



CLEARWATER
3250

STAGE 1A STODART RELEASE

Welcome to Clearwater, Colac's most coveted address.

Imagine waking up each morning to stunning views of Lake Colac right from your doorstep. Enjoy a breathtaking escape from the hustle and bustle of city life in Stage 1 at Clearwater. Situated only 3km from Colac CBD with close proximity to schools, supermarkets, restaurants and onsite parks, create your dream home by the lake in Colac today!



3250

STODART RELEASE

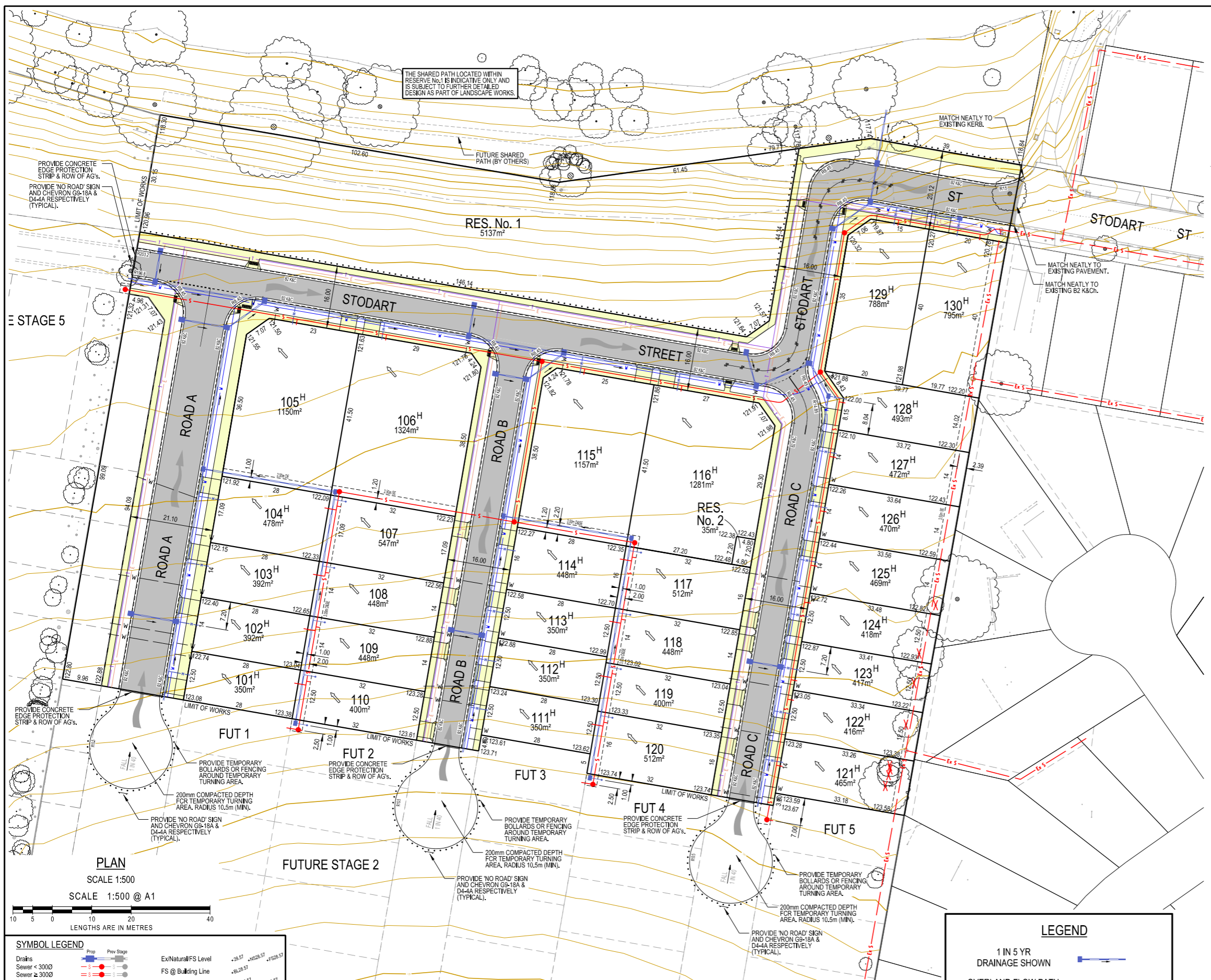
STAGE 1A



SALES AGENT 0499 113 720

clearwatercolac.com.au





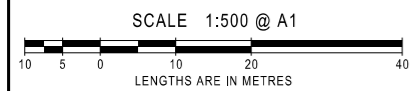
THE SHARED PATH LOCATED WITHIN RESERVE No. 1 IS INDICATIVE ONLY AND IS SUBJECT TO FURTHER DETAILED DESIGN AS PART OF LANDSCAPE WORKS.

PROVIDE CONCRETE EDGE PROTECTION STRIP & ROW OF AG'S. PROVIDE NO ROAD SIGN AND CHEVRON G9-18A & D4-4A RESPECTIVELY (TYPICAL).

PROVIDE CONCRETE EDGE PROTECTION STRIP & ROW OF AG'S.

STAGE 5

PLAN SCALE 1:500

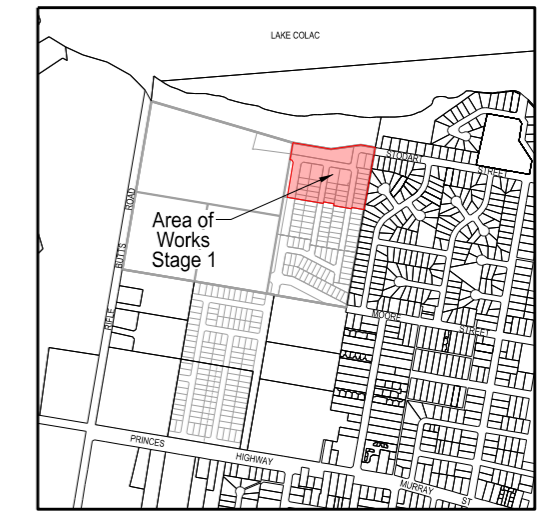


SYMBOL LEGEND	
Drains	Prop
Sewer < 3000	Prop Stage
Sewer ≥ 3000	Ex Natural/FS Level
Water (DW)	FS @ Building Line
Water (NDW)	Top/Toe of Batter
House Drain	Top Ret. Wall Level
Property Inlet	100yr Flood Level
Street Sign	Fill Proposed (<0.3m/±0.3m)
PSM	Cut Proposed
Rock Ret Wall	Asphalt Surface Prop
Sleeper Ret Wall	Concrete Surface Prop (Paths/Dreways/Slabs)
Conduits 50mm	Tree To Be Removed
Conduits 100mm	Retained Tree
Street Tree without Passive Irrigation (Refer Detail)	Retained Tree No.
Ex Drains	
Ex Water DW/NDW	
Ex Sewer/Gas	
Ex Elect/Comm	

