



WILLIAMS STREET

FUTURE STAGE 2

THIS PLAN IS A DRAFT ISSUE INTENDED TO ASSIST IN PRODUCING
MARKETING PLANS. ALL LEVELS, FILL, EASEMENTS AND LAYOUT
INFOMATION IS SUBJECT TO CHANGE THROUGH FINAL FUNCTIONAL
AUDITS AND DETAIL DESIGN

LEGEND:

EXISTING SURFACE LEVEL	E19.71
FINISHED SURFACE LEVEL	F19.46
FILL GREATER THAN 200mm	
EXCAVATION GREATER THAN 200mm	

EXISTING ESTATE

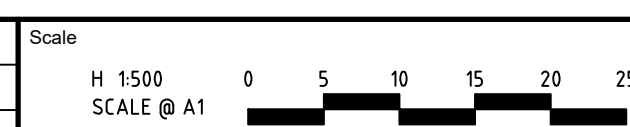
PARK STREET

CHapel STREET



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY. AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Rev	Amendments	Approved	Date



© Spiire Australia Pty Ltd All Rights Reserved
This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

spiire

10 MOORABOOL STRETT GEELONG
VICTORIA 3220 AUSTRALIA T 61 3 5249 6888
spiire.com.au ABN 55 050 029 635

Designed	Checked
Authorised	Date

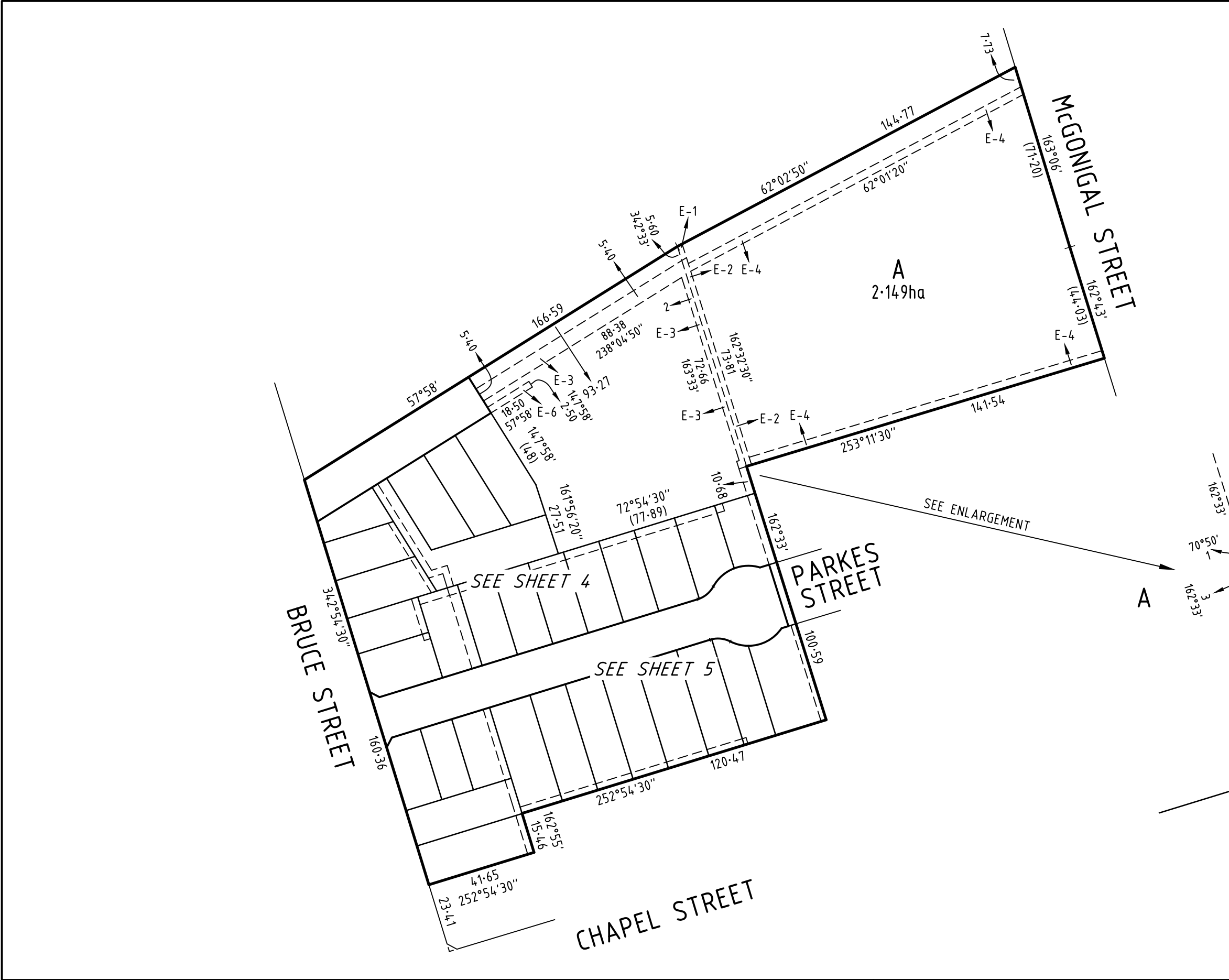
**36-52 BRUCE STREET
COLAC**
SALES PLAN
DETAILED DESIGN - SHEET 1
COLAC OTWAY SHIRE
TW PROJECTS

