



INFO TO CLIENT ONLY
SUGGESTED LOTS TO HOLD
3, 4, 22 TO 26 (NOT ON PLAN)

THIS PLAN IS A DRAFT ISSUE INTENDED TO ASSIST IN PRODUCING
MARKETING PLANS. ALL LEVELS, FILL, EASEMENTS AND LAYOUT
INFORMATION 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

WILLIAMS STREET

EXISTING ESTATE

BRUCE STREET

ROAD A

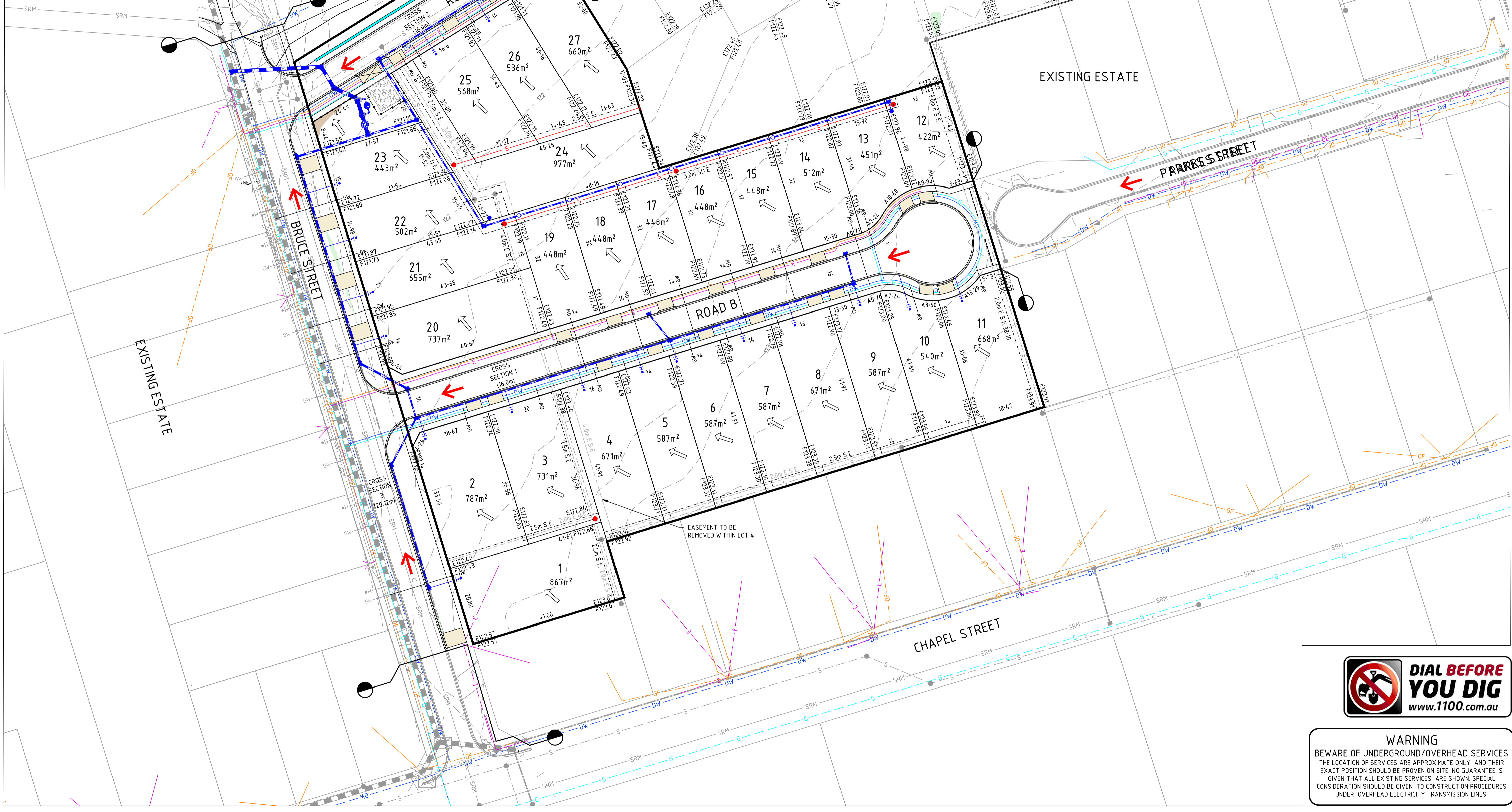
ROAD B

EXISTING ESTATE

PARKES STREET

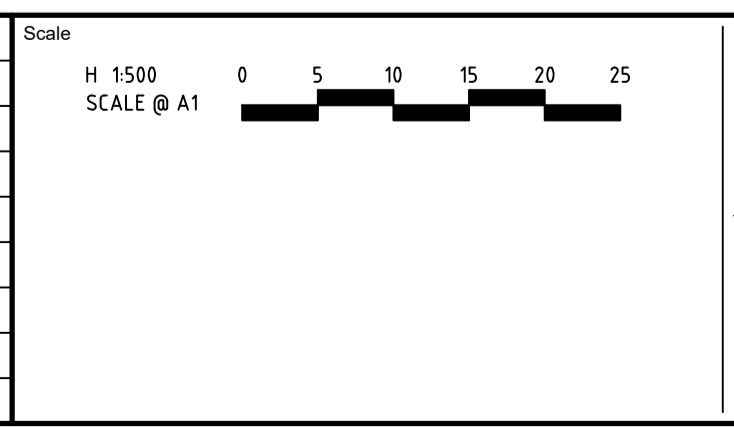
CHAPEL STREET

FUTURE STAGE 2



file name: 310414-001C_Sales_Plan_1.dwg, layout: name: C001, file location: G:\310414\001\DWG\310414-001C_Sales_Plan_1.dwg, date: 20/08/2023 3:58 PM, sheet: ### of ### sheets

Rev	Amendments	Approved	Date



ISO 9001
ISO 45001
ISO 14001
System Certified

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Designed _____ Checked _____
Authorised _____ Date _____

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

PRELIMINARY Dwg No **310414-001C001** Rev **C**

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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.

PLAN OF SUBDIVISION		EDITION 1	PS913044P	