SERVICES OFFSETS AND LOCATIONS

Location	Gas	Water		Communications		Electricity		BOK	Road Width	Joint Trenching	Street Classification
		NDW	DW	Cables	Pits	Cables	Poles				
STODART STREET (LOT129-130)	-	-	3.10 S	1.80 S	-	2.60 S	1.00 BOK	4.57 N 4.45 S	20.12	T & E	Street-Level 2
STODART STREET (NORTH-SOUTH)	-	-	3.10 E	1.80 W	-	2.60 W	1.00 BOK	4.05 W 4.35 S	16.00	T & E	Street-Level 1
STODART STREET (LOT105-116)	-	-	3.10 S	1.80 N	1.70 S	2.60 N	1.00 BOK	4.05 N 4.35 S	16.00	T & E	Street-Level 1
ROAD A	-	-	4.10 E	1.80 W	1.70 E	2.60 W	1.00 BOK	4.40 W 5.40 E	21.10	T & E	Street-Level 2
ROAD B	-	-	3.10 E	1.80 W	1.70 E	2.60 W	1.00 BOK	4.05 W 4.35 S	16.00	T & E	Street-Level 1
ROAD C	-	-	3.10 E	1.80 W	1.70 E	2.60 W	1.00 BOK	4.05 W 4.35 S	16.00	T & E	Street-Level 1

LEGEND	
1 IN 5 YR DRAINAGE SHOWN	
OVERLAND FLOW PATH	
1 IN 100 YR SHOWN	



LOCALITY PLAN SCALE 1:10,000

SHEET INDEX

SHT No.	VER	DESCRIPTION
1	P1	DETAIL PLAN, LOCALITY PLAN, SERVICES SCHEDULE & SHEET INDEX
2	P1	TYPICAL SECTIONS & PARKING PLAN
3	P1	TURNING MOVEMENTS

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

- ATTENTION TO CONTRACTOR**
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.
 - Contractor to ensure that the site is pegged and or set out checked by the licenced surveyor responsible for certifying the Plan of Subdivision prior to underground infrastructure being installed.
 - Where concrete works about a sewer access chamber surround or similar structure, an expansion joint of approved material shall be provided between the two faces.

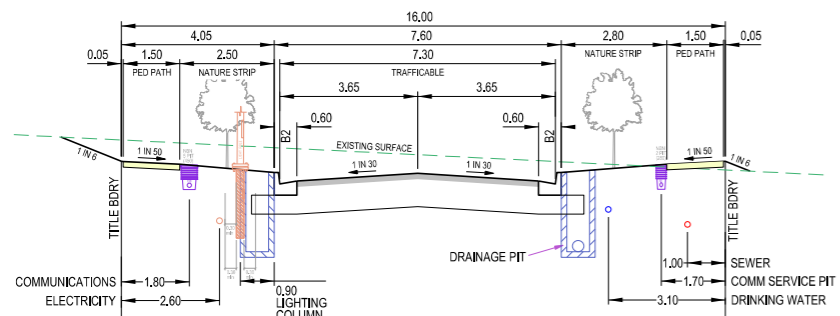
breese pitt dixon pty. ltd.
land surveyors civil engineers

1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310

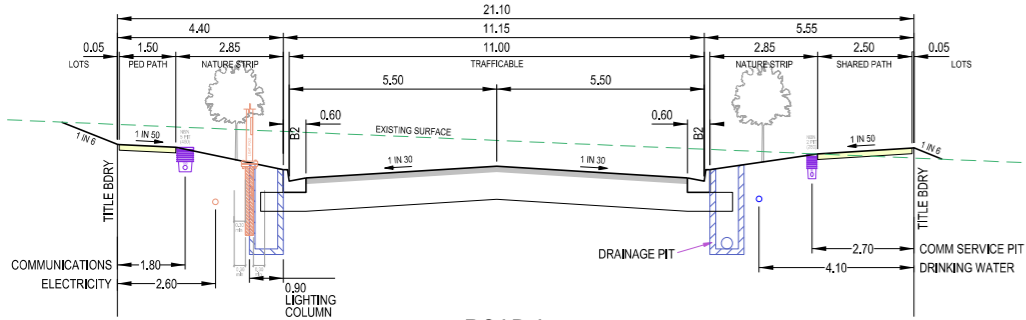
CLEAR WATER ESTATE
1-59 RIFLE BUTTS ROAD, COLAC - STAGE 1
FUNCTIONAL LAYOUT PLAN

