

CLEARWATER

3250



STAGE 1A STODART RELEASE

Welcome to Clearwater, Colac's most coveted address.

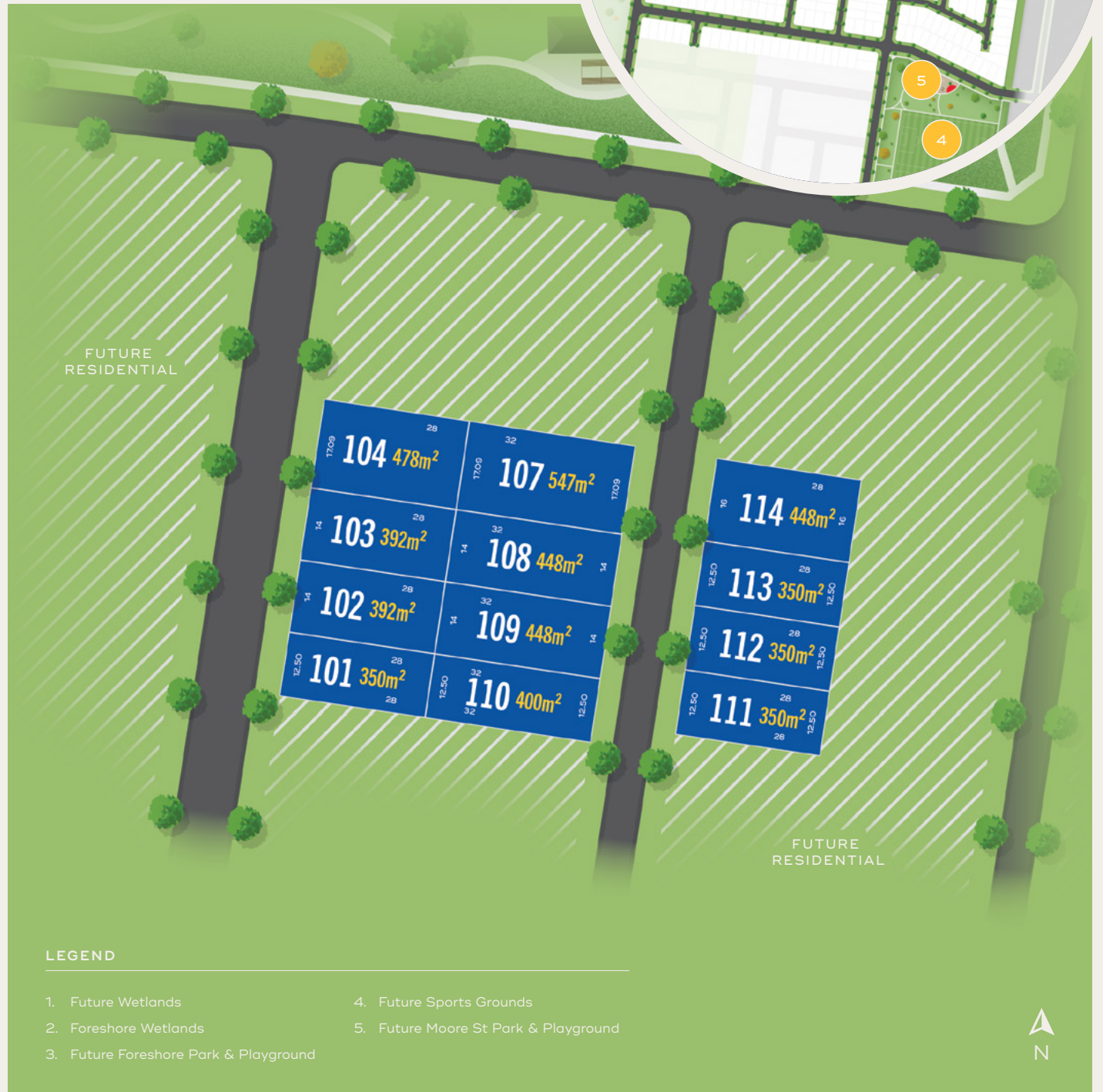
Imagine waking up each morning to stunning views of Lake Colac right from your doorstep. Enjoy a breathtaking escape from the hustle and bustle of city life in Stage 1 at Clearwater. Situated only 3km from Colac CBD with close proximity to schools, supermarkets, restaurants and onsite parks, create your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



3250

STODART RELEASE

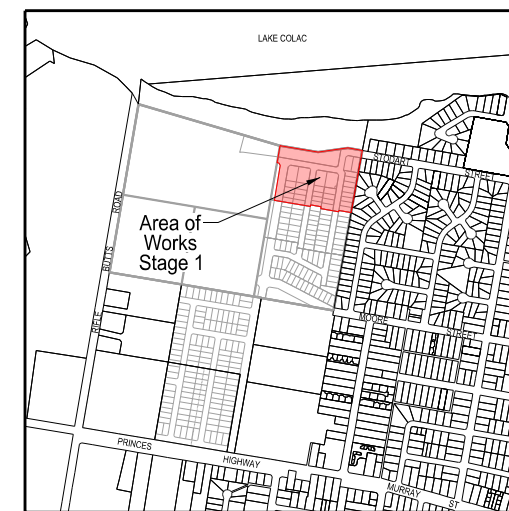
STAGE 1A



SALES AGENT 0499 113 720

clearwatercolac.com.au





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

1. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DIGITAL PLAN, PROVIDED FOR SETOUT PURPOSES, MATCHES THE TBM COORDINATES SHOWN.
2. 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.
3. Where concrete works abut a sewer access chamber surround or similar structure, an expansion joint of approved material shall be provided between the two faces

LEGEND

1 IN 5 YR
DRAINAGE SHOWN

OVERLAND FLOW PATH
1 IN 100 YR SHOWN

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
STODART STREET (NORTH - SOUTH)	-	-	3.10 E	1.80 W		2.60 W	1.00 BOK	4.05 W 4.35 E	16.00	T & E	Street-Level
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
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
ROAD B	-	-	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
ROAD C	-	-	3.10 E	1.80 W	1.70 E	2.60 W	1.00 BOK	4.05 W	16.00	T & E	Street-Level

SYMBOL LEGEND

Drains	Prop	Prev Stage	Ex/Natural/FS Level	
Water < 3000	— S	— S	FS @ Building Line	+28.57
Sewer < 3000	— R	— R		+28.57
Water (DW)	— W	— W	Top/Toe of Batter	+28.57
Water (NDW)	— W	— W	Top Ret. Wall Level	+28.57
House Drain	— H	— H	100yr Flood Level	+28.57
Property Inlet	— P	— P		
Street Sign	— S	— S		
PSM	— P	— P		
Rock Ret Wall	— R	— R		
Sleeper Ret Wall	— S	— S		
Conduits 50mm	— GW	— GW		
Conduits 100mm	— W100	— W100		
Street Tree without/with Passive Irrigation (Refer Detail)	— T	— T		
Ex Drains	— Ex W	— Ex W		
Ex Water/DW/NDW	— Ex W	— Ex W		
Ex Sewer/Gas	— Ex G	— Ex G		
Ex Elec/Comm	— Ex E	— Ex E		