LOCATION OF LAND PARISH: COLAC TOWNSHIP: COLAC SECTION: CROWN ALLOTMENT: 14 (PART), 15 (PART), 16 (PART) & 17 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 12142 FOL 486 LAST PLAN REFERENCE: Lot A on PS822881E POSTAL ADDRESS: 36-52 BRUCE STREET (at time of subdivision) COLAC, 3250 MGA 2020 CO-ORDINATES: E: 727 500 ZONE: 54 (of approx centre of land in plan) N: 5 741 130				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Reserve No.1 has been omitted from this plan. <u>Other purpose of this plan</u> 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. <u>Grounds for Removal</u> By consent of the relevant authority under the powers of Section 6(1)(k) of the Subdivision Act 1988.		
ROAD R-1	COLAC OTWAY SHIRE COUNCIL			
RESERVE No.2	COLAC OTWAY SHIRE COUNCIL			
RESERVE No.3	COLAC OTWAY SHIRE COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PP-254/2022-1 This survey has been connected to permanent marks No(s). 64, 67 & 68 In Proclaimed Survey Area No. 24				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
LAKESIDE ESTATE - STAGE 1 (30 LOTS)			AREA OF STAGE - 2.039ha	
 10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au		SURVEYORS FILE REF: 310414SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 6		SHEET 1 OF 6