MUNICIPALITY: GREATER GEELONG
REFERENCE: 10815 E/1

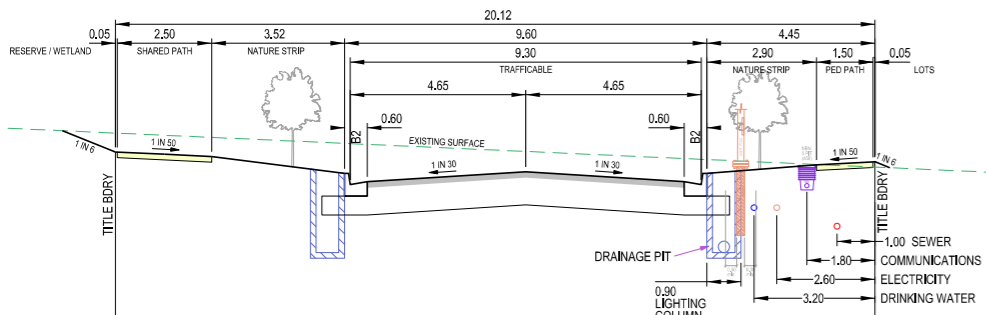
SCALE AS SHOWN DATUM AHD DATE DEC '23 SHEET 1 OF 3



STODART STREET, ROAD B & ROAD C
16.0m ROAD RESERVE
 D-D - ACCESS STREET TYPE 1



ROAD A
21.1m ROAD RESERVE
 B2-B2 - LOCAL ACCESS STREET TYPE 1



STODART STREET (Lots 129 & 130)
20.12m ROAD RESERVE
 C-C - ACCESS STREET TYPE 3

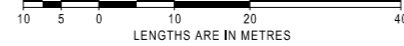
TYPICAL ROAD CROSS SECTIONS