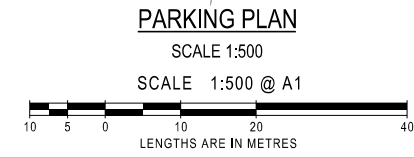
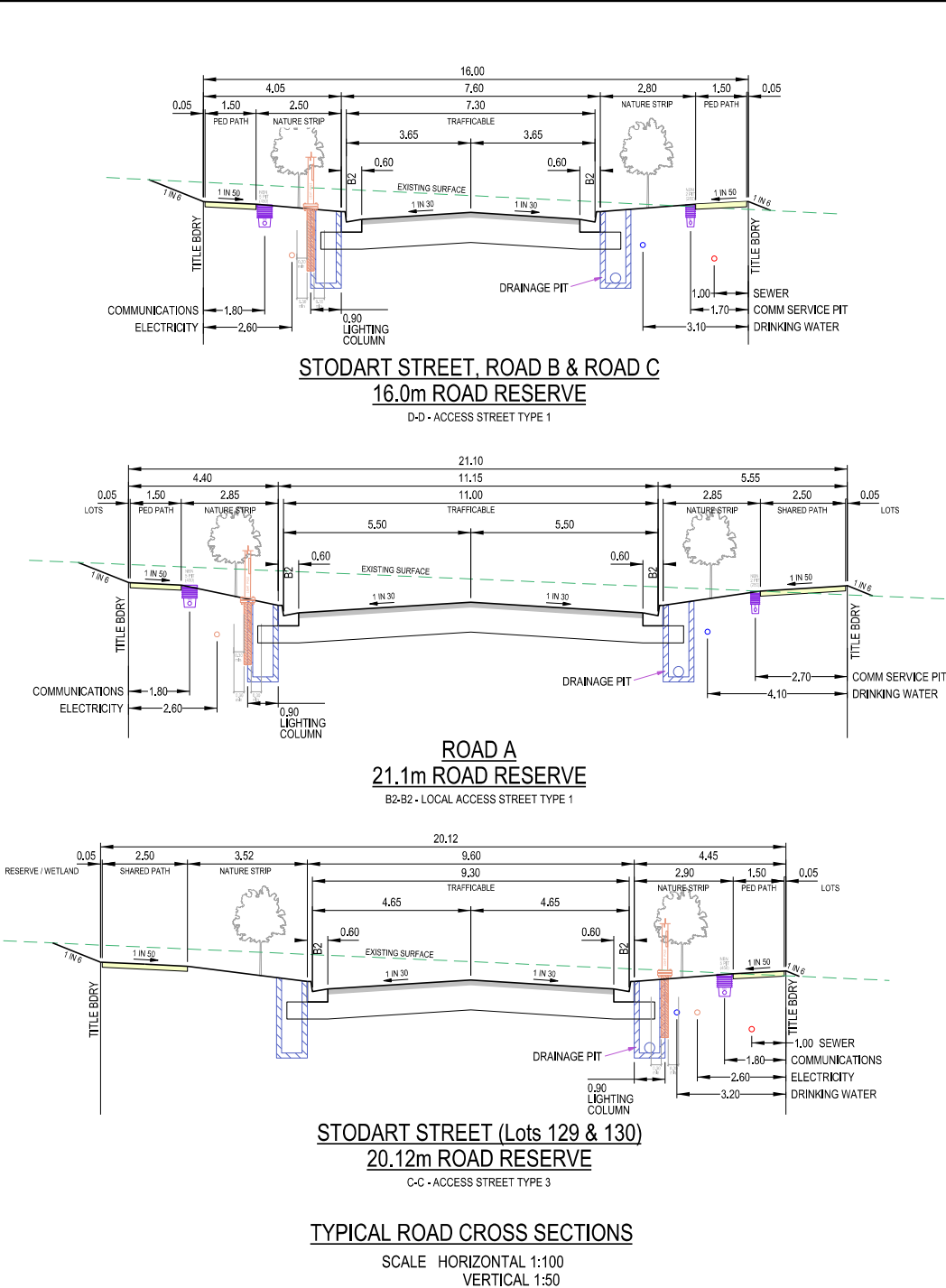
breese pitt dixon pty. ltd.
land surveyors civil engineers