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

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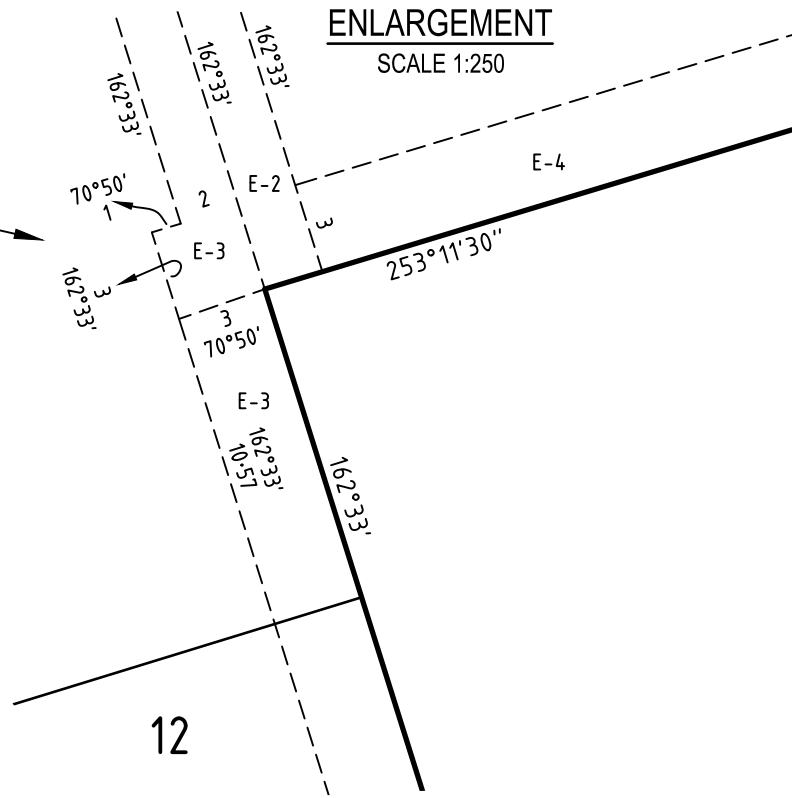
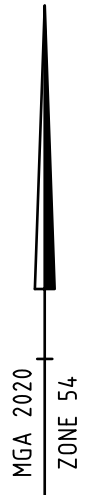
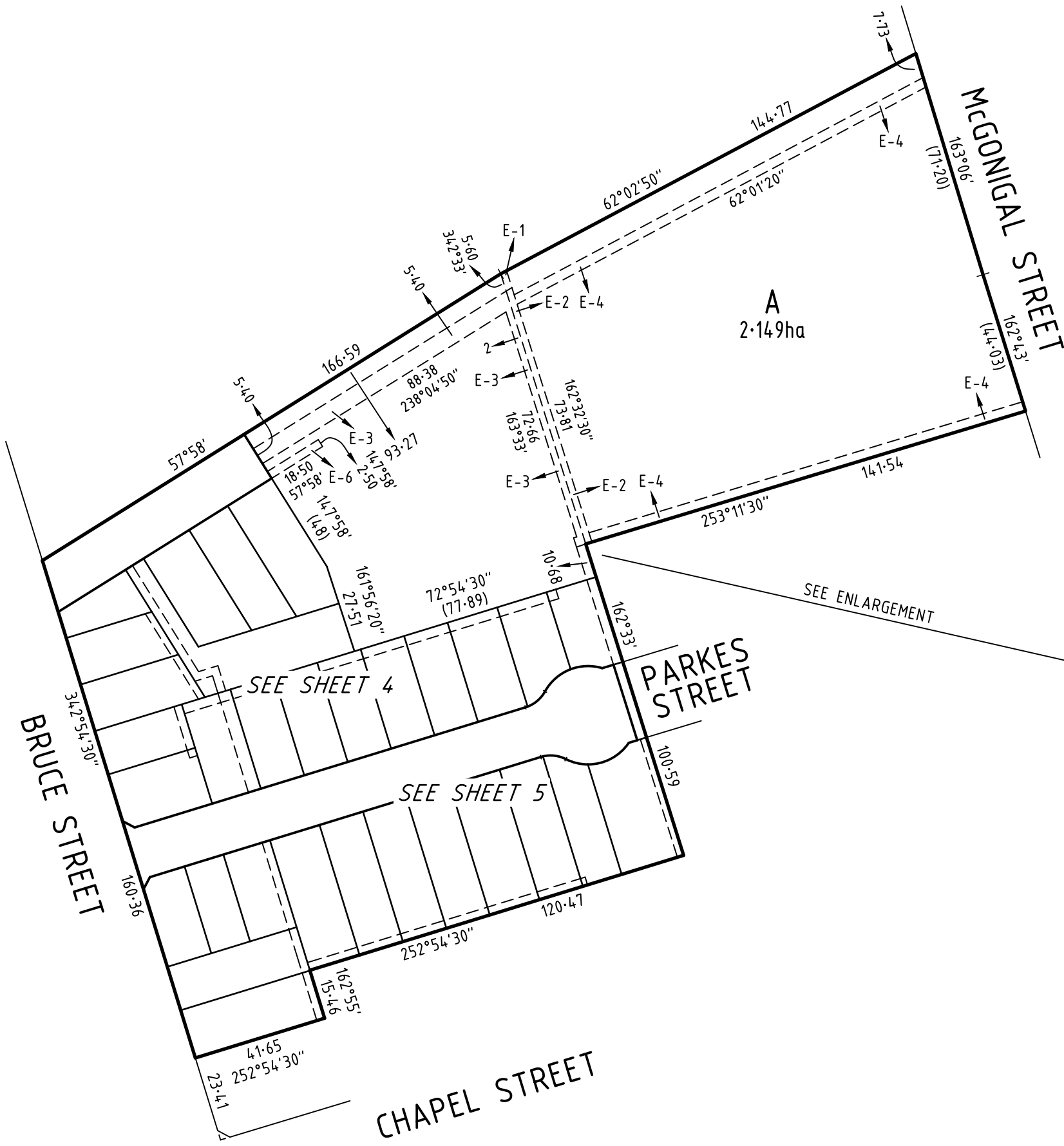
ORIGINAL SHEET
SIZE: A3

