

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

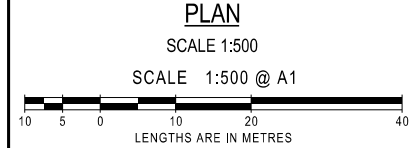
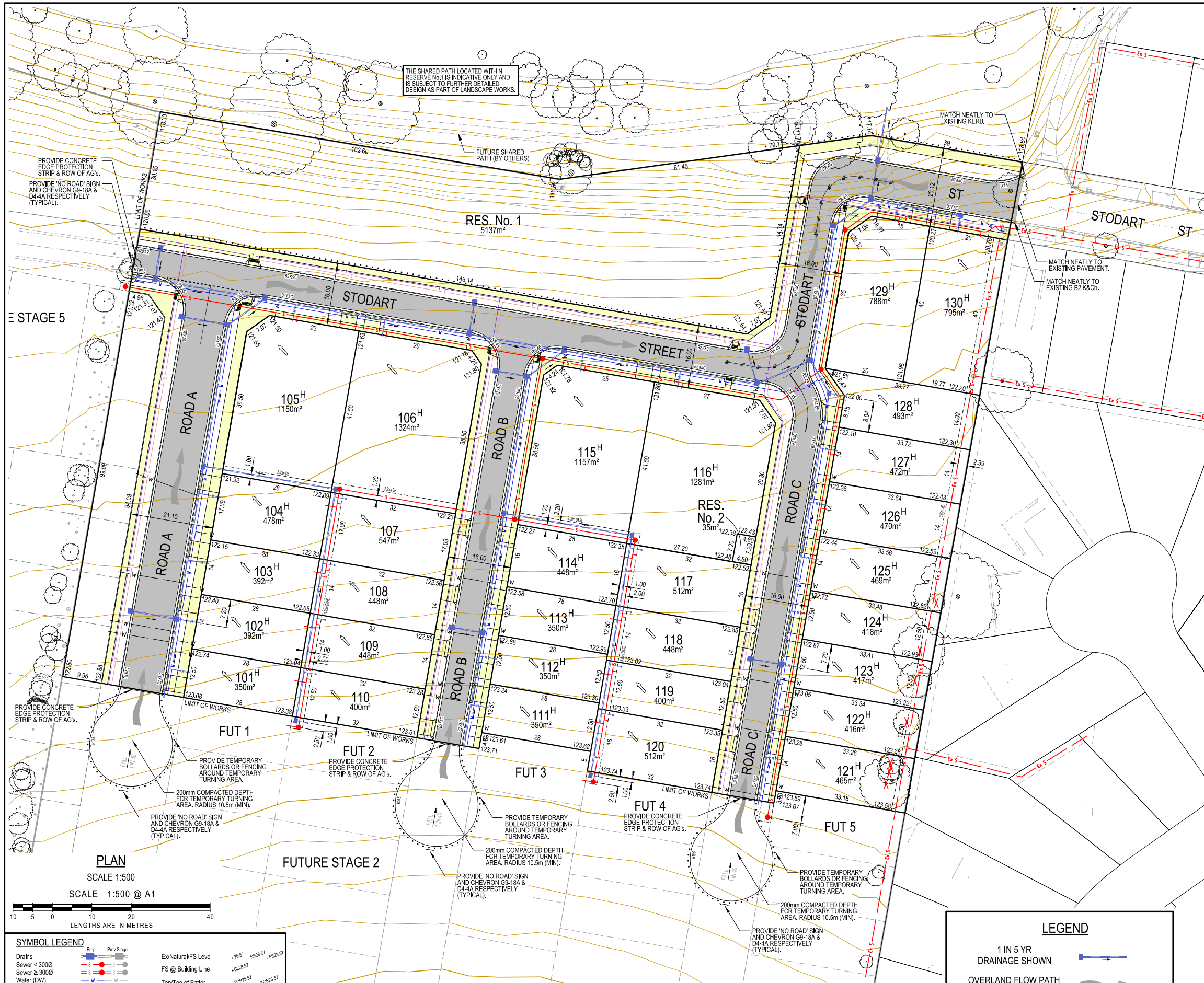
STAGE 1A



