been made to accurately represent the current design intent, details may change over time.



# Landscape & Planting Objective

The bay, bushland and open landscape are central to the character of McLeods Drysdale. The landscape approach strengthens the connection between the community and its natural surroundings, creating a neighbourhood that is clearly grounded in its Bellarine setting.

Cohesion between nature strips and front gardens, the use of vegetated corridors along local roads, and thoughtful planting throughout the neighbourhood contribute to a shared green framework. This approach supports habitat for native birds and animals and reinforces a sense of openness, connection and shared stewardship.

Planting is guided by the local environment and existing fauna. An approved species list within the MCP supports native and climate-appropriate planting that responds to the coastal setting and encourages biodiversity. Residents are encouraged to extend this approach throughout their private outdoor spaces, helping create continuous native planting corridors across the neighbourhood.



## Landscape Objective

To establish generous vegetated corridors along streets and within front gardens, supporting habitat for native birds and animals, providing shelter and shade, and creating an open, welcoming neighbourhood that feels connected and inclusive.

# Sustainability

## Designs for Comfortable Modern Living

McLeods Drysdale has been planned with simple, practical principles that support comfortable and efficient homes while respecting the natural environment that surrounds the neighbourhood.

The MCP requires all homes to consider renewable energy and water re-use initiatives, while landscaping and planting support greener streets and a cooler neighbourhood environment. Homes are encouraged to be future ready, allowing for electric vehicle charging, higher energy performance, and energy efficient fixtures and appliances, and to make the most of natural light, ventilation, and orientation, helping create spaces that feel comfortable throughout the seasons.

Through thoughtful planning and practical design choices, McLeods Drysdale supports homes that perform well today and into the future.





# Memorandum of Common Provisions (MCP)

At McLeods Drysdale, the Memorandum of Common Provisions (MCP) exists to protect what makes the place special and to support a neighbourhood that grows well over time. It provides a clear, shared framework that balances individual choice with a cohesive vision for the community.

Rather than prescribing architectural style, the MCP focuses on the elements that most directly influence the look, feel and long-term quality of the neighbourhood, including:

- landscaping and planting
- streetscape presentation
- the relationship between homes and public space
- neighbourhood character and cohesion
- sustainability and future-ready, all-electric living

The MCP exists for the benefit of all residents, providing clarity, consistency and confidence as the community develops. Together with broader sustainability initiatives, it helps ensure McLeods Drysdale performs well environmentally and socially over the long term.

Landscape and planting sit at the heart of this approach. They are among the most visible and enduring elements of the neighbourhood and play a central role in shaping streets, open space and the everyday experience of living at McLeods Drysdale.



A considered  
*community* shaped  
by its landscape  
and designed for  
premium coastal *living*

# Life on the Bellarine

Life at McLeods Drysdale is shaped by its surroundings. Bayside morning walks, long summer days by the water and weekends spent exploring the best of the Bellarine are part of everyday life here. From world-class wineries and local markets to fresh seafood, golf courses and coastal trails, the region offers a lifestyle defined by variety, proximity and ease.

Set within this bayside setting, life follows a different rhythm. Nature is close, daily life feels less compressed, and time is spent outdoors more often, without giving up everyday convenience.

At McLeods Drysdale, this way of living sits naturally alongside work, family and routine, creating a place where nature, lifestyle and everyday ease come together.

**Live different at McLeods Drysdale.**



# About Ample

McLeods Drysdale is being delivered by Ample, a regionally focused developer committed to creating considered, enduring communities across Victoria.

Our approach is simple. Understand the character of a place, design around its strengths, and create neighbourhoods that feel connected from the beginning.

Across projects such as Hinterland Moriac, Allure Leopold and Arches Port Campbell, this philosophy has shaped communities with a mix of homesites suited to different stages of life, walkable street networks, meaningful open space and clear design guidelines that support strong neighbourhood character.

McLeods Drysdale has been planned with this same thinking. Street networks, open space and lot orientation have been carefully considered to support walkability, natural light and a neighbourhood that integrates naturally with the existing Drysdale community.

Our focus is on the outcomes delivered today for the benefit of future generations.

We invite you to join us on this journey and become part of the McLeods Drysdale community.

[ampleig.com.au](http://ampleig.com.au)





# M C L E O D S

D R Y S D A L E

[mcleodsdrysdale.com.au](http://mcleodsdrysdale.com.au)

Disclaimer: All images, plans and illustrations are indicative only and subject to change without notice. Whilst every effort has been made to ensure accuracy at the time of publication, details may vary as the project evolves and subject to authority approvals. Interested parties should rely on their own enquiries and the Contract of Sale.