 SCALE HORIZONTAL 1:100
 VERTICAL 1:50



PARKING PLAN

SCALE 1:500

SCALE 1:500 @ A1



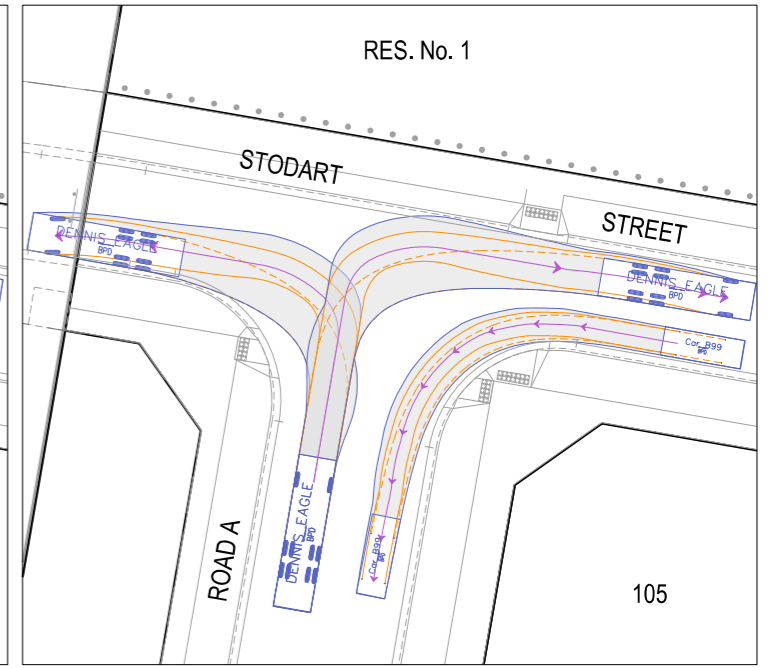
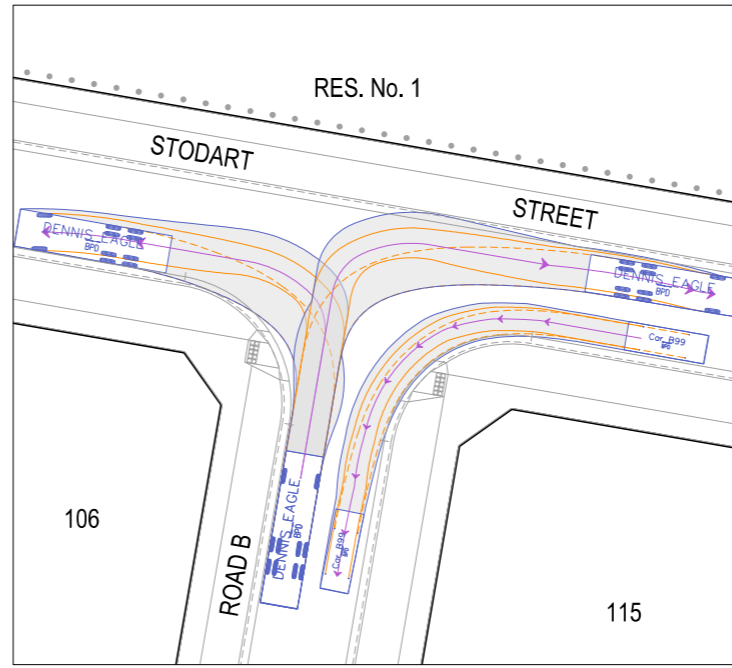
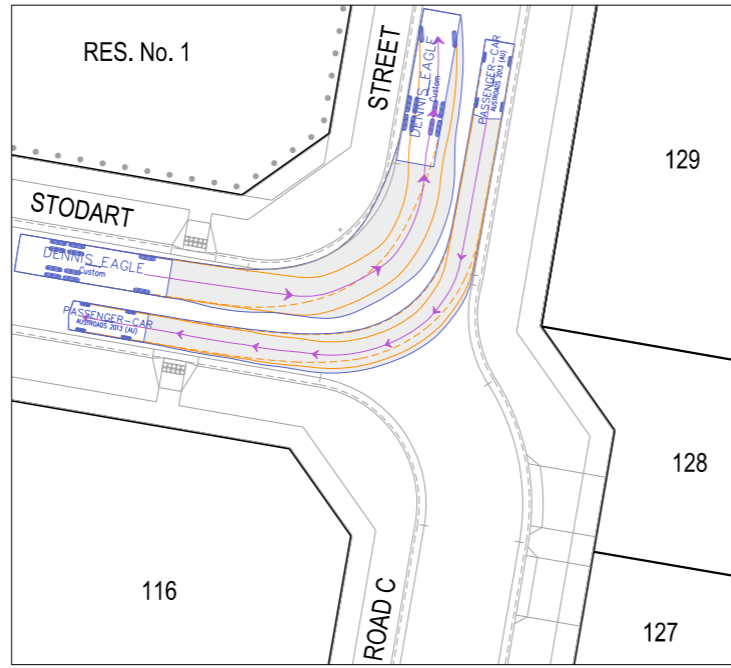
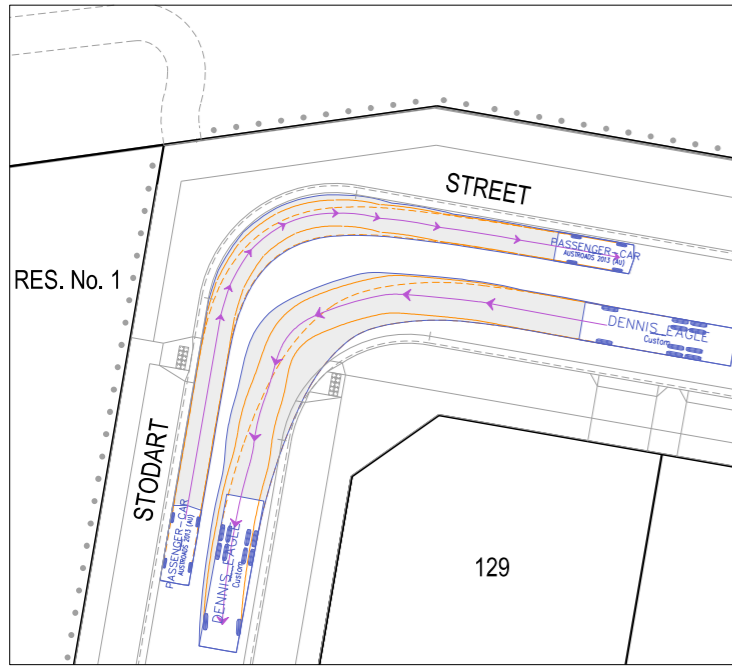
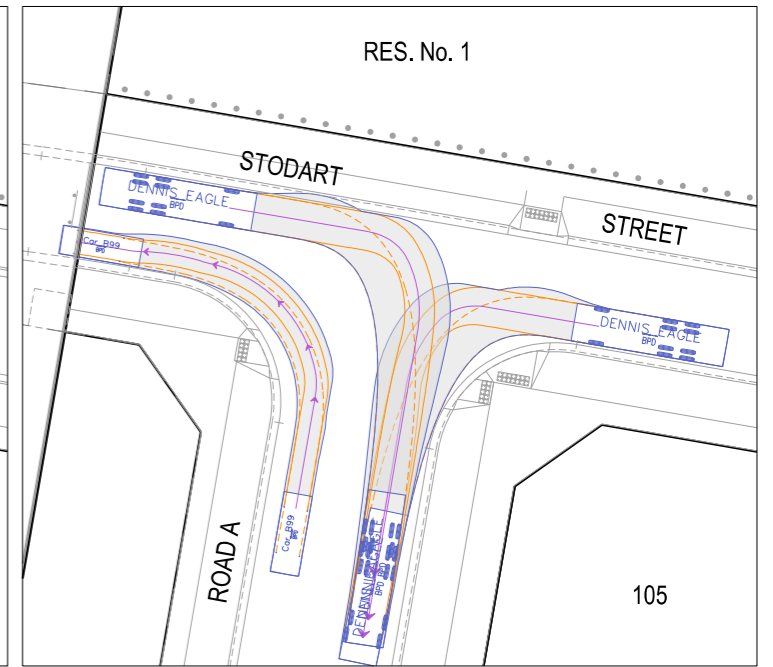
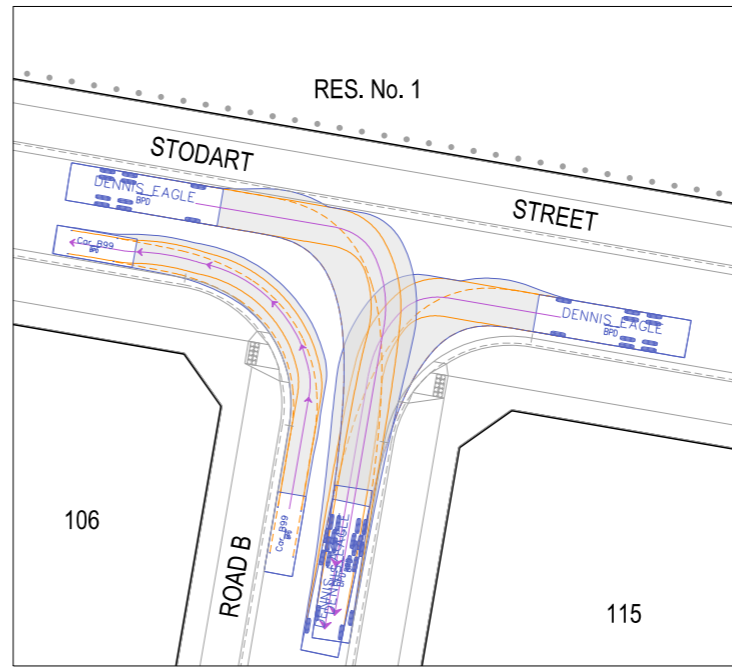
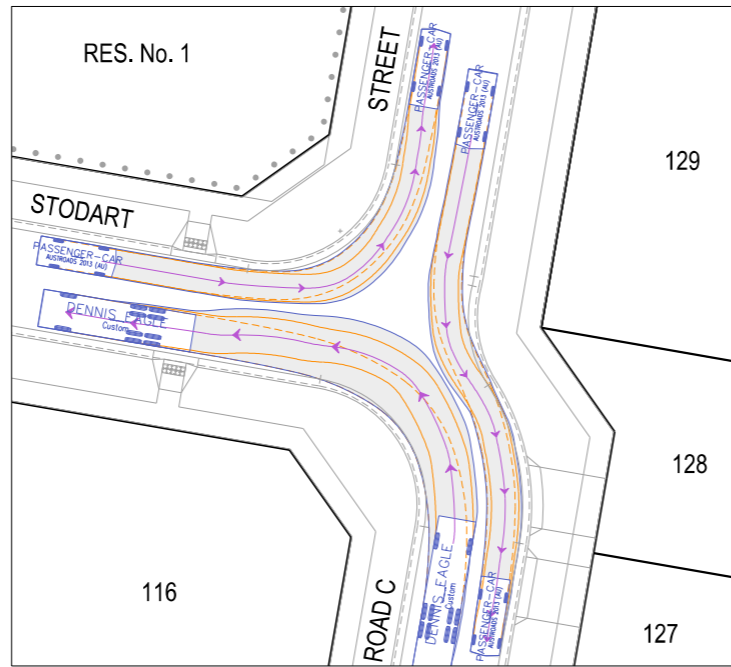
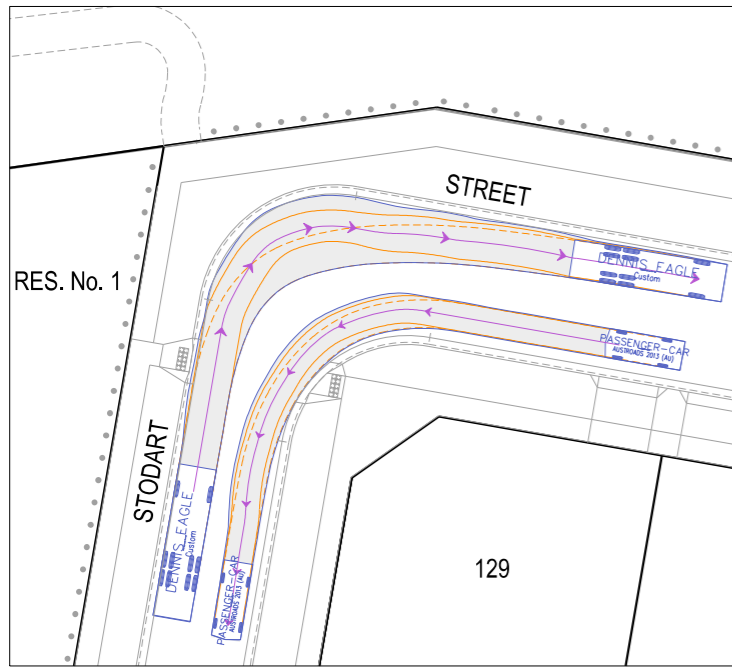
LENGTHS ARE IN METRES