SALES AGENT 0499 113 720

clearwatercolac.com.au

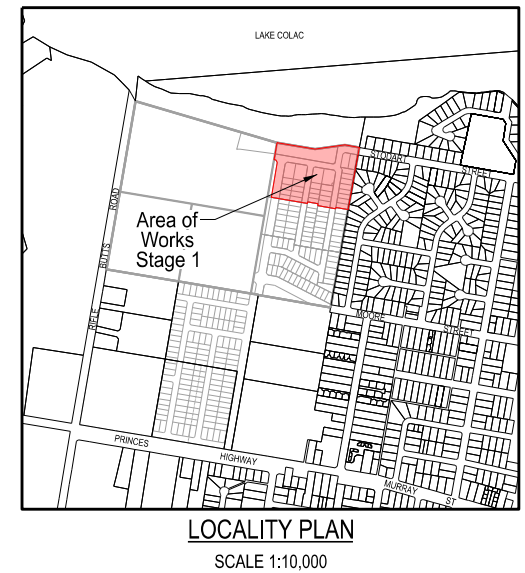




SYMBOL LEGEND	
Drains	Prop
Sewer < 3000	Prop Stage
Sewer > 3000	Prop
Water (DW)	Prop
Water (NDW)	Prop
House Drain	Prop
Property Inlet	Prop
Street Sign	Prop
PSM	Prop
Rock Ret Wall	Prop
Sleeper Ret Wall	Prop
Conduits 50mm	Prop
Conduits 100mm	Prop
Street Tree without Passive Irrigation (Refer Detail)	Prop
Ex Drains	Ex
Ex Water DW/NDW	Ex
Ex Sewer/Gas	Ex
Ex Elec/Comm	Ex
Ex Natural/Fs Level	Ex
FS @ Building Line	Ex
Top/Toe of Batter	Ex
Top Ret. Wall Level	Ex
100yr Flood Level	Ex
Fill Proposed (<0.3m/20.3m)	Ex
Cut Proposed	Ex
Asphalt Surface Prop	Ex
Concrete Surface Prop (Paths/Driveways/Slabs)	Ex
Tree To Be Removed	Ex
Retained Tree	Ex
Retained Tree No.	Ex

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 E	16.00	T & E	Street-Level 1

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



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.

land surveyors
civil engineers

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

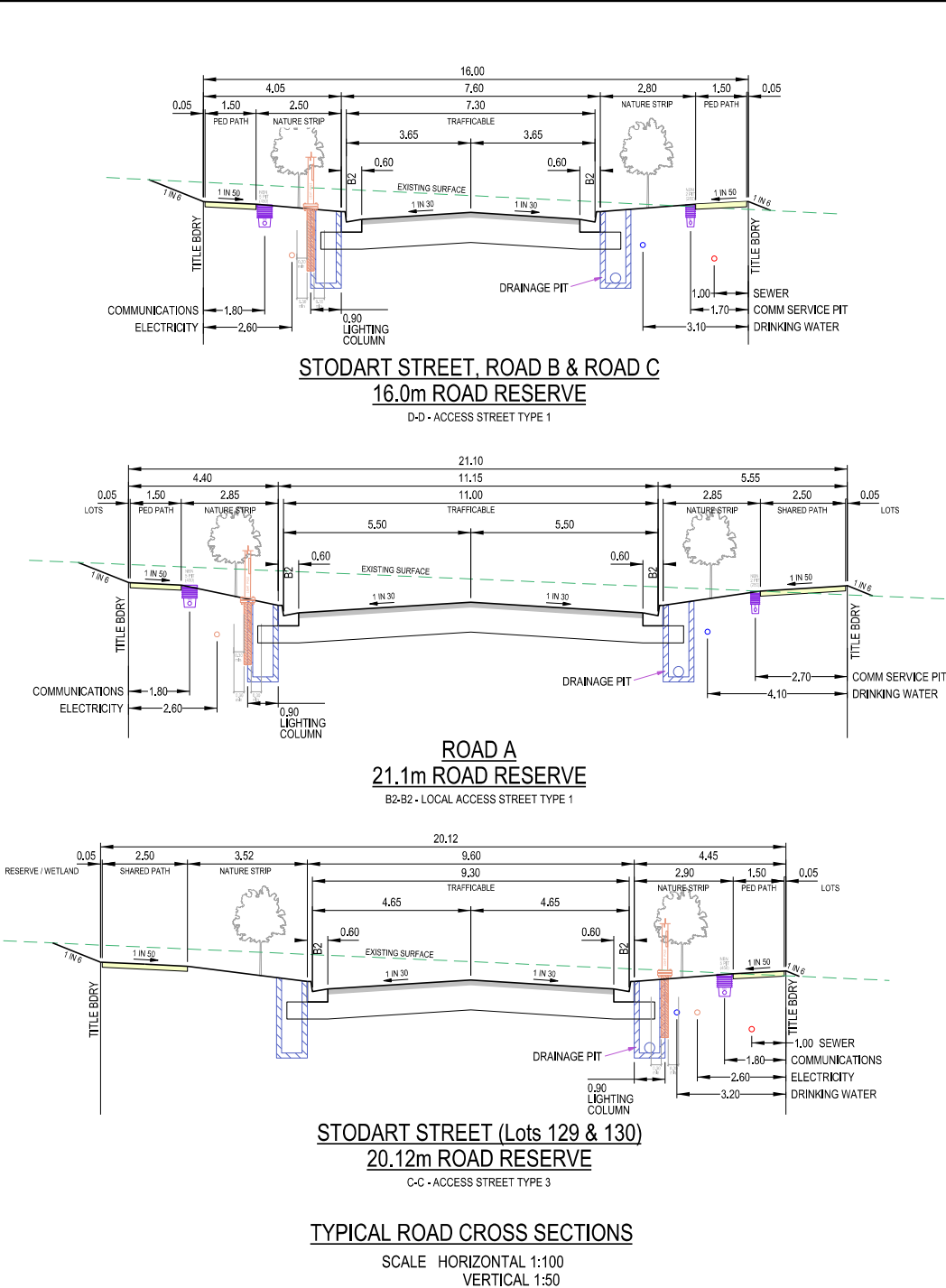
CLEAR WATER ESTATE
1-59 RIFLE BUTTS ROAD, COLAC - STAGE 1
FUNCTIONAL LAYOUT PLAN