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	E /

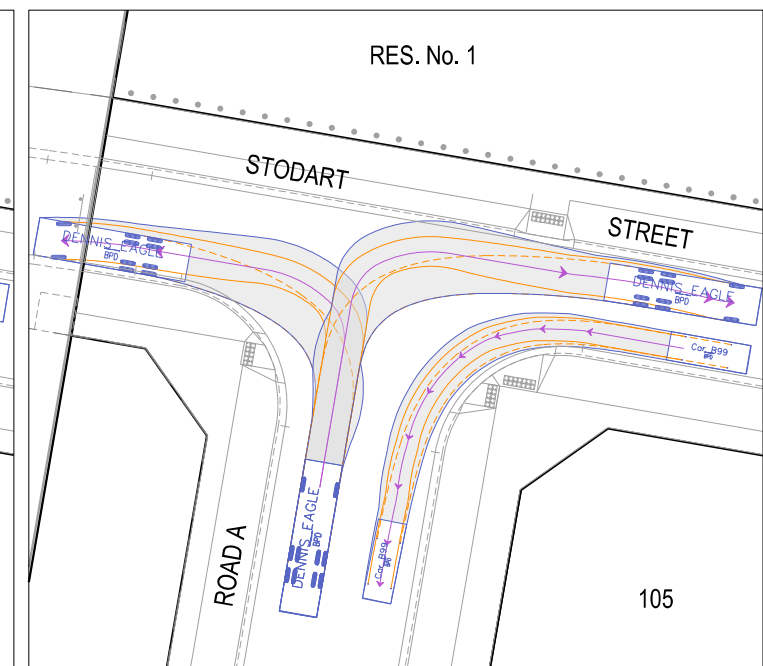
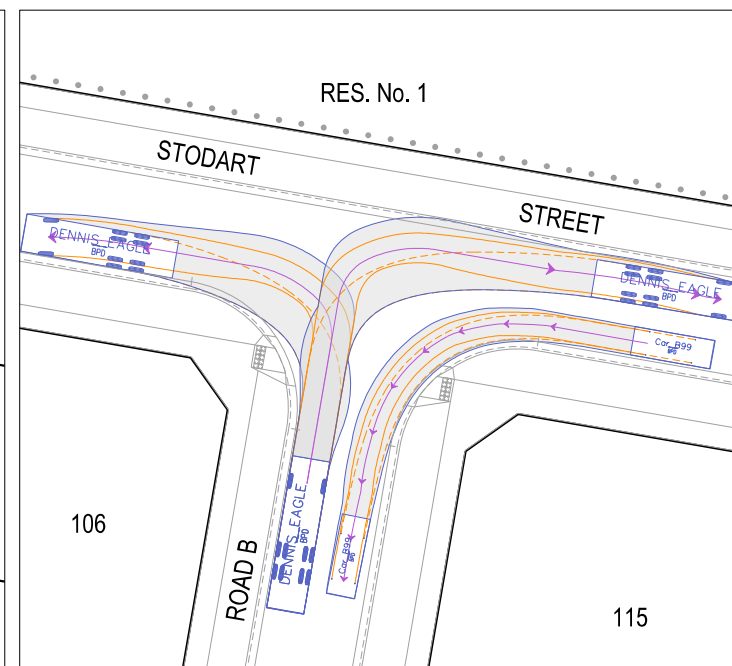
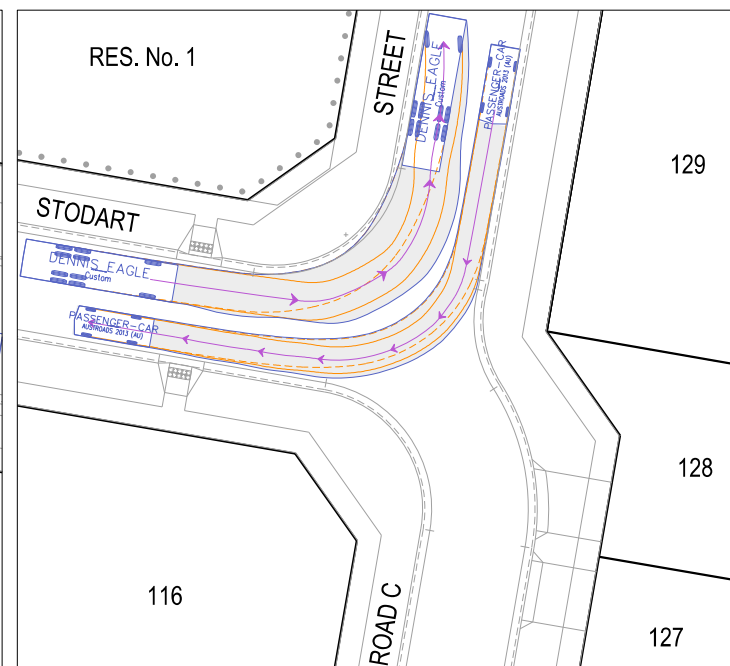
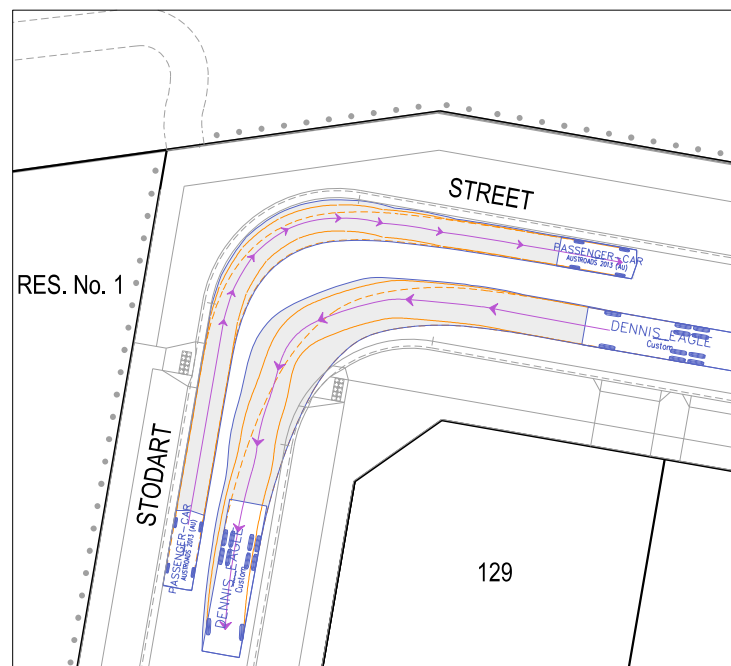
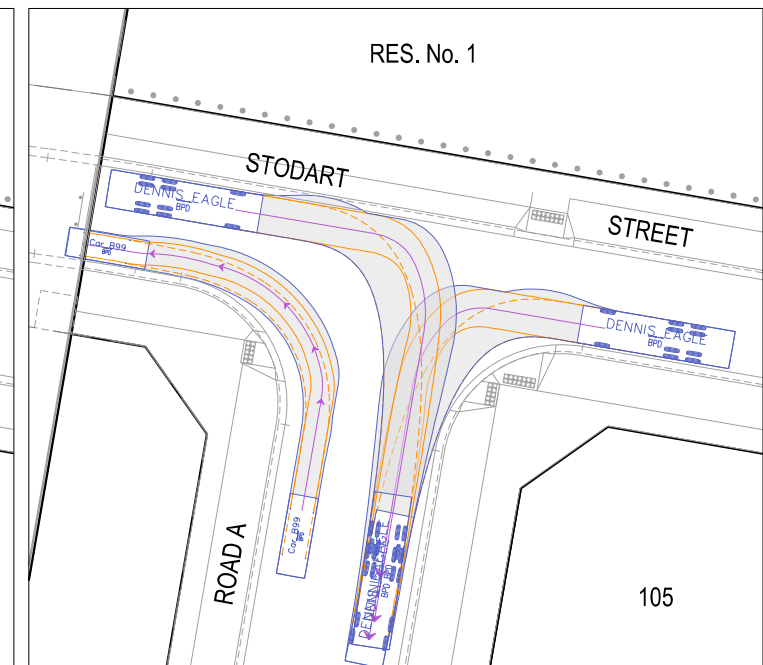
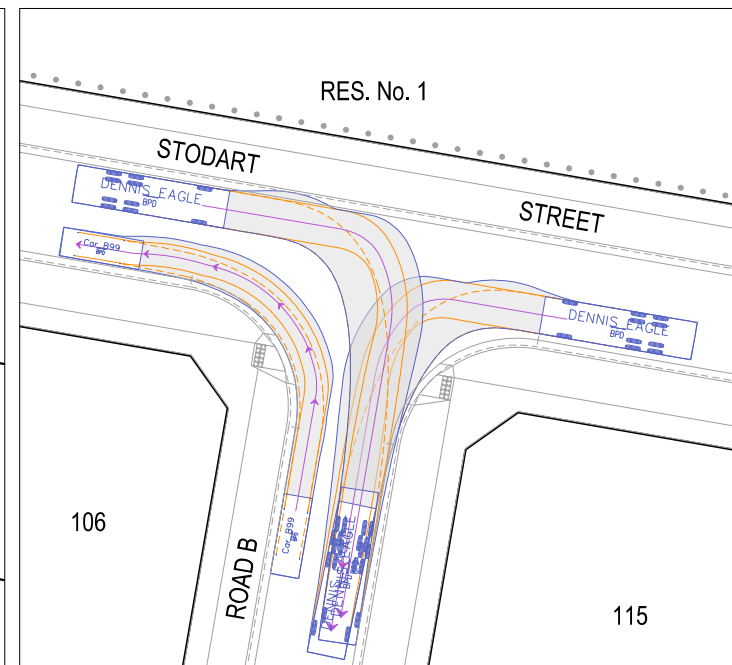
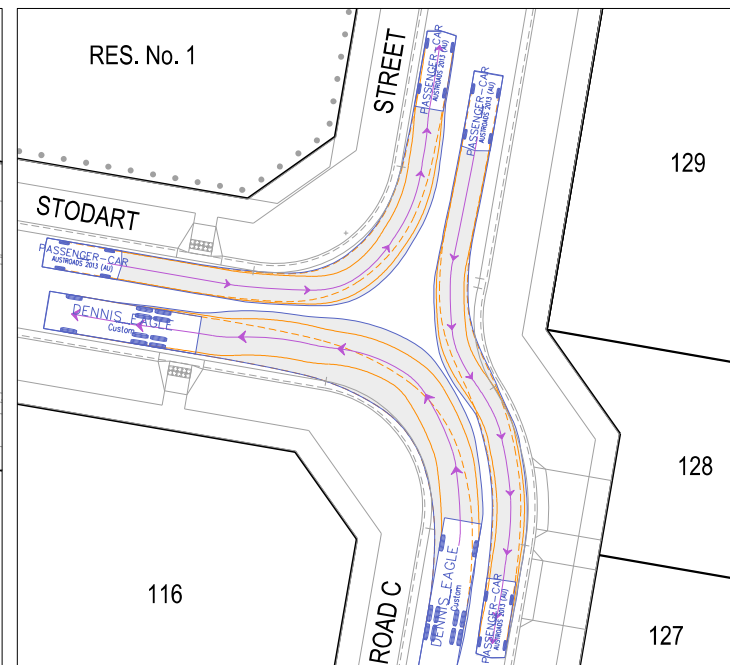
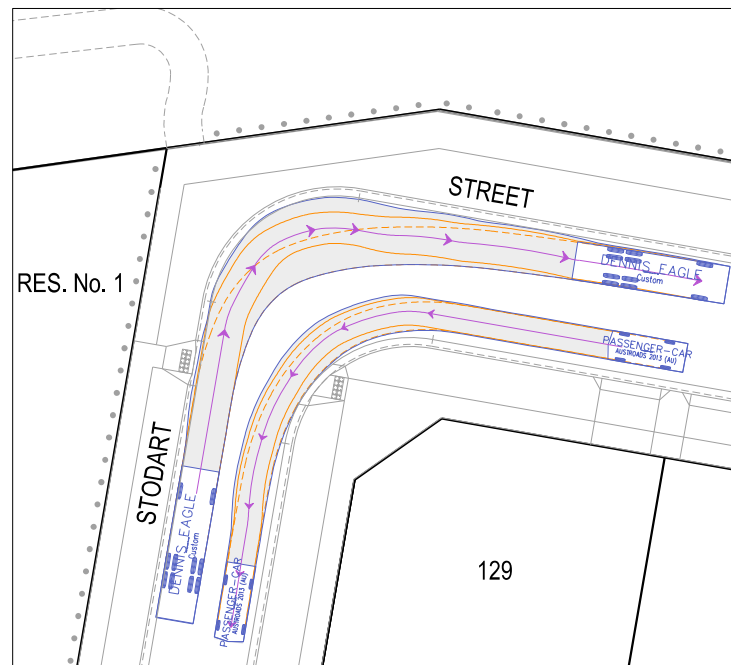
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LEGEND

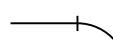
CAR SPACE FOR EACH LOT SHOWN

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.	- -	CLEAR WATER ESTATE 1-59 RIFLE BUTTS ROAD, COLAC - STAGE 1 FUNCTIONAL LAYOUT PLAN		MUNICIPALITY GREATER GEELONG REFERENCE 10815 E/1						
					SURVEY	BPD									
					DESIGN	TT									
				DRAWN	PG										
VER	DATE	REMARKS			CHECKED	DH	SCALE	AS SHOWN	DATUM	AHD	DATE	DEC '23	SHEET	2 OF 3	P 1