LEGEND

CAR SPACE FOR EACH LOT SHOWN

AMENDMENTS		breese pitt dixon pty. ltd. land surveyors civil engineers		1/19 cato street hawthorn east, 3123 telephone 8823 2300 fax no. 8823 2310	
		MELWAY REF. - - SURVEY BPD DESIGN TT DRAWN PG		CLEAR WATER ESTATE 1-59 RIFLE BUTTS ROAD, COLAC - STAGE 1 FUNCTIONAL LAYOUT PLAN	
		CHECKED DH		MUNICIPALITY GREATER GEELONG	
		SCALE AS SHOWN DATUM AHD DATE DEC '23		REFERENCE 10815 E/1	
VER	DATE	REMARKS		SHEET	2 OF 3
					P 1

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 P:\0815\2023



Elbow Bend Type 1:
Stodart Street

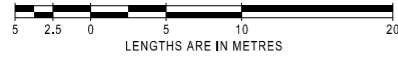
Intersection Type 2:
Stodart Street & Road B

Intersection Type 3:
Stodart Street & Road A

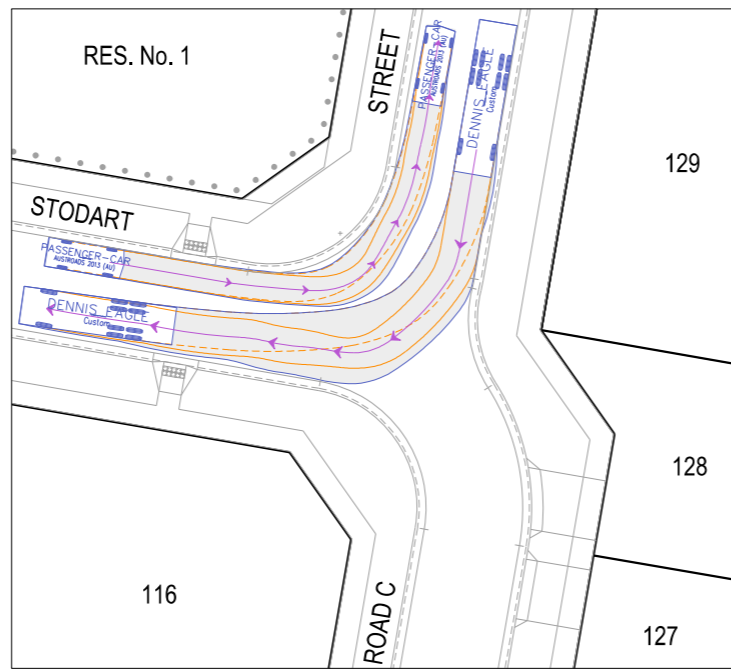
TURNING MOVEMENT DETAILS

SCALE 1:250

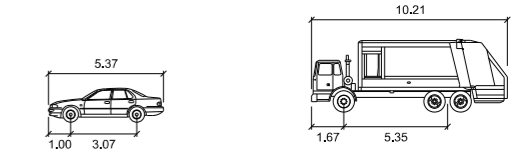
SCALE 1:250 @ A1



LENGTHS ARE IN METRES



Intersection Type 1:
Stodart Street & Road C



Car B99 - DESIGN VEHICLE

DENNIS EAGLE - DESIGN VEHICLE

	metres
Width	: 1.90
Track	: 1.56
Lock to Lock Time	: 6.0
Steering Angle	: 33.0

	metres
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 42.3

VEHICLE PATH LEGEND

- Swept Path / Body Clearance
- Front Wheel Path
- Rear Wheel Path
- Vehicle Centreline Path