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

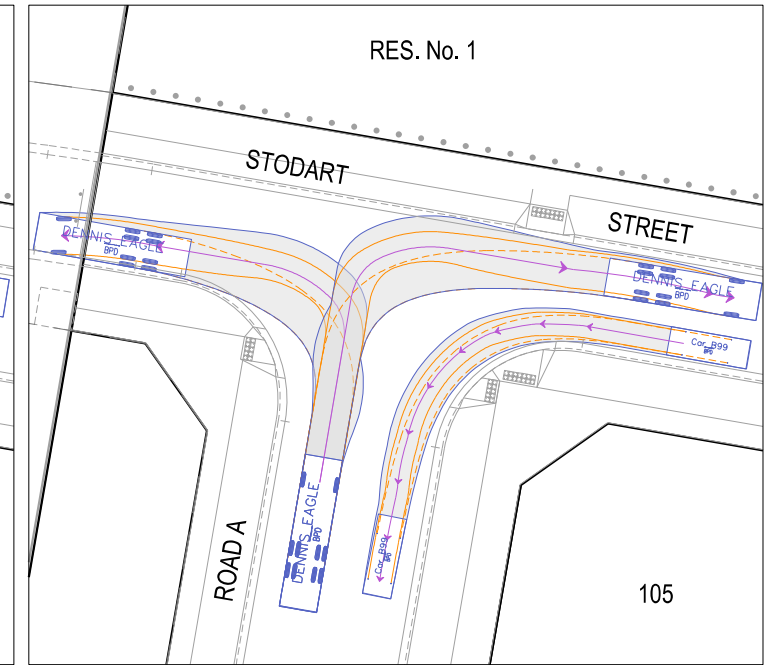
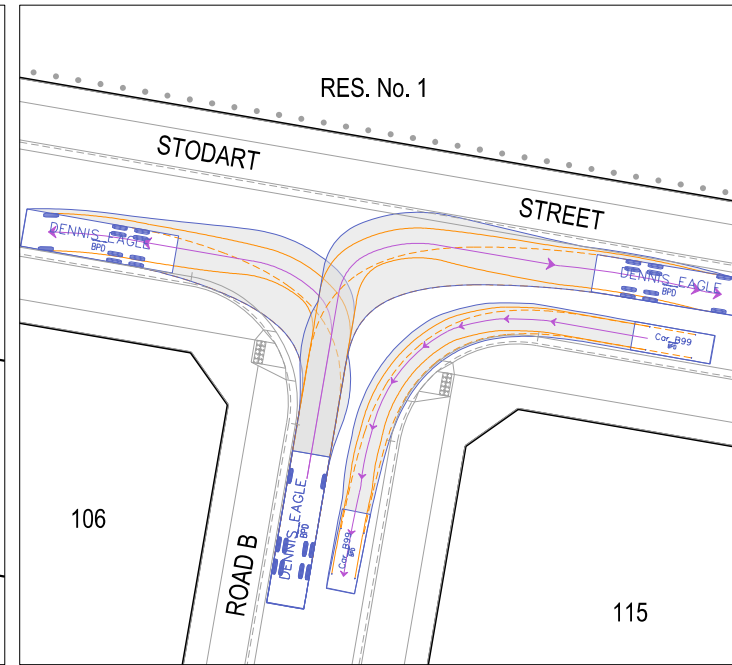
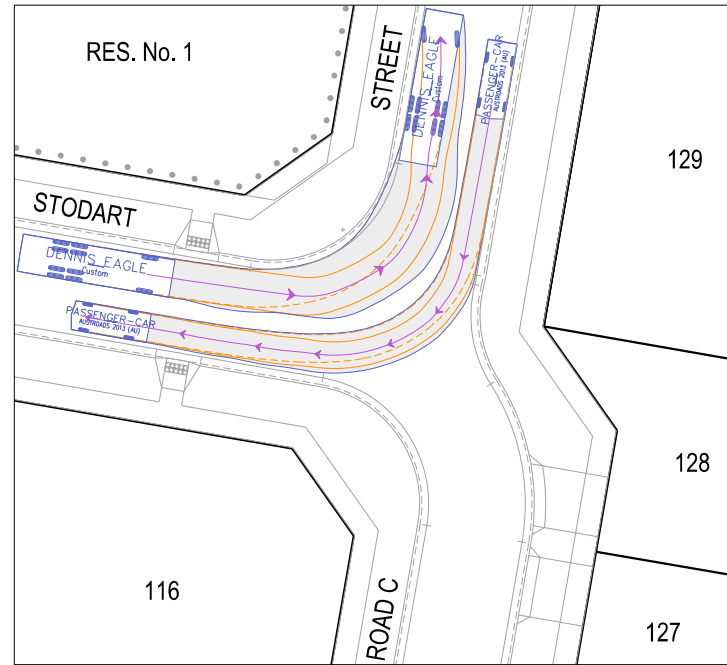
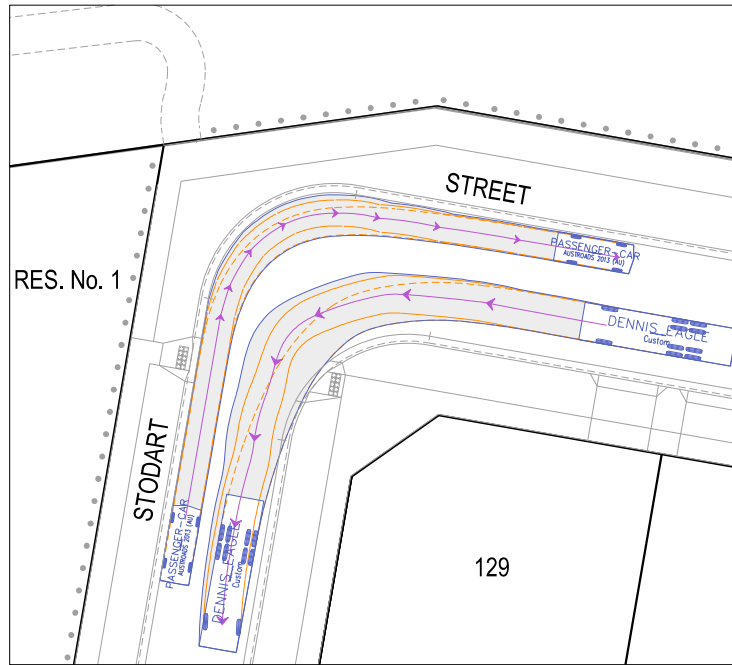