PRELIMINARY Drg No 310414-001C001 Rev C

PLAN OF SUBDIVISION				EDITION 1		PS913044P	
<div>LOCATION OF LAND</div> <div>PARISH: COLAC</div> <div>TOWNSHIP: COLAC</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 14 (PART), 15 (PART), 16 (PART) & 17 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 12142 FOL 486</div> <div>LAST PLAN REFERENCE: Lot A on PS822881E</div> <div>POSTAL ADDRESS: 36-52 BRUCE STREET (at time of subdivision) COLAC, 3250</div> <div>MGA 2020 CO-ORDINATES: E: 727 500 ZONE: 54 (of approx centre of land in plan) N: 5 741 130</div>							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Reserve No.1 has been omitted from this plan.</div> <div>Other purpose of this plan</div> <div>To remove that part of Easement E-3 as shown on PS822811E that lies within Road R-1 (Sheoak Court and Regdum Court), Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 24, Reserve No.2 & Reserve No.3 on this Plan.</div> <div>Grounds for Removal</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k) of the Subdivision Act 1988.</div>			
ROAD R-1		COLAC OTWAY SHIRE COUNCIL					
RESERVE No.2		COLAC OTWAY SHIRE COUNCIL					
RESERVE No.3		COLAC OTWAY SHITE COUNCIL					
NOTATIONS							
DEPTH LIMITATION : DOES NOT APPLY							
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. PP-254/2022-1</div> <div>This survey has been connected to permanent marks No(s). 64, 67 & 68</div> <div>In Proclaimed Survey Area No. 24</div>							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of			

				PS913044P	
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of	
E-1 & E-2	DRAINAGE AND SEWERAGE	1.83	Inst. 2325101	VOL. 8046 FOL. 239	
E-1 & E-2	DRAINAGE AND SEWERAGE	1.83	Inst. 2522788	VOL 8046 FOL. 240	
E-2	SEWERAGE	1.83	PS426320G	BARWON REGION WATER AUTHORITY	
E-2	DRAINAGE	1.83	PS426320G	COLAC OTWAY SHIRE COUNCIL	
E-3	SEWERAGE	SEE DIAGRAM	PS426320G	BARWON REGION WATER AUTHORITY	
E-3	DRAINAGE	SEE DIAGRAM	PS426320G	COLAC OTWAY SHIRE COUNCIL	
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	PS822881E Section 136 of the Water Act 1989	BARWON REGION WATER CORPORATION	
E-5	DRAINAGE	SEE DIAGRAM	THIS PLAN	COLAC OTWAY SHIRE COUNCIL	
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN Section 136 of the Water Act 1989	BARWON REGION WATER CORPORATION	
E-6	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN Section 136 of the Water Act 1989	BARWON REGION WATER CORPORATION	
E-7	GAS SUPPLY	SEE DIAGRAM	THIS PLAN Section 146 of the Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD A.C.N. 086 651 036	
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN Section 136 of the Water Act 1989	BARWON REGION WATER CORPORATION	
E-8	SEWERAGE	SEE DIAGRAM	PS426320G	BARWON REGION WATER AUTHORITY	
E-8	DRAINAGE	SEE DIAGRAM	PS426320G	COLAC OTWAY SHIRE COUNCIL	
E-8	DRAINAGE	SEE DIAGRAM	THIS PLAN	COLAC OTWAY SHIRE COUNCIL	
E-9	DRAINAGE	2	THIS PLAN	COLAC OTWAY SHIRE COUNCIL	
SURVEYOR'S FILE REF: 310414SV00			ORIGINAL SHEET SIZE: A3		
<div><div><div><div></div><div></div></div><div>spiire</div></div><div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div></div>			Licensed Surveyor: Lyall Murray Timms Version: 6		SHEET 2