breese pitt dixon pty. ltd.
land surveyors civil engineers

1/19 cato street
hawthorn east, 3123
telephone 8823 2300
fax no. 8823 2310

MELWAY REF. - -
SURVEY BPD
DESIGN TT
DRAWN PG
CHECKED DH

CLEAR WATER ESTATE
1-59 RIFLE BUTTS ROAD, COLAC - STAGE 1
FUNCTIONAL LAYOUT PLAN

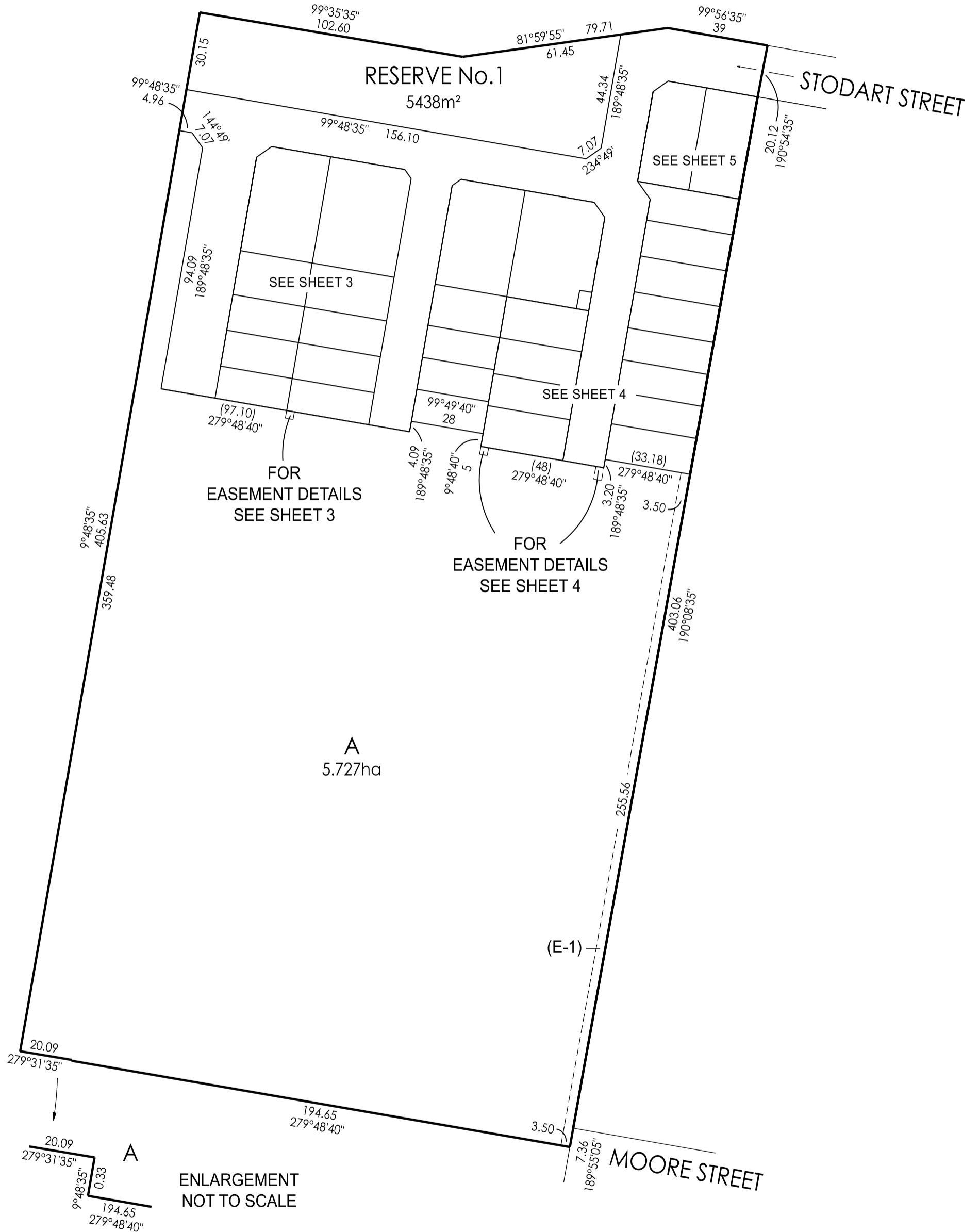
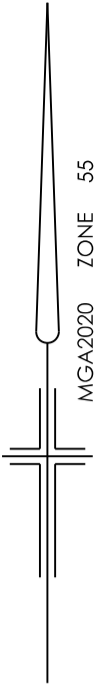
MUNICIPALITY
GREATER GEELONG
REFERENCE
10815^E/1
SHEET 3 OF 3

VER	DATE	REMARKS	CHECKED	DH	SCALE	AS SHOWN	DATUM	AHD	DATE	DEC '23	SHEET	3 OF 3	P 1
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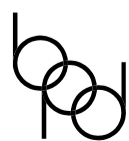
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 916609Y	
LOCATION OF LAND PARISH: ELLIMINYT TOWNSHIP: ----- SECTION: 9 CROWN ALLOTMENT: 4(PT) & 5(PT) CROWN PORTION: --- TITLE REFERENCES: VOL 10228 FOL 459 LAST PLAN REFERENCE: LOTS 1 & 2 ON TP 846687C POSTAL ADDRESS: (at time of subdivision) 48 STODART STREET COLAC 3250 MGA CO-ORDINATES: (of approx. centre of plan) E: 724 395 ZONE: 55 N: 5 754 355 DATUM: GDA2020		COUNCIL NAME: COLAC OTWAY SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 9867m²		
ROAD R1 RESERVE No.1 RESERVE No.2	COLAC OTWAY SHIRE COUNCIL COLAC OTWAY SHIRE COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). COLAC PM14 IN PROCLAIMED SURVEY AREA No. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.		
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). COLAC PM14 IN PROCLAIMED SURVEY AREA No. STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
ESTATE: ---		AREA: 3.228 ha	No. OF LOTS: 30	MELWAY: 520:B:2
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	COLAC OTWAY SHIRE COUNCIL
(E-3)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 WATER ACT 1989	BARWON REGION WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	COLAC OTWAY SHIRE COUNCIL
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 10815/1	VERSION: 1	ORIGINAL SHEET SIZE A3
CHECKED		LICENSED SURVEYOR: DAMIAN SMALE		
DATE: 24/11/2023		SHEET 1 OF 6 SHEETS		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y