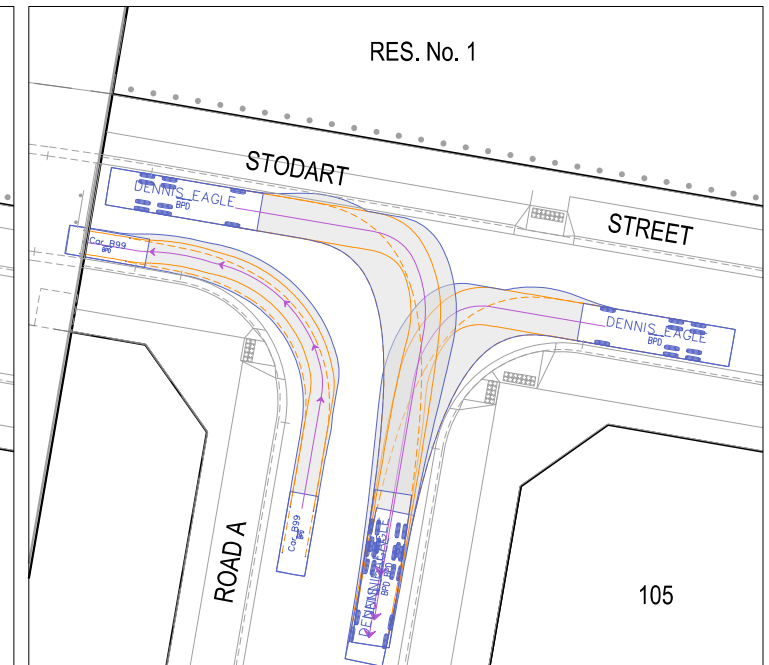
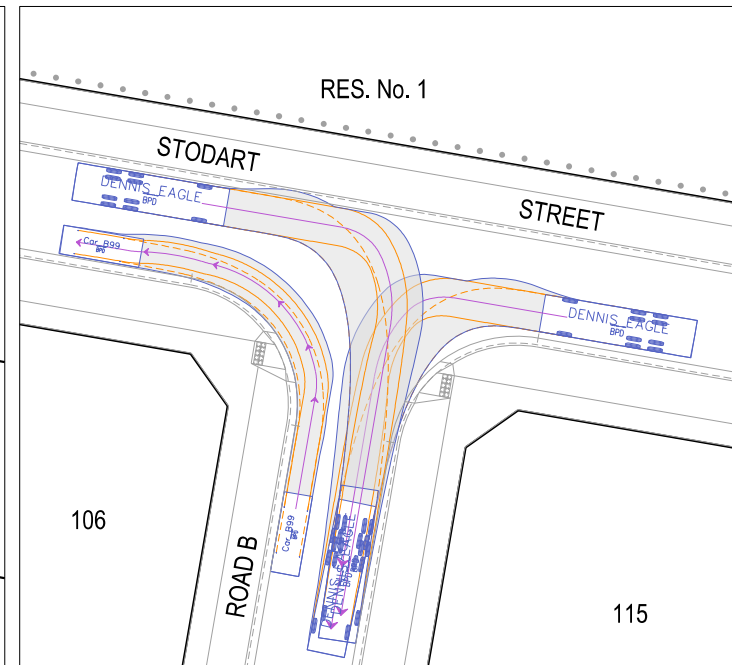
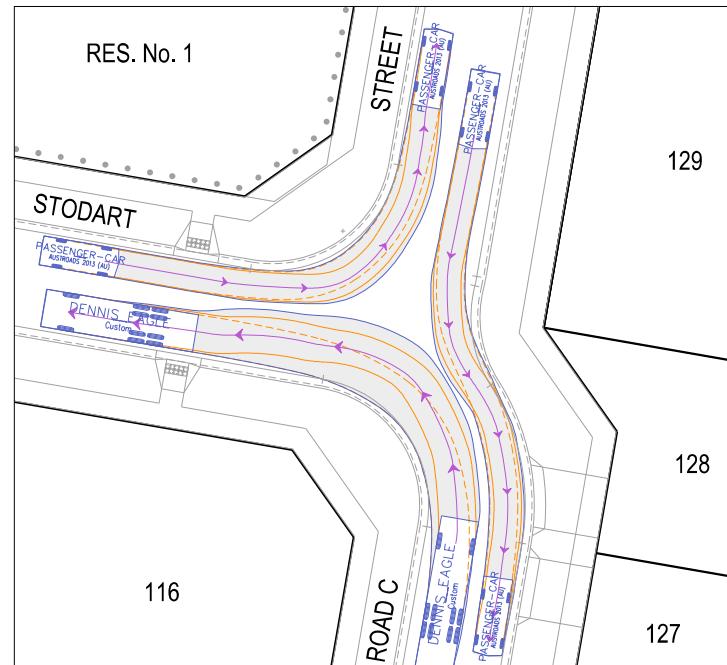
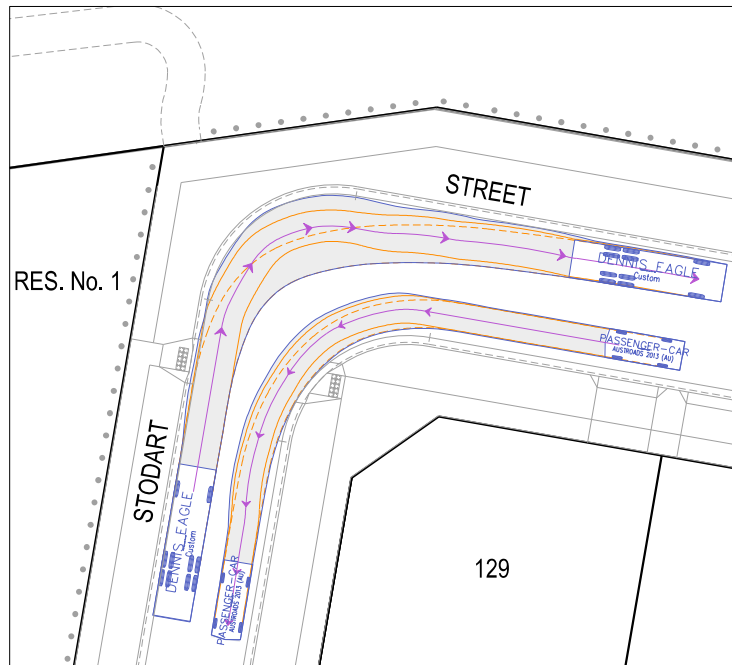
SCALE	AS SHOWN
DATUM	AHD
DATE	DEC '23