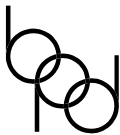
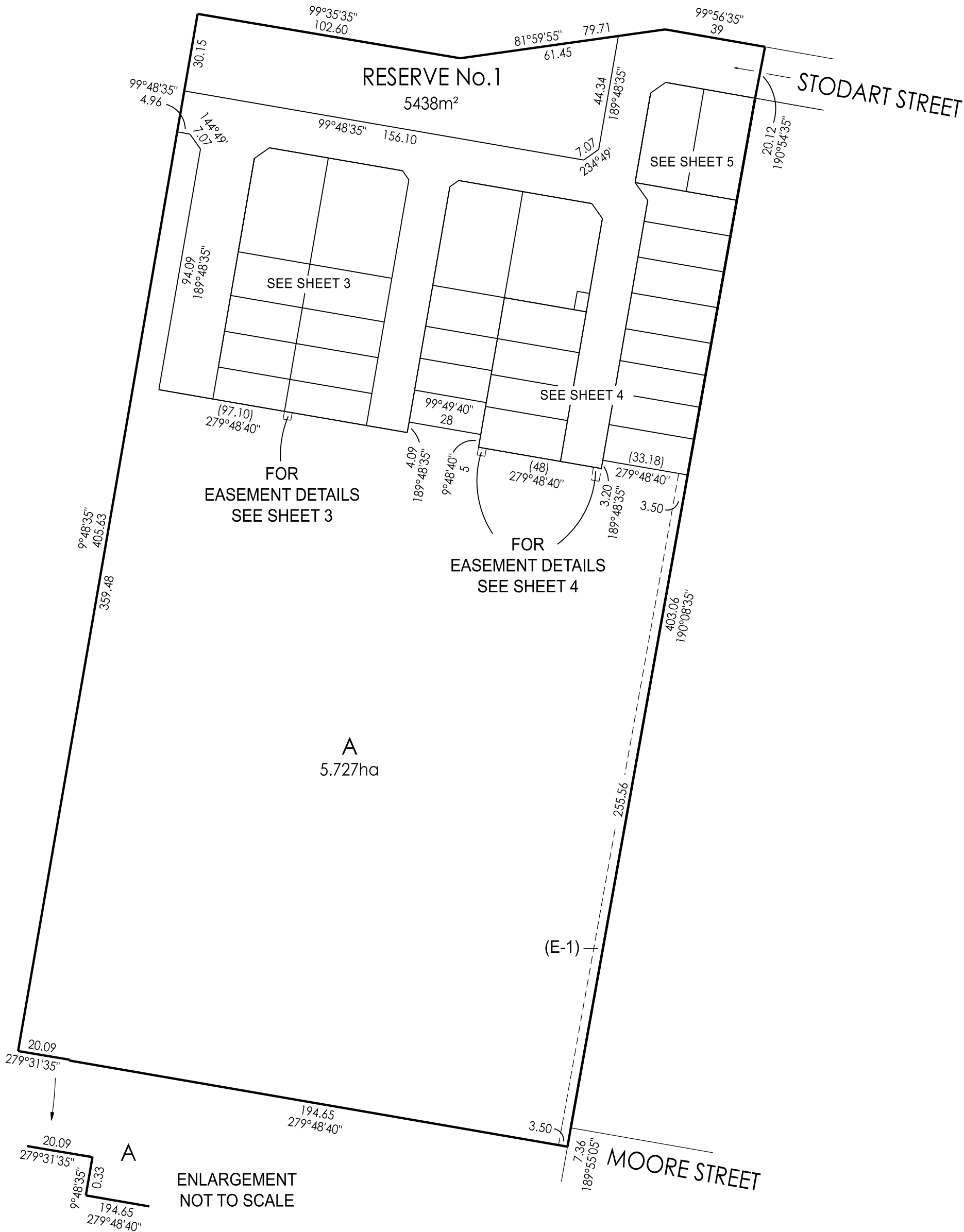
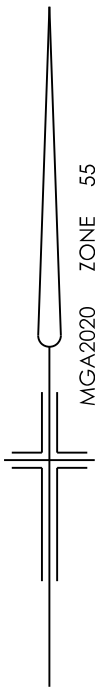
LENGTHS ARE IN METRES

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.	- - -	CLEAR WATER ESTATE 1-59 RIFLE BUTTS ROAD, COLAC - STAGE 1 FUNCTIONAL LAYOUT PLAN				MUNICIPALITY				
					SURVEY	BPD					GREATER GEELONG				
					DESIGN	TT					REFERENCE				
					DRAWN	PG					10815 ^E / ₁				
VER	DATE	REMARKS			CHECKED	DH	SCALE	AS SHOWN	DATUM	AHD	DATE	DEC '23	SHEET	3 OF 3	P 1

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	

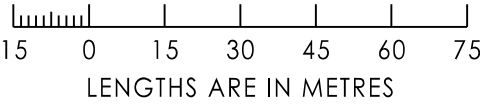
PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y



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www.bpd.com.au info@bpd.com.au

SCALE
1:1500

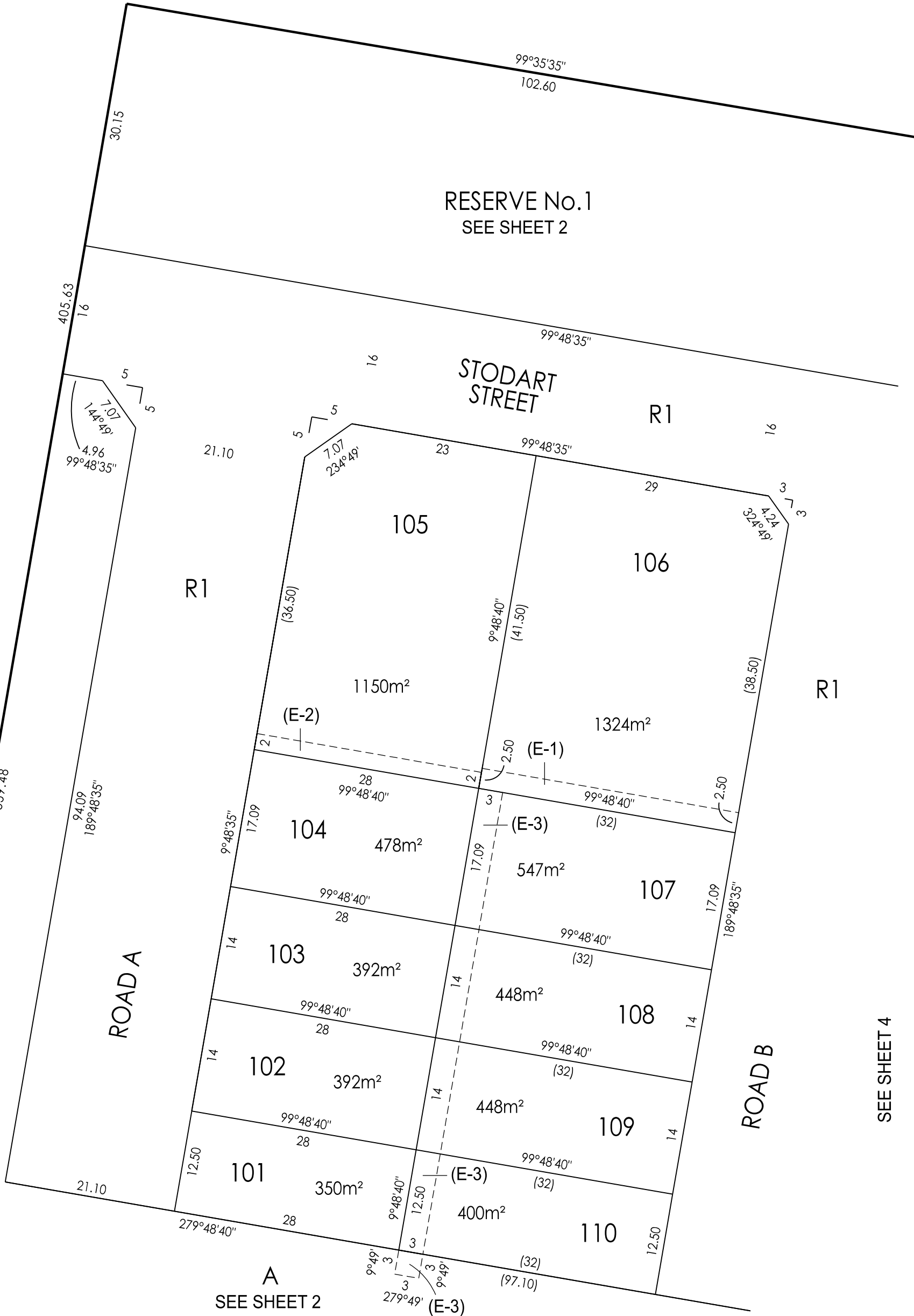
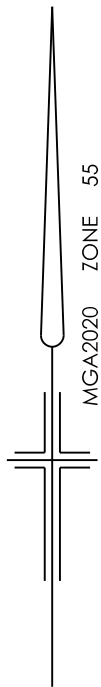