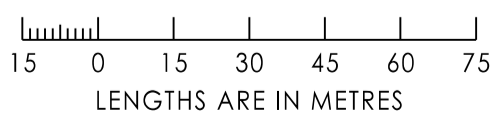


ENLARGEMENT
NOT TO SCALE



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SCALE
1:1500



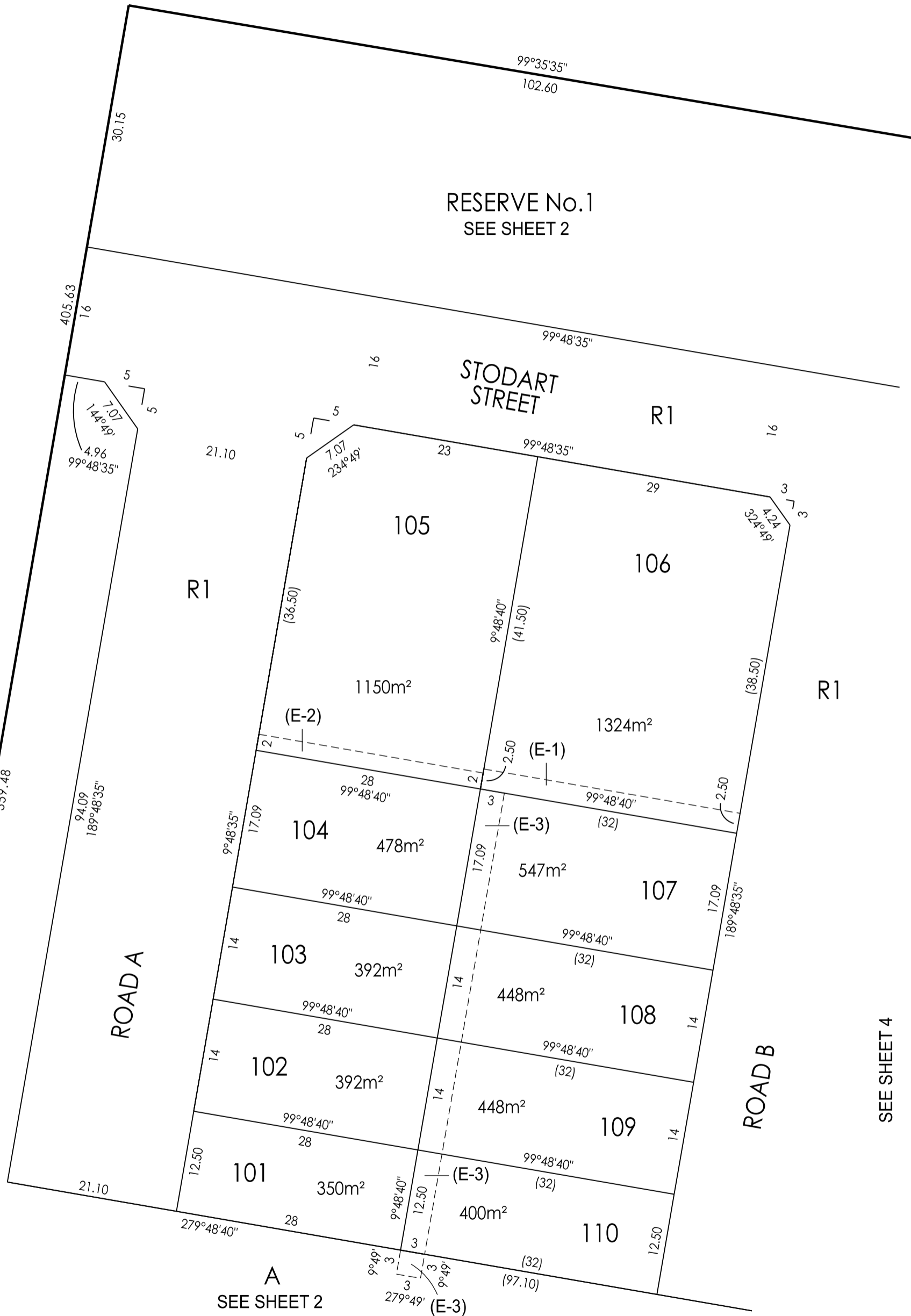
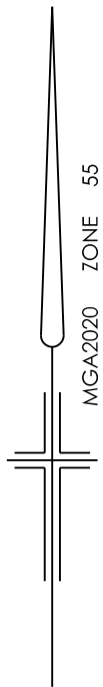
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REF: 10815/1

SHEET 2
VERSION: 1

LICENSED SURVEYOR: DAMIAN SMALE

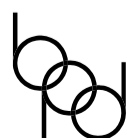
PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y



SEE SHEET 5

SEE SHEET 4



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SCALE
1:500



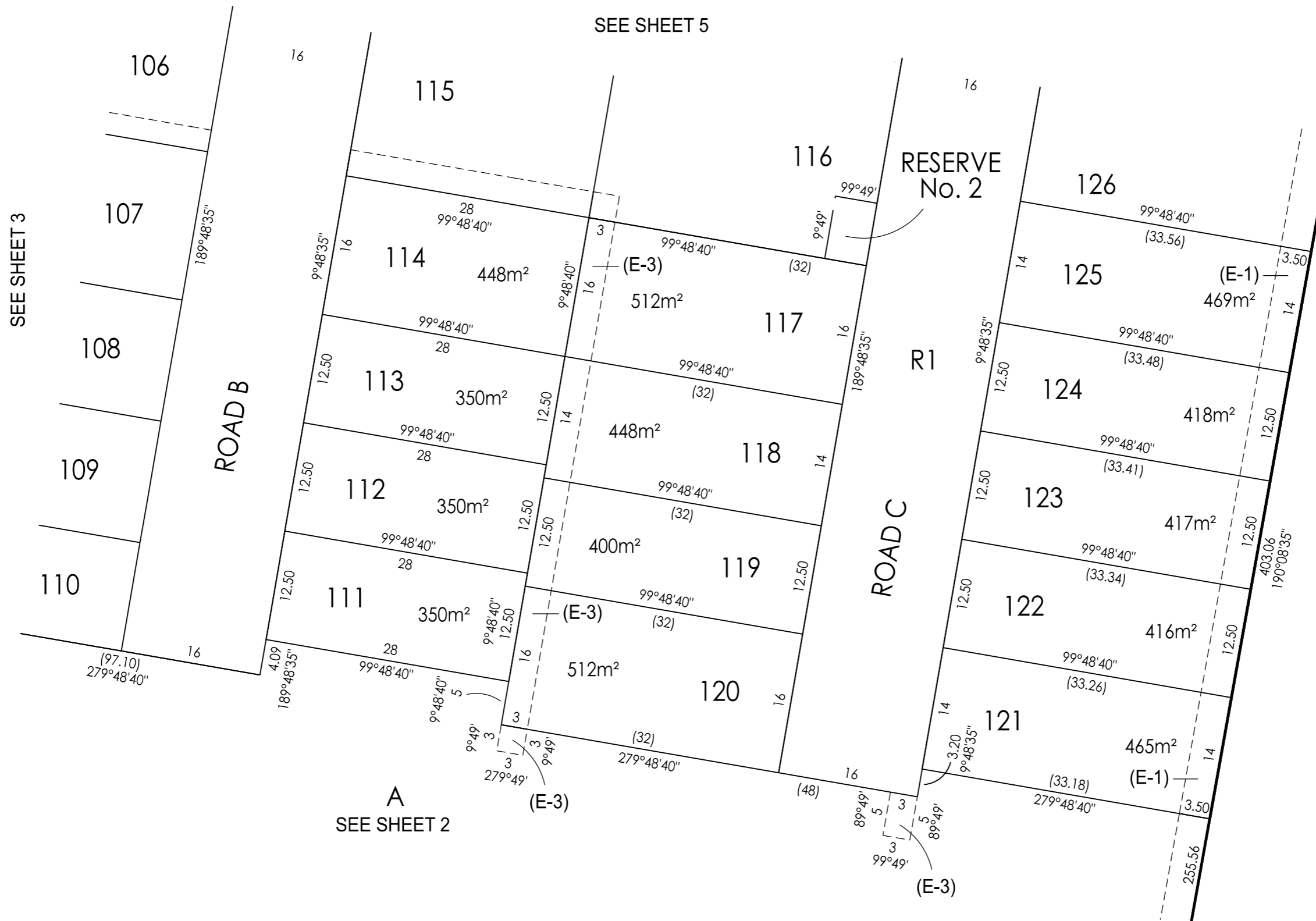
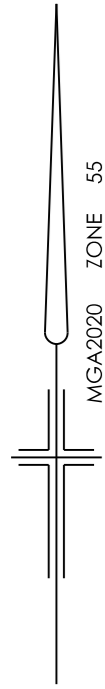
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REF: 10815/1