PS913044P



SURVEYOR'S FILE REF: 310414SV00



spiire 10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

SCALE
1: 1500

15 0 15 30 45 60

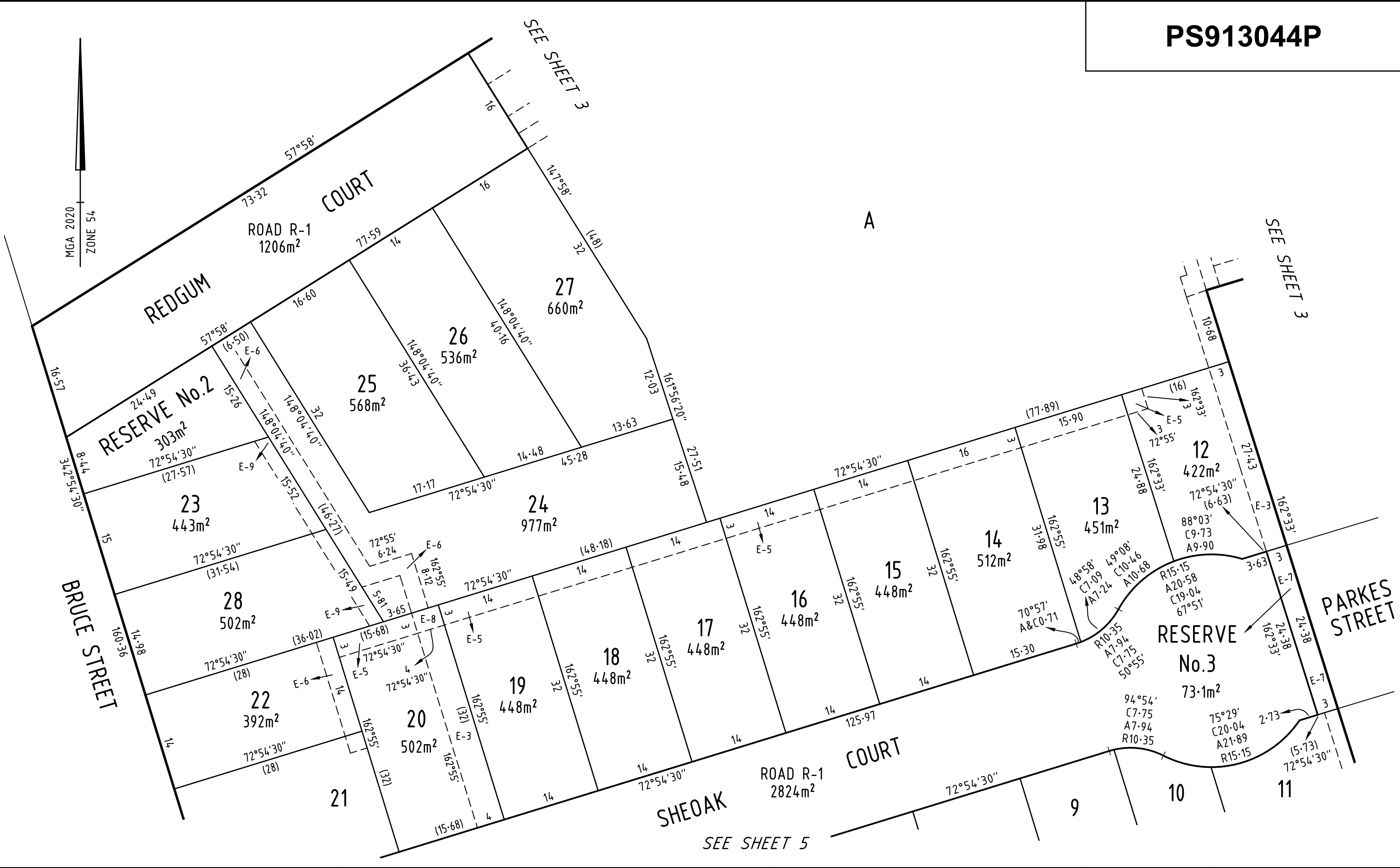
LENGTHS ARE IN METRES



Licensed Surveyor: Lyall Murray Timms
Version: 6

ORIGINAL SHEET
SIZE: A3

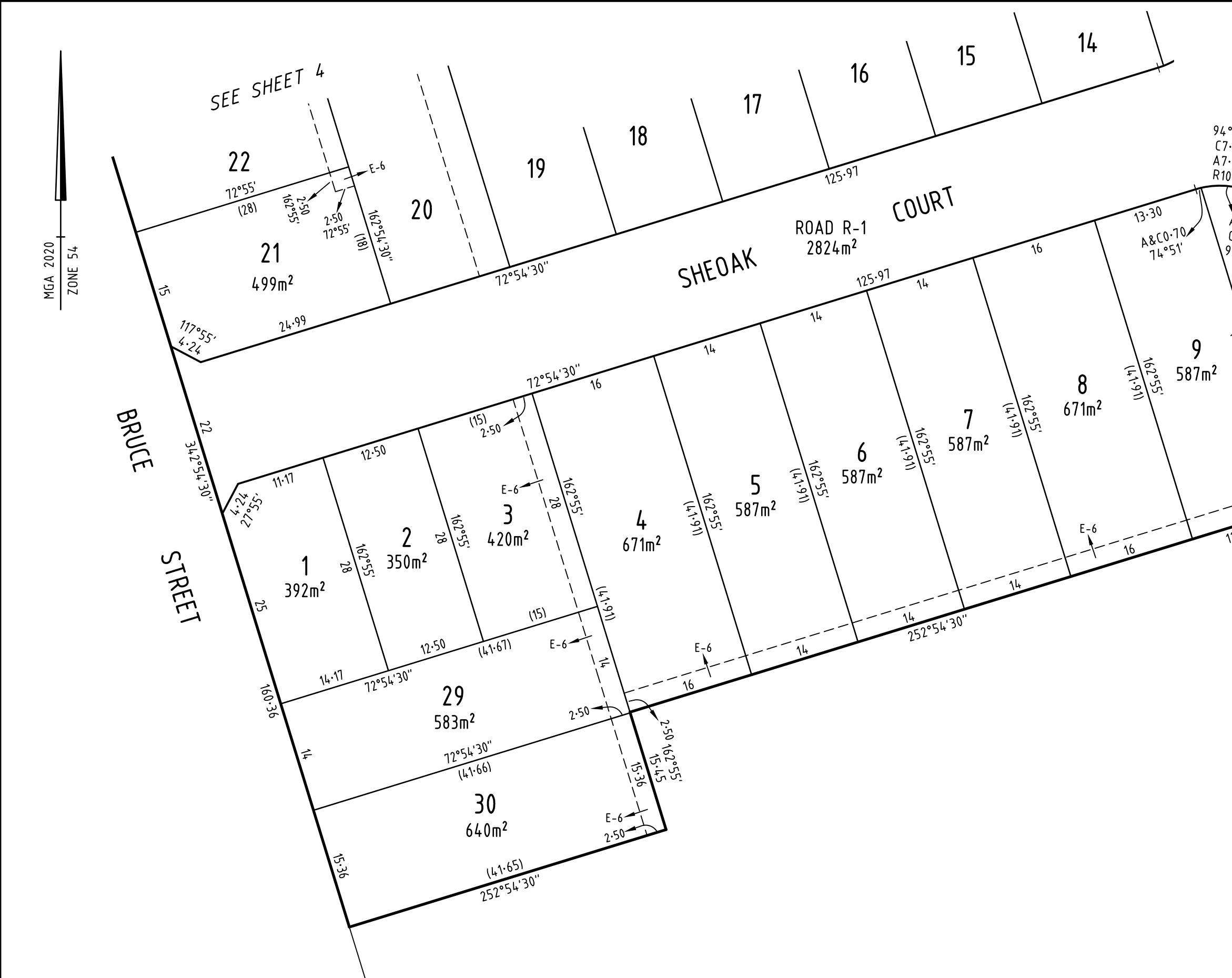
SHEET 3



SURVEYOR'S FILE REF: 310414SV00		<div>SCALE 1: 500</div> <div><div><div>5</div><div>0</div><div>5</div><div>10</div><div>15</div><div>20</div></div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 4
<div><div><div>spiire</div><div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div></div></div>				

Licensed Surveyor: Lyall Murray Timms
Version: 6

PS913044P



SURVEYOR'S FILE REF: 310414SV00

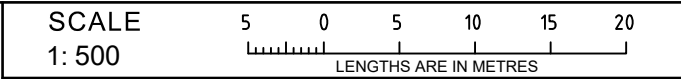
spiire 10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

spiire 10 Moorabool Street
PO Box 4032
Geelong Vic 3220
T 61 3 5249 6888
spiire.com.au

SCALE
1: 500

5 0 5 10 15 20

LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

SHEET 5

Licensed Surveyor: Lyall Murray Timms
Version: 6

CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as setout in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

The following restrictions are to be create upon registration of this plan.

RESTRICTION A

The following restriction is to be created upon registration of this plan:

Land to Benefit: Lots 1 to 30 (all inclusive) on this plan.

Land to be Burdened: Lots 3 to 24 (all inclusive) and Lots 29 & 30 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lot must not:

- 1. Build or permit to be built any building(s) that does not provide 1.0 metre clear horizontal access along the full length of a minimum one side of the lot, for the purpose of access to sewer by Barwon Water.

RESTRICTION B

The following restriction is to be create upon the registration of this plan:

Land to Benefit: Lots 1 to 30 (all inclusive) on this plan.

Land to be Burdened: Lots 1 to 30 (all inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lot must not:

- 1. (a) Be used or developed unless in accordance with the plans approved by the Design Panel and the provisions set out in the Lakeside Design Guidelines; and

 (b) The burdened land must not be used or developed unless in accordance with the Memorandum of Common Provisions with the dealing number AA....

Expiry of Restriction B:

1st of January 2033