LICENSED SURVEYOR: DAMIAN SMALE

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

PLAN OF SUBDIVISION

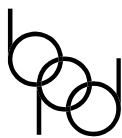
PLAN NUMBER
PS 916609Y



SEE SHEET 5

SEE SHEET 4

A
SEE SHEET 2



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 3

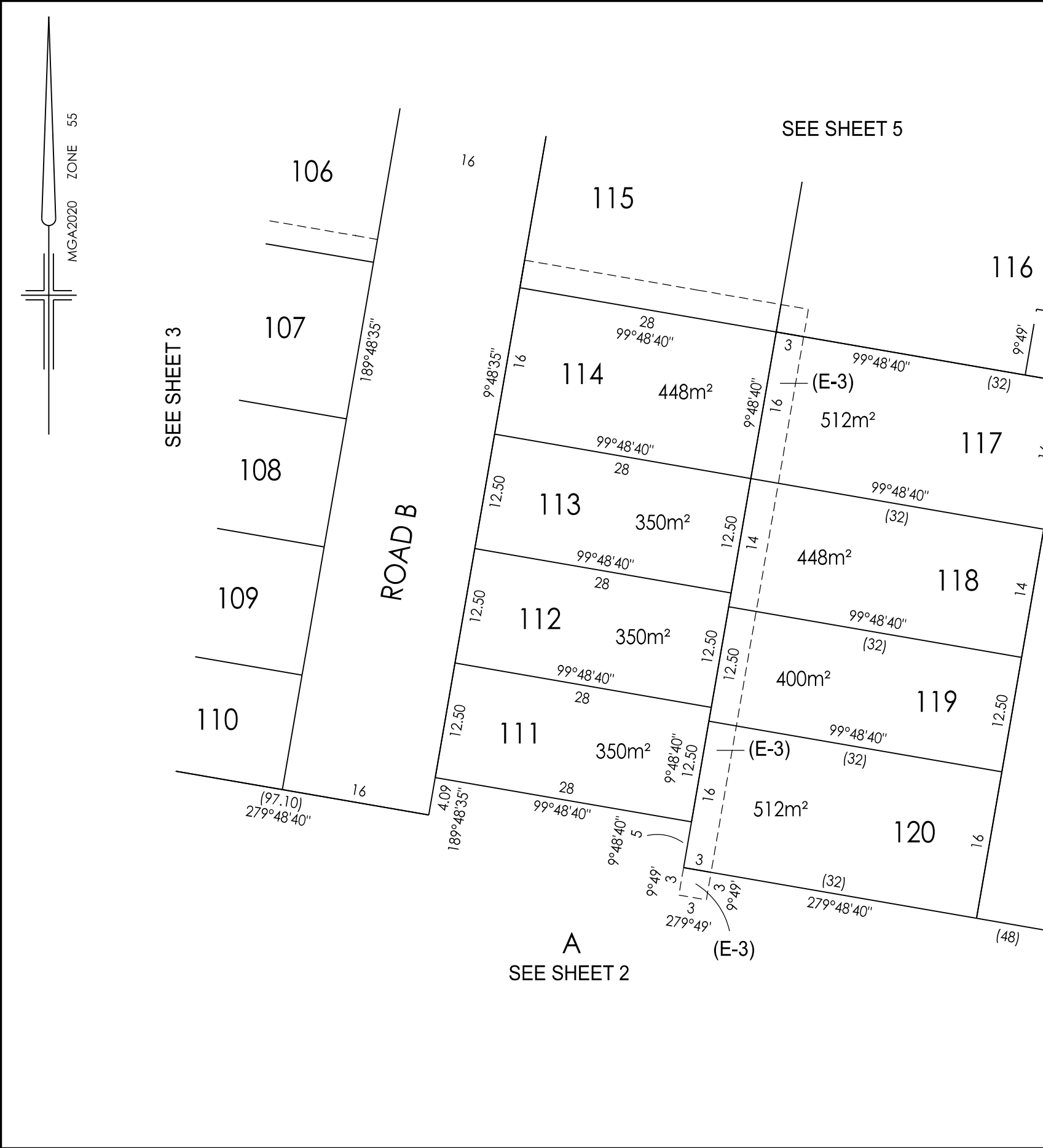
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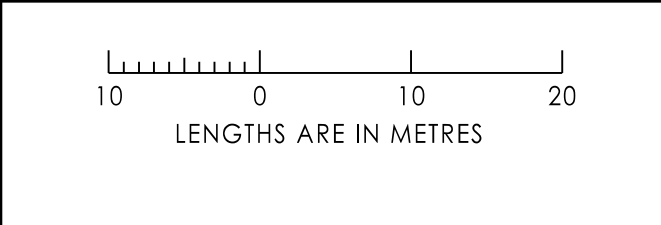
LICENSED SURVEYOR: DAMIAN SMALE

PLAN OF SUBDIVISION	PLAN NUMBER PS 916609Y
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PS 916609Y

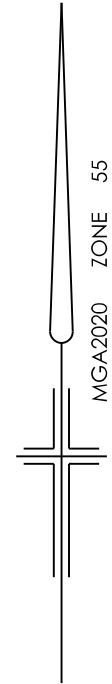


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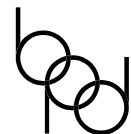
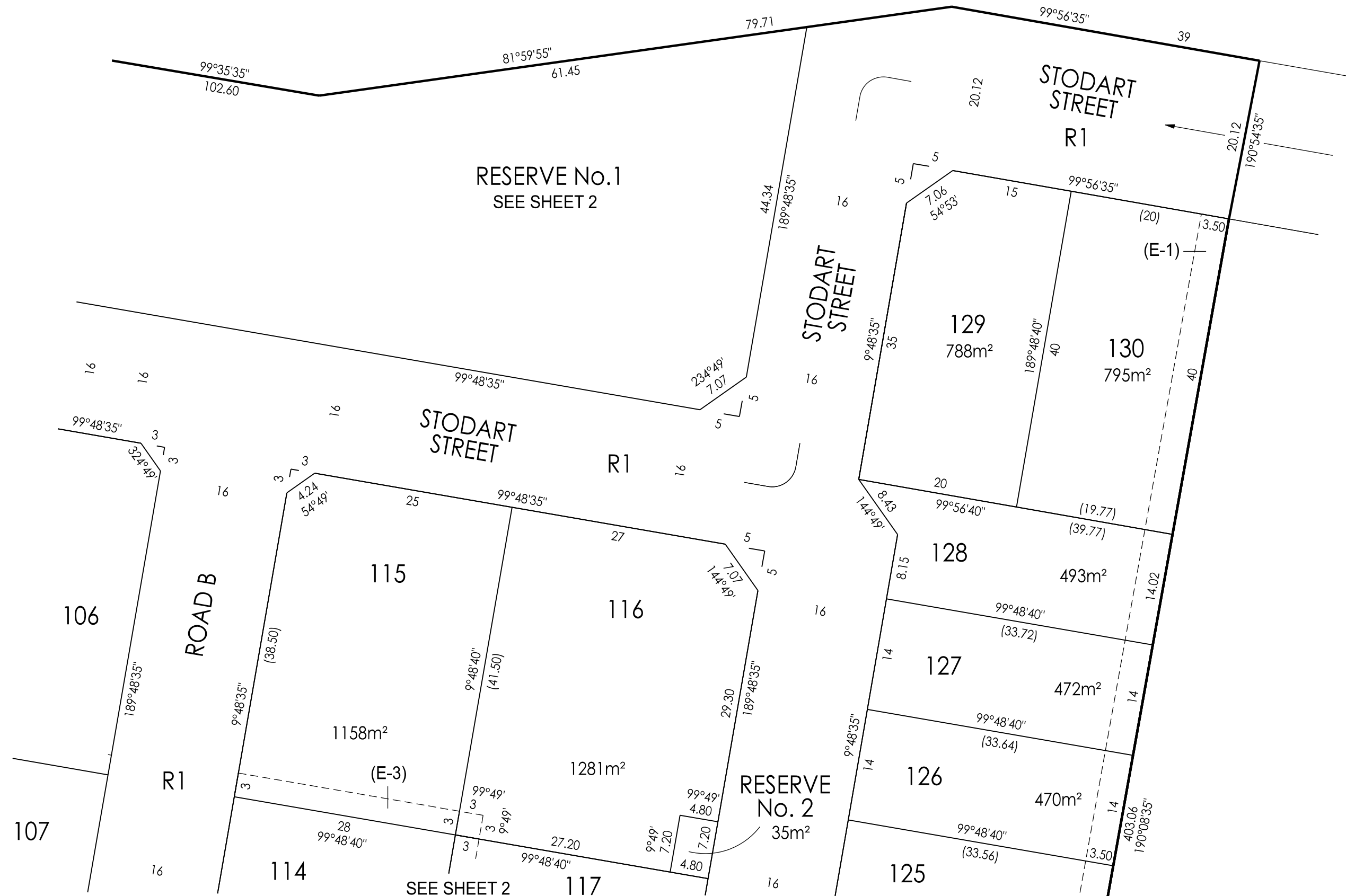
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LICENSED SURVEYOR: DAMIAN SMALE			