SHEET 3
VERSION: 1

LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y



SEE SHEET 3

SEE SHEET 5

A
SEE SHEET 2



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SCALE
1:500



REF: 10815/1 VERSION: 1

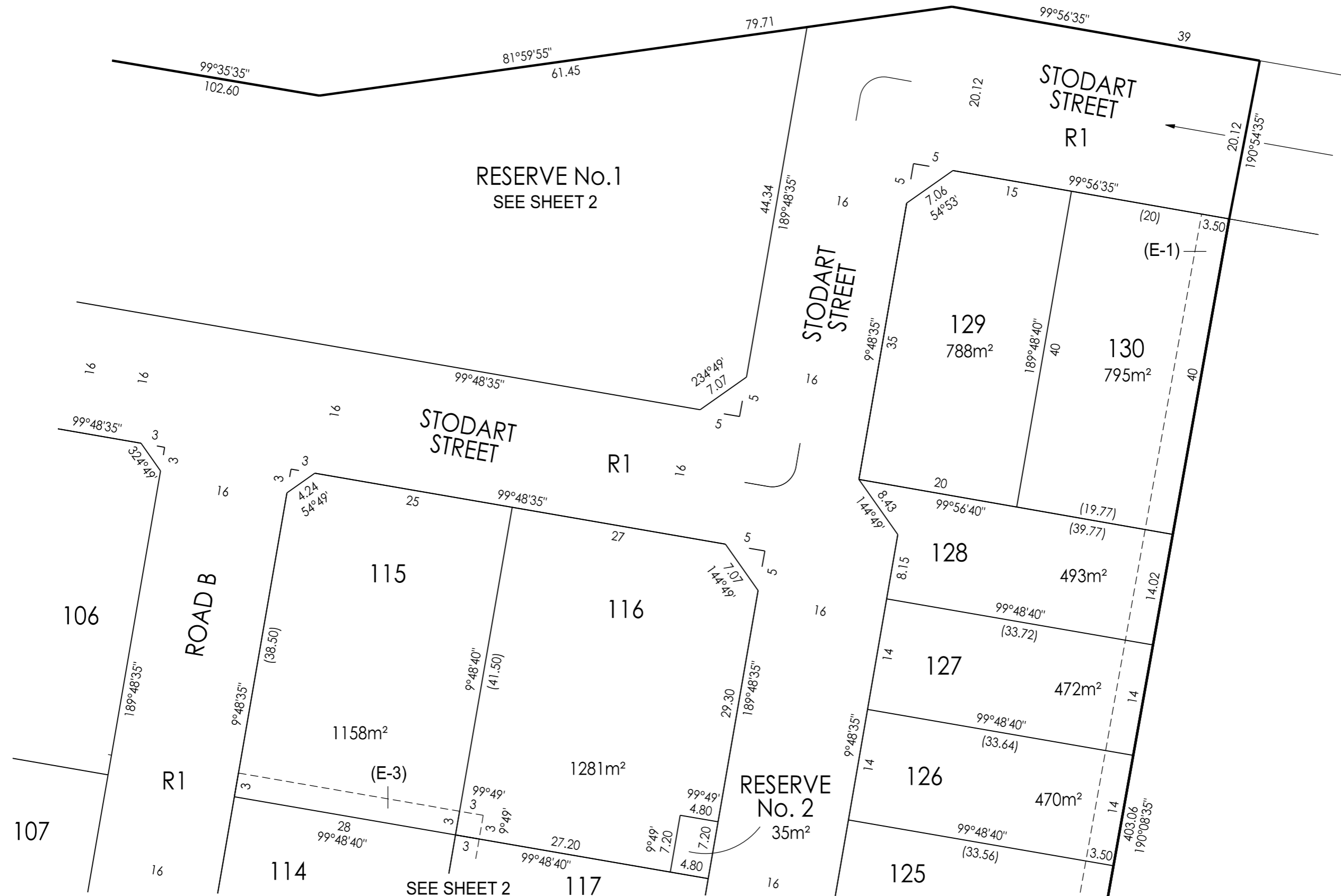
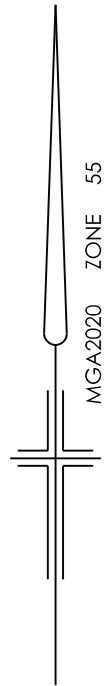
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y



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SCALE
1:500



REF: 10815/1

VERSION: 1

LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3

SHEET 5

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restriction is to be created.

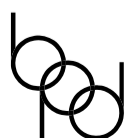
For the purposes of this restriction:

Land to benefit : Lots 101 to 130 (both inclusive).
Land to burdened: Lots 101 to 130 (both inclusive).

Description of Restriction :

- (1) The registered proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed;
 - (a) Any dwelling unless the said dwelling incorporates dual plumbing for the use of rainwater for toilet flushing and garden watering from a minimum 2000 litre rainwater tank installed on the said lot unless prior written consent from the Responsible Authority is given. For the purpose of this restriction a dwelling does not include a stand alone garage, outbuilding or shed.

These restrictions will cease to affect any of the burdened lots 10 years after all the burdened lots are issued with an Occupancy Certificate under the building Act 1993 or any instrument replacing it.



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 6

REF: 10815/1

VERSION: 1

LICENSED SURVEYOR: DAMIAN SMALE

LAKE COLAC



- 1. Future Wetlands
- 2. Foreshore Wetlands
- 3. Future Foreshore Park & Playground
- 4. Future Sports Grounds
- 5. Future Moore St Park & Playground
- 6. Stodart St Playground (existing)
- 7. Colac Specialist School