SHEET	1 OF 3
P1	

MUNICIPALITY
GREATER GEELONG
REFERENCE
10815 E/1



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



Intersection Type 3:
Stodart Street & Road A

RES. No. 1

STODART STREET

ROAD C

116

127

129

PASSENGER-CAR

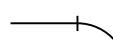
PASSENGER-CAR

DENNIS-CAR

DENNIS-CAR

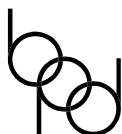
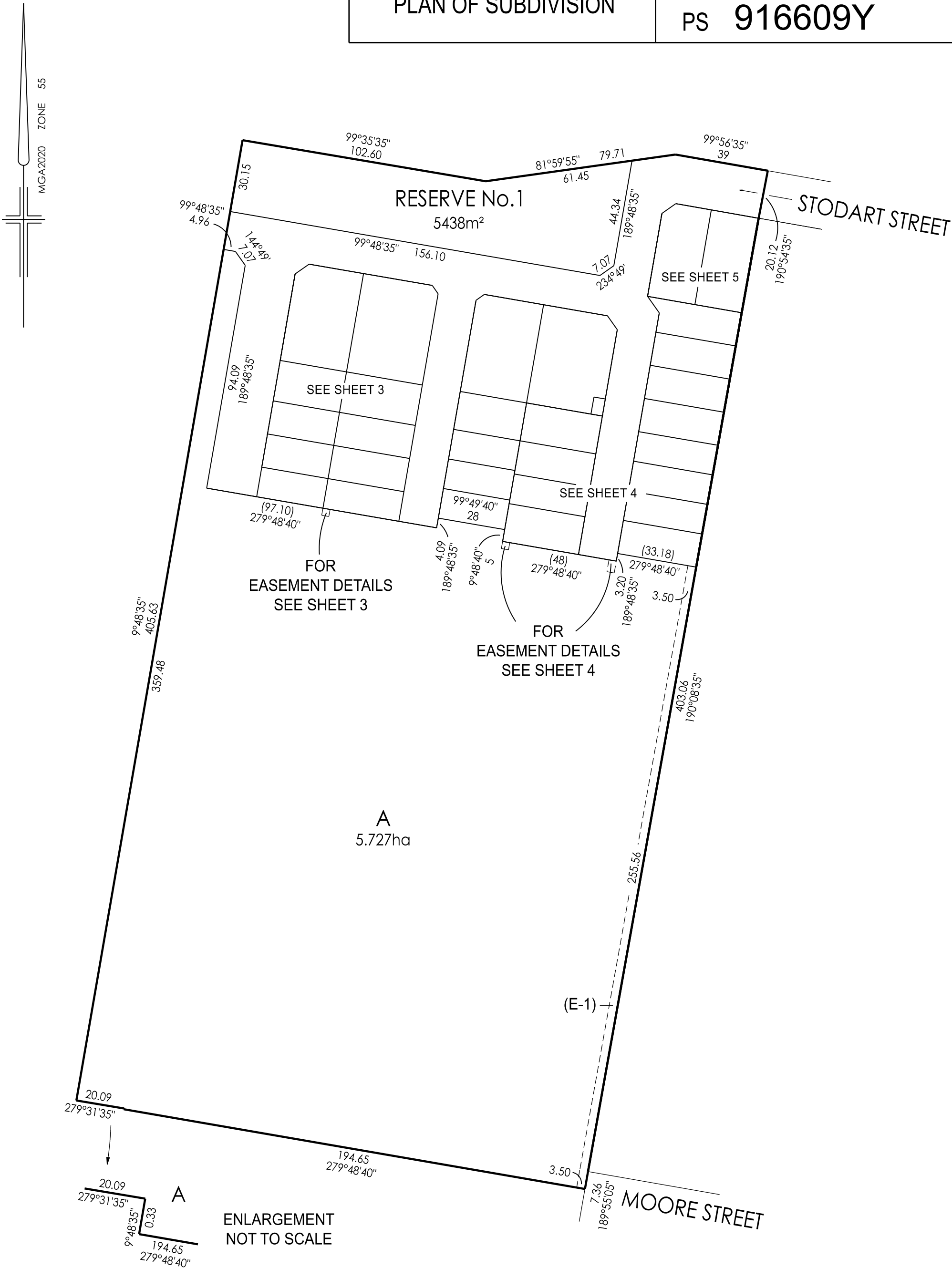
815^E/₁