SHEET 4



PLAN OF SUBDIVISION

PLAN NUMBER
PS 916609Y



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
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www.bpd.com.au info@bpd.com.au

SCALE

1:500



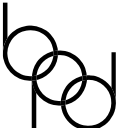
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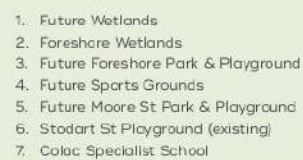
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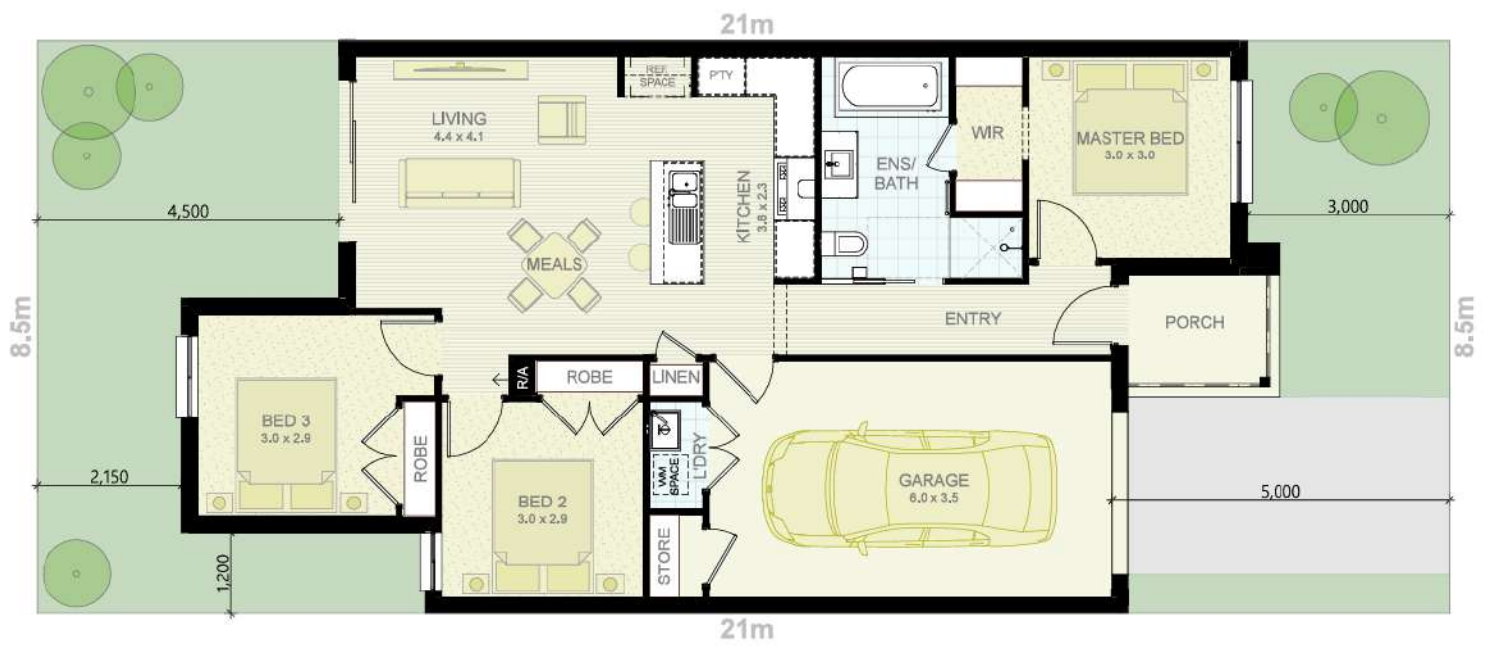
LICENSED SURVEYOR: DAMIAN SMALE