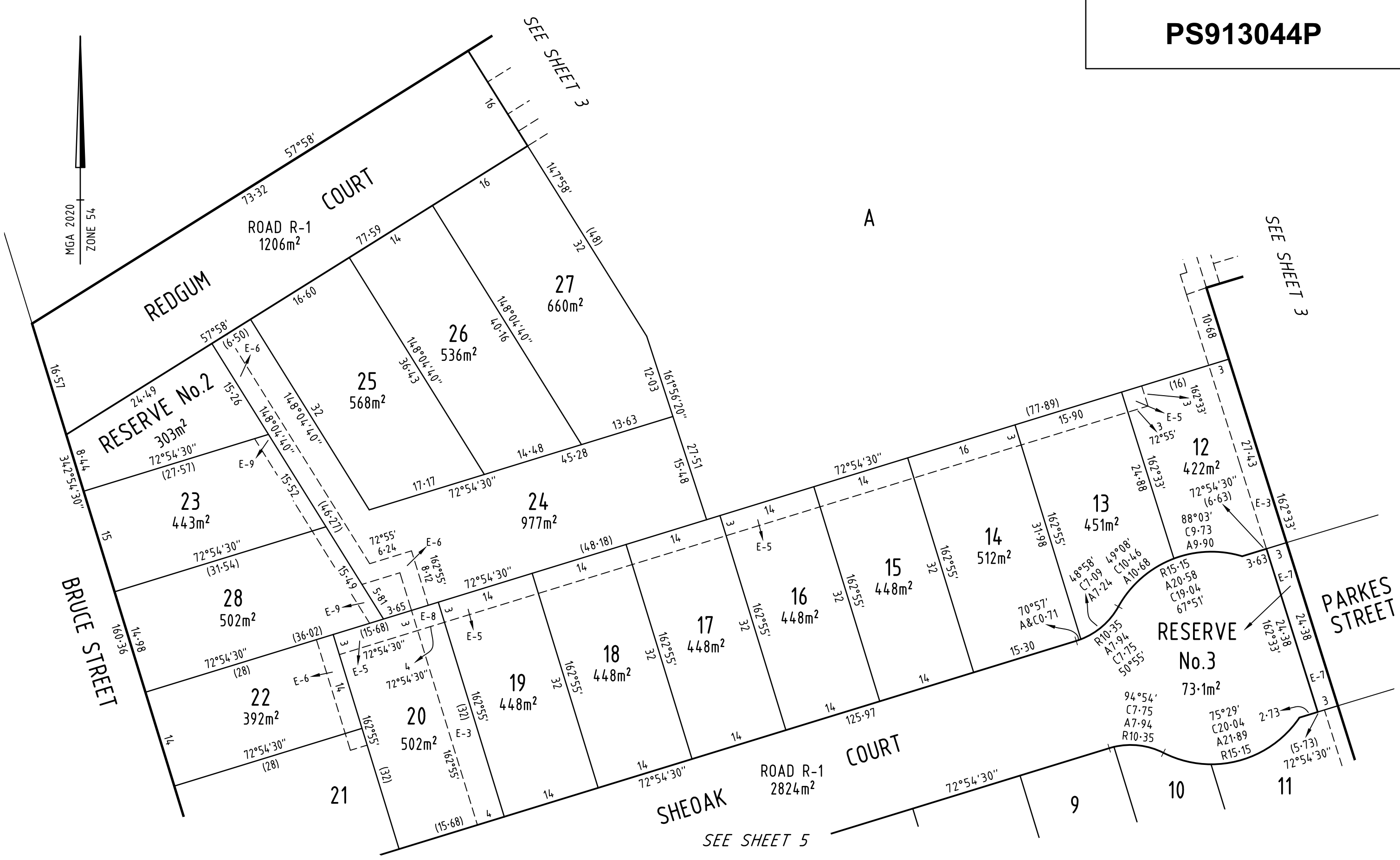
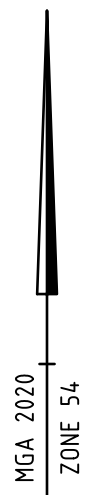
SHEET 2



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SEE SHEET 3
SEE SHEET 5

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES
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Version: 6

ORIGINAL SHEET SIZE: A3
SHEET 4

MGA 2020
ZONE 54



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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 set out 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



-  **The Botanical Precinct**
-  **The Lake Precinct**



Masterplan layout including landscaping and location of crossovers is indicative only and subject to change.