ET	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: E: 724 395 ZONE: 55 (of approx. centre of plan) 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.					
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	SHEET 1 OF 6 SHEETS
CHECKED		DATE: 24/11/2023		LICENSED SURVEYOR: DAMIAN SMALE	

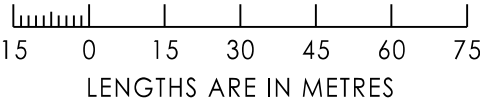
PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y



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SCALE
1:1500



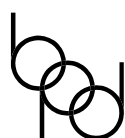
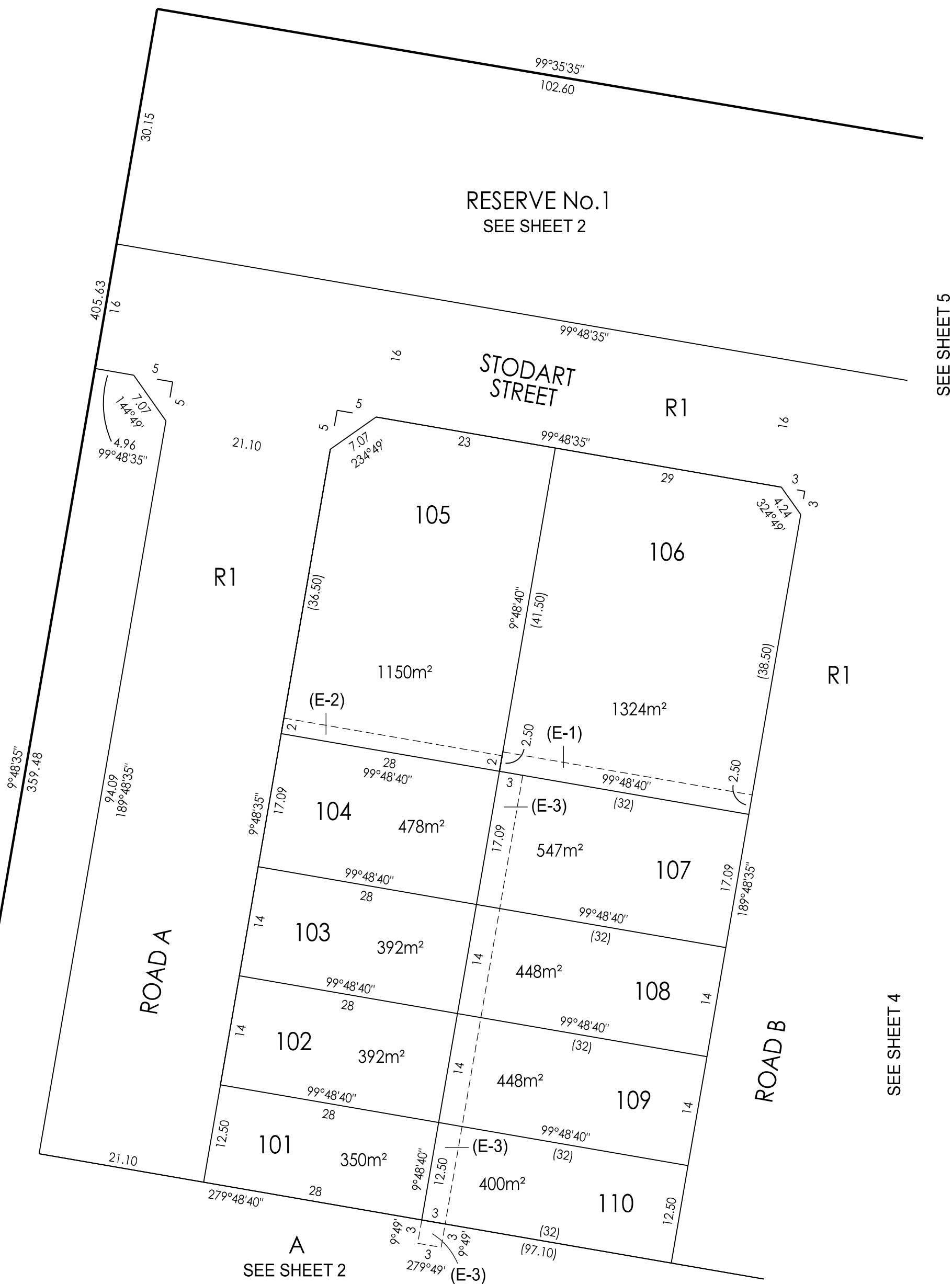
LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL SHEET SIZE A3	SHEET 2
REF: 10815/1	VERSION: 1