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

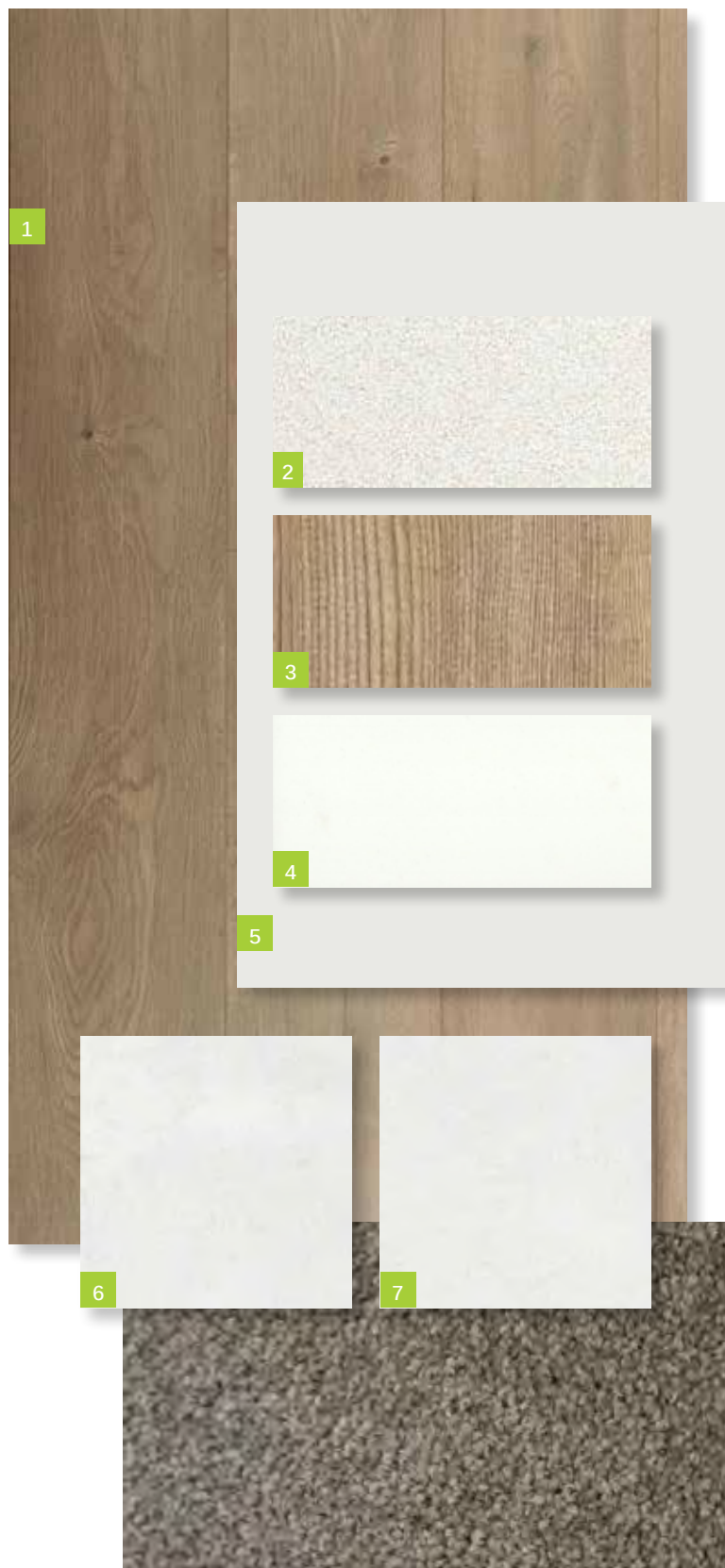




INTERNAL COLOURS



INTERNAL COLOUR SELECTION ALPINE

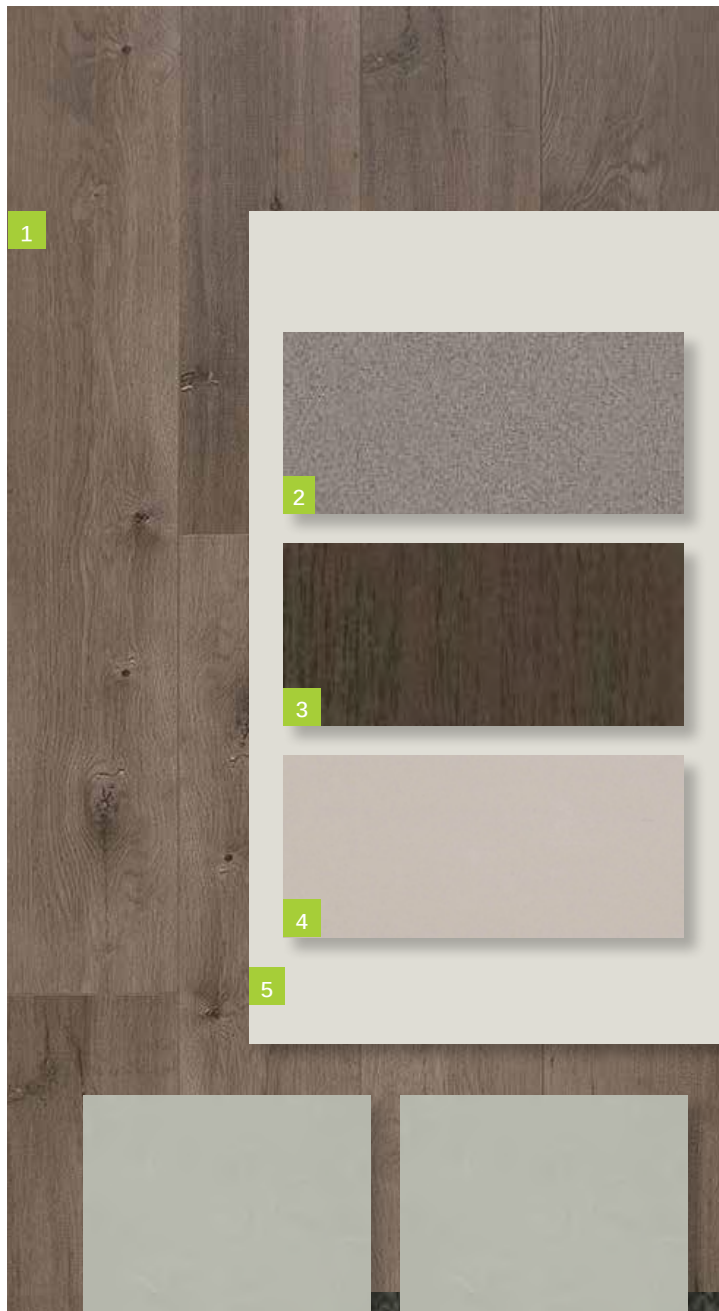


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
- 4. Splashback**
BEAUMONT TILES
Colour: United White Gloss (182174)
Size: 100x300mm
ARDEX
Grout: White
Laid horizontal and stacked
- 5. Walls**
WATTYL
Colour: Feather Dawn 19.40
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
- 6. Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
- 7. Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
- 8. Carpet**
ROYAL PARADE
Colour: March
Underlay – 7mm

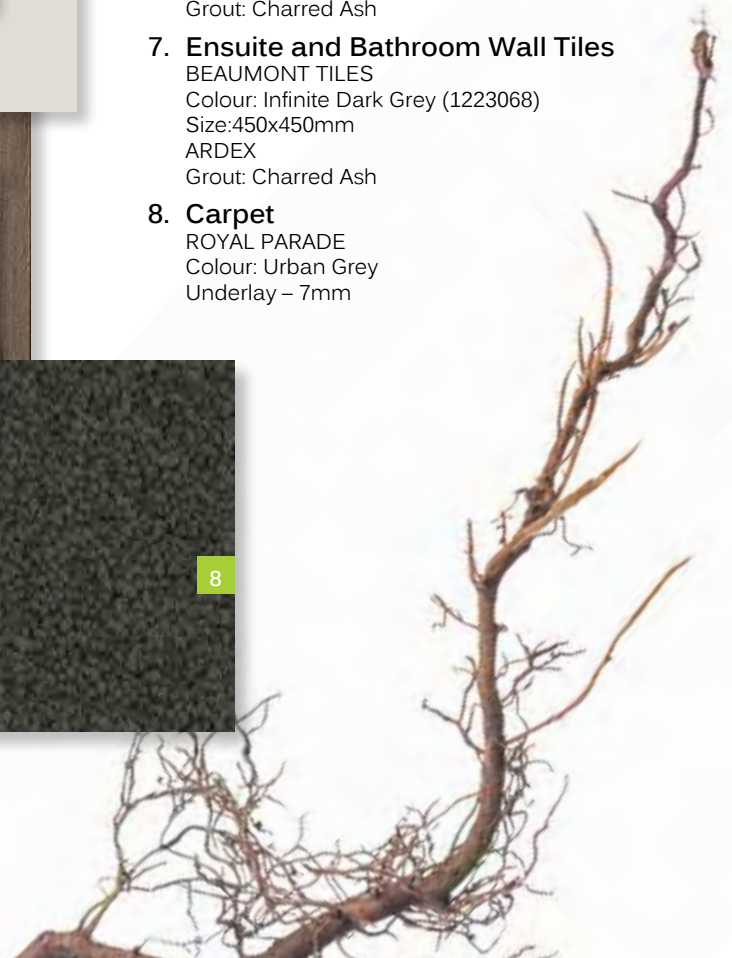




INTERNAL COLOUR SELECTION BASALT

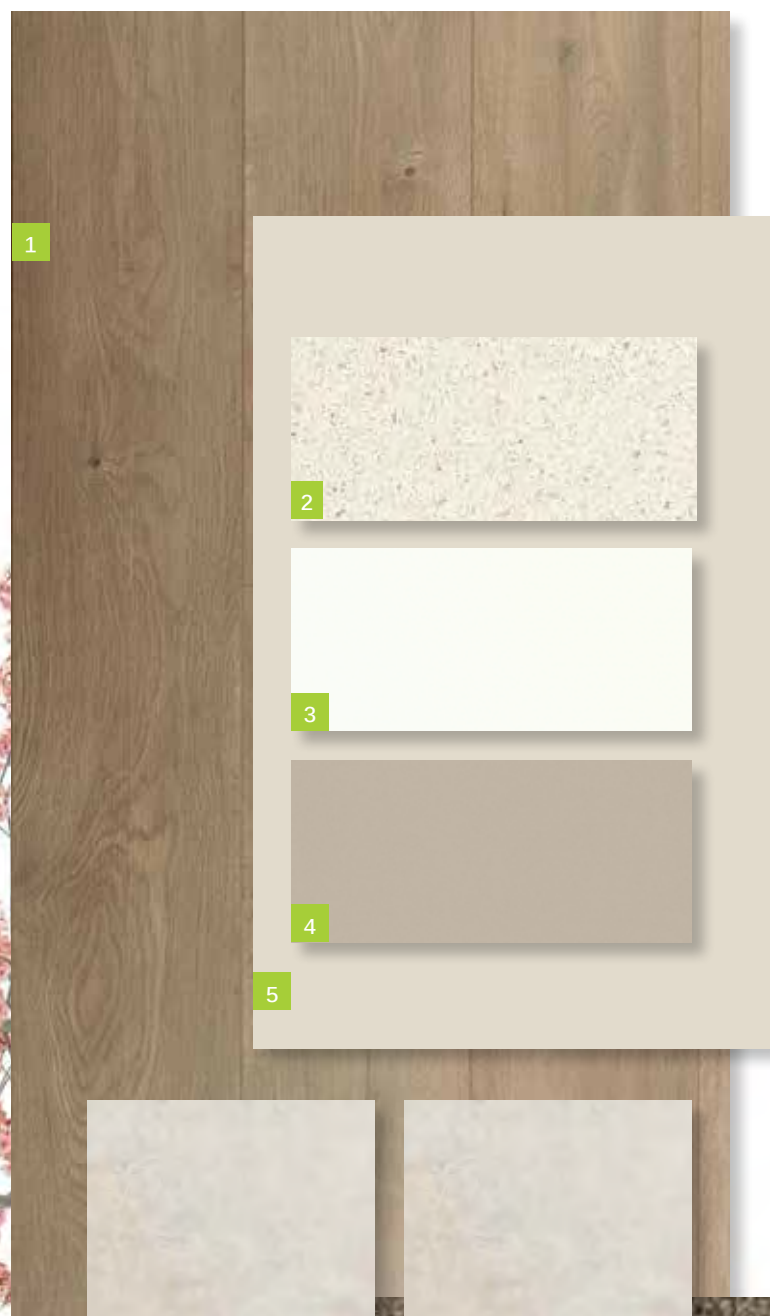


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
- 5. Walls**
WATTYL
Colour: Floral White ½ strength
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
- 6. Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 8. Carpet**
ROYAL PARADE
Colour: Urban Grey
Underlay – 7mm