PLAN NUMBER
PS 916609Y



MGA2020 ZONE 55



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SCALE
1:500

LICENSED SURVEYOR: DAMIAN SMALE



ORIGINAL SHEET SIZE A3
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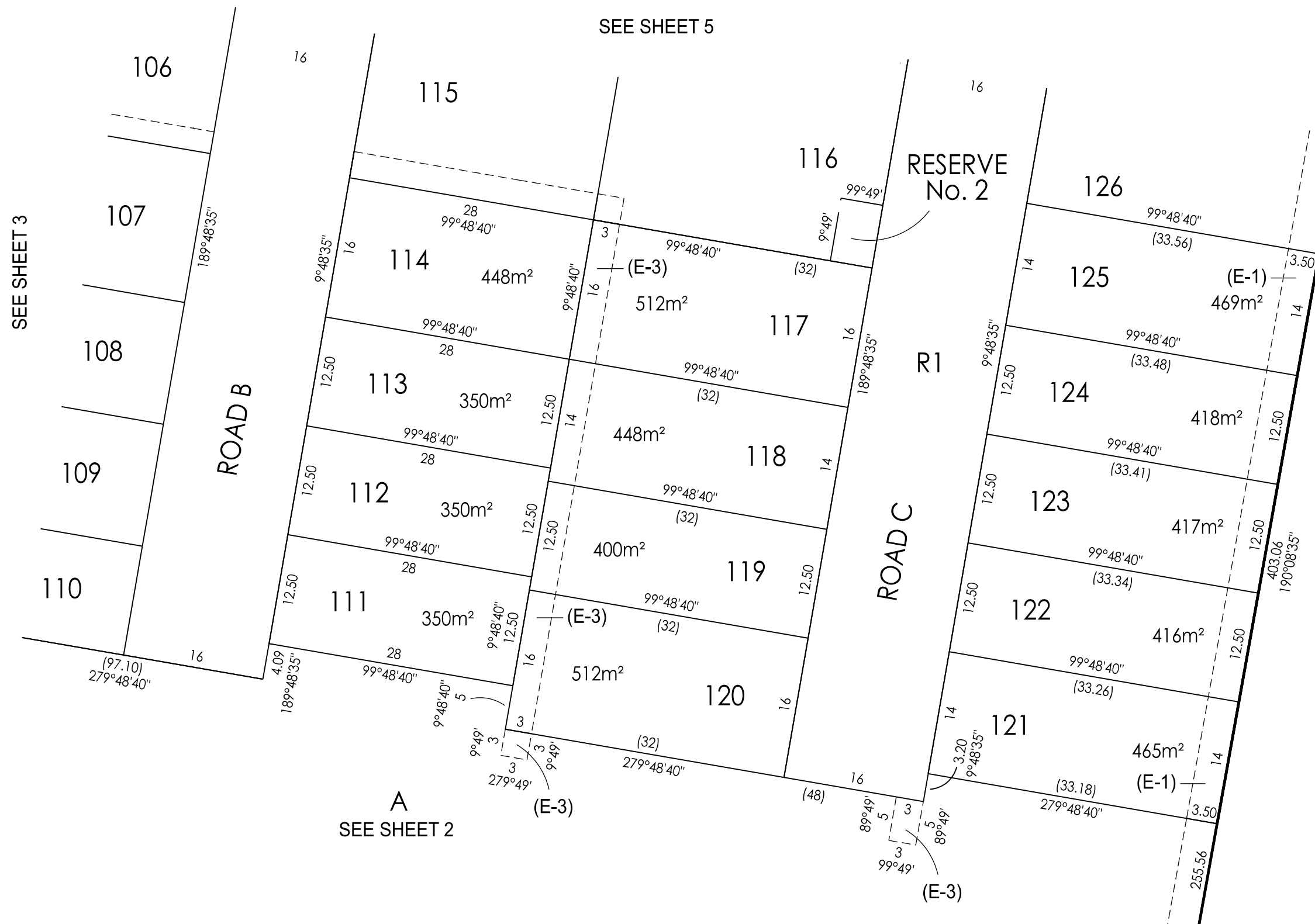
SHEET 3

VERSION: 1

PLAN OF SUBDIVISION

PLAN NUMBER

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SCALE

1:500



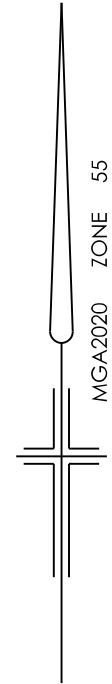
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VERSION: 1

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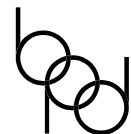
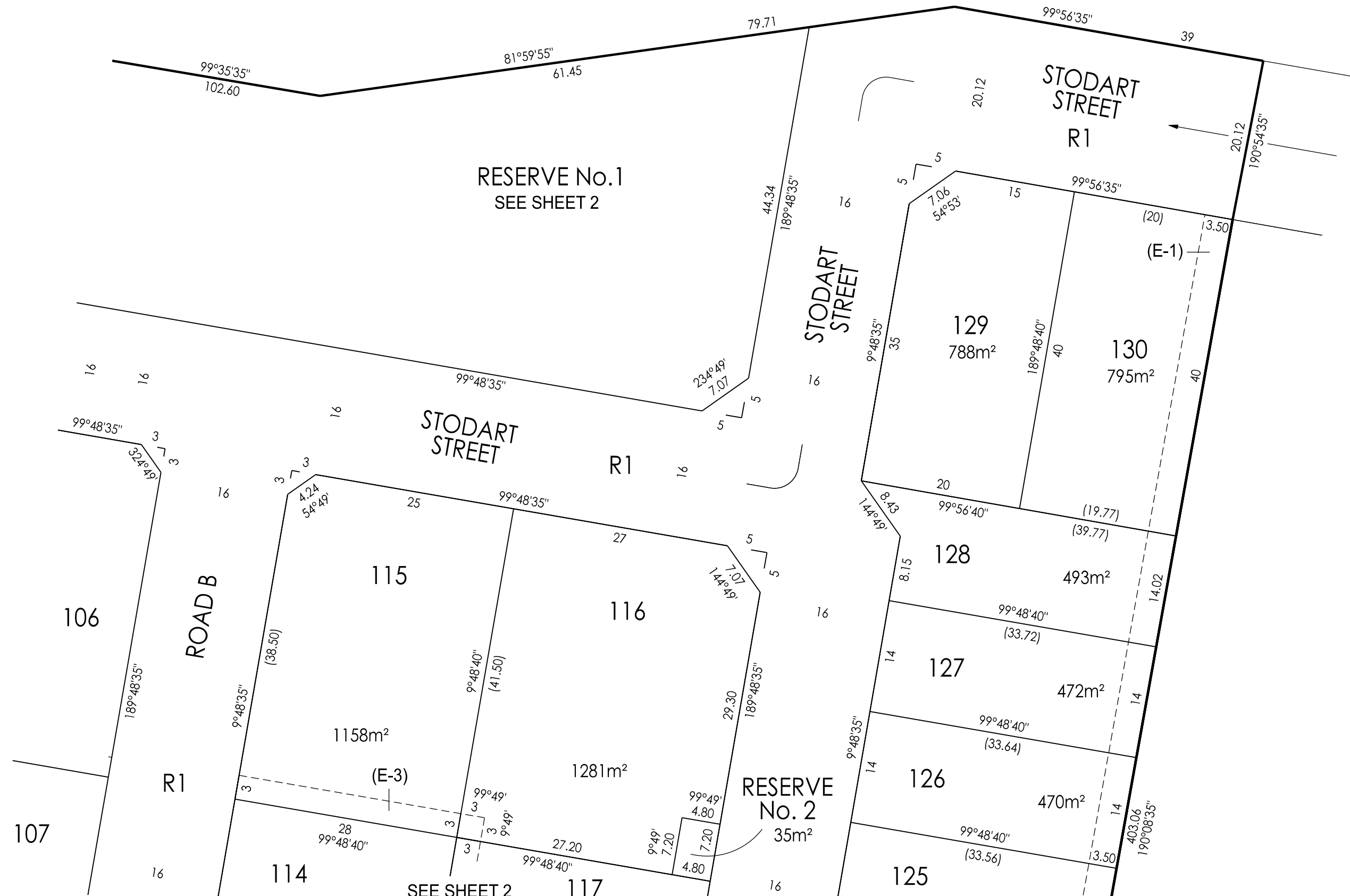
ORIGINAL
SHEET SIZE A3

SHEET 4



PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE

1:500



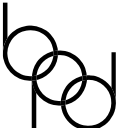
REF: 10815/1

VERSION: 1

LICENSED SURVEYOR: DAMIAN SMALE

ORIGINAL
SHEET SIZE A3

SHEET 5

		PLAN OF SUBDIVISION		PLAN NUMBER PS 916609Y		
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.						
 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		SCALE			ORIGINAL SHEET SIZE A3	SHEET 6
		LICENSED SURVEYOR: DAMIAN SMALE			REF: 10815/1	VERSION: 1