INTERNAL COLOUR SELECTION IVORY



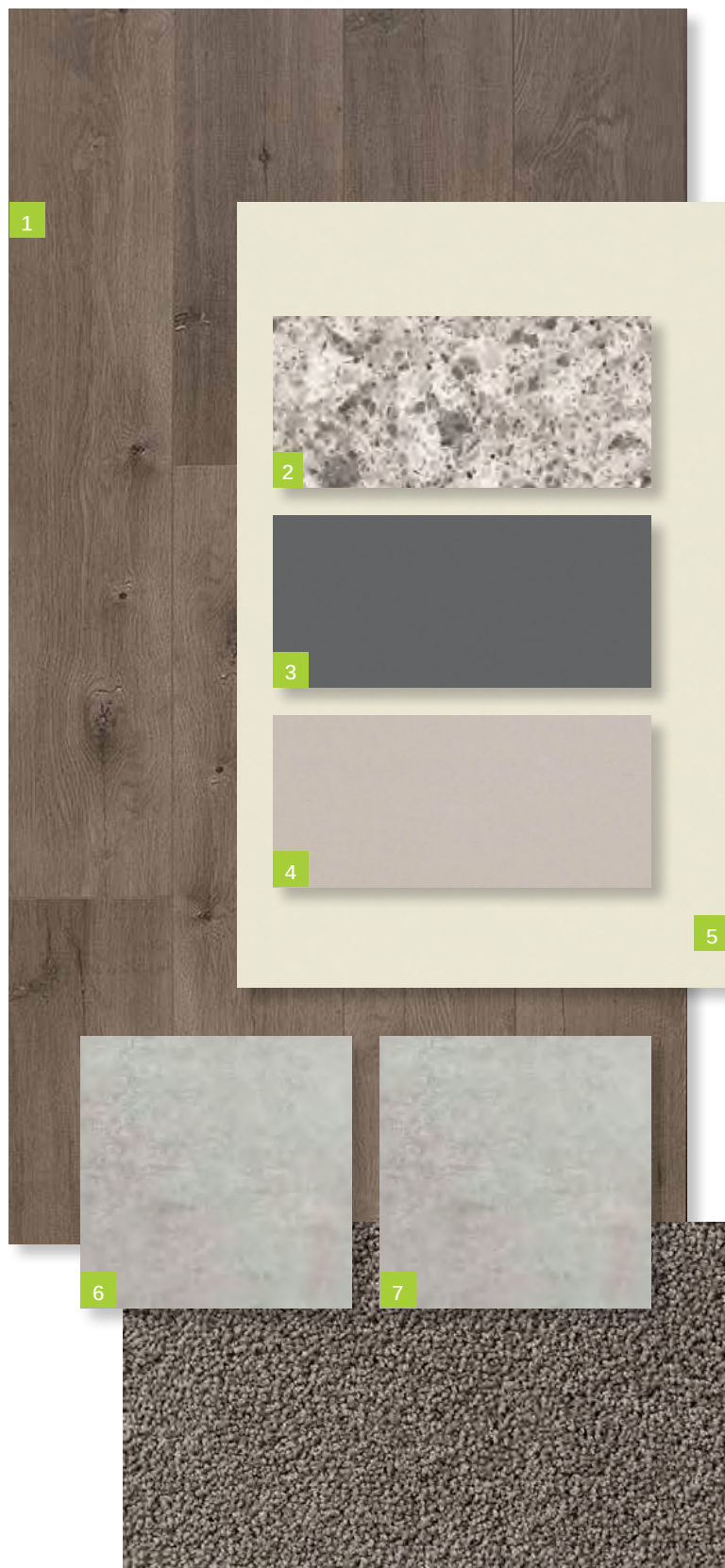
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
Colour: United Ash Latte Gloss (182055)
Size: 100x300mm
ARDEX
Grout: Travertine
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Grand Piano 1/4 A204
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Ivory (79934)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Ivory (79934))
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: Hazelnut
Underlay – 7mm



caesarstone®



INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn - Newtown
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Storm S2
4. **Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: White Smoke T15 3.6
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird Underlay –





 caesarstone®



INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set



KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

Domain
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

WINDOWS

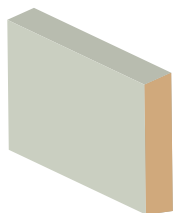
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

INTERNAL



HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

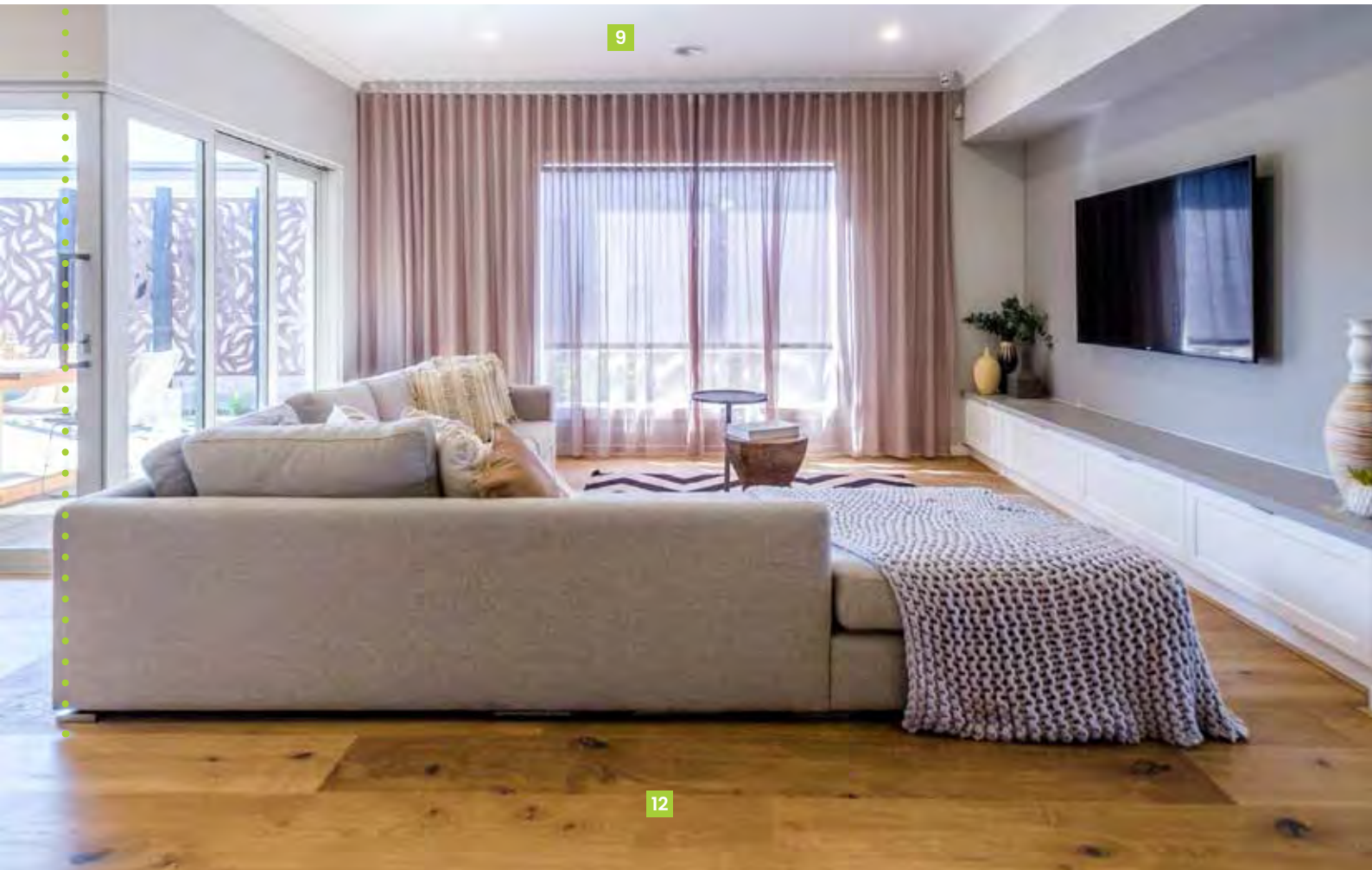
ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES



FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty