



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

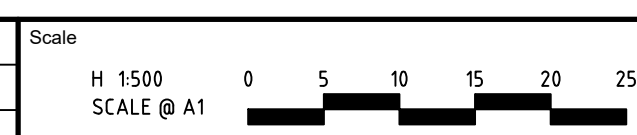
A close-up photograph of a road sign for 'PARK STREET'. The sign is white with black lettering. Below the street name, there are lane markings: a dashed line on the left, a solid line in the middle, and a dashed line on the right. The word 'PARK STREET' is written in large, bold, black capital letters. Below it, the word 'LANE' is written in smaller, black capital letters. The sign is mounted on a metal post. The background shows a road with lane markings and a building in the distance.

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



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spiire

10 MOORABOOL STRETT GEELONG
VICTORIA 3220 AUSTRALIA T 61 3 5249 6888
spiire.com.au ARN 55 050 029 631

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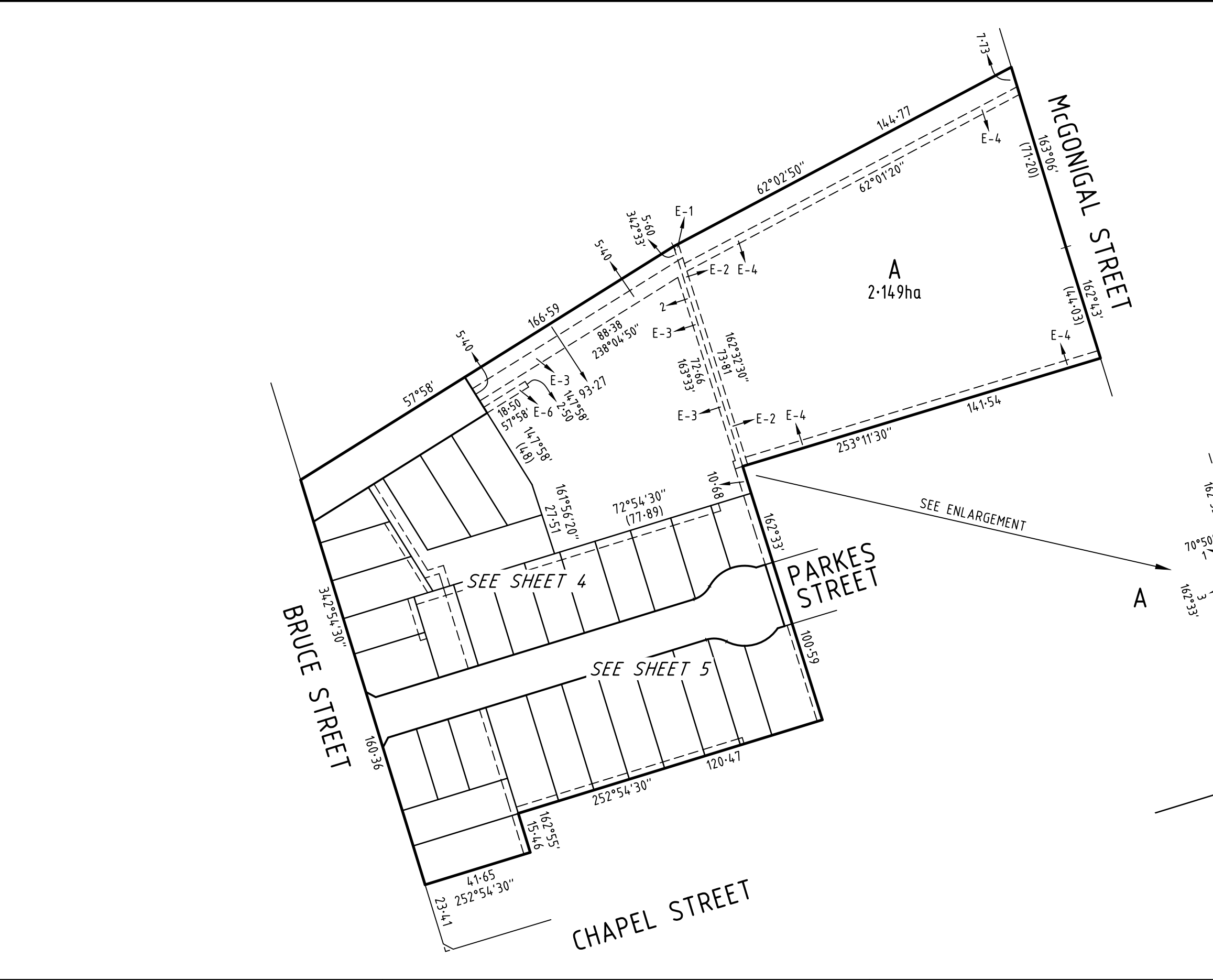
**36-52 BRUCE STREET
COLAC**
**SALES PLAN
DETAILED DESIGN - SHEET 1**
**COLAC OTWAY SHIRE
TW PROJECTS**

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			
		SEE SHEET 2 FOR EASEMENT INFORMATION					
LAKESIDE ESTATE - STAGE 1 (30 LOTS)				AREA OF STAGE - 2.039ha			
<div>spiire</div> <div>10 Moorabool Street PO Box 4032 Geelong Vic 3220 T 61 3 5249 6888 spiire.com.au</div>			SURVEYORS FILE REF: 310414SV00		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6
			Licensed Surveyor: Lyall Murray Timms Version: 6				

				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		
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PS913044P



SURVEYOR'S FILE REF: 310414SV00



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SCALE
1: 1500

15 0 15 30 45 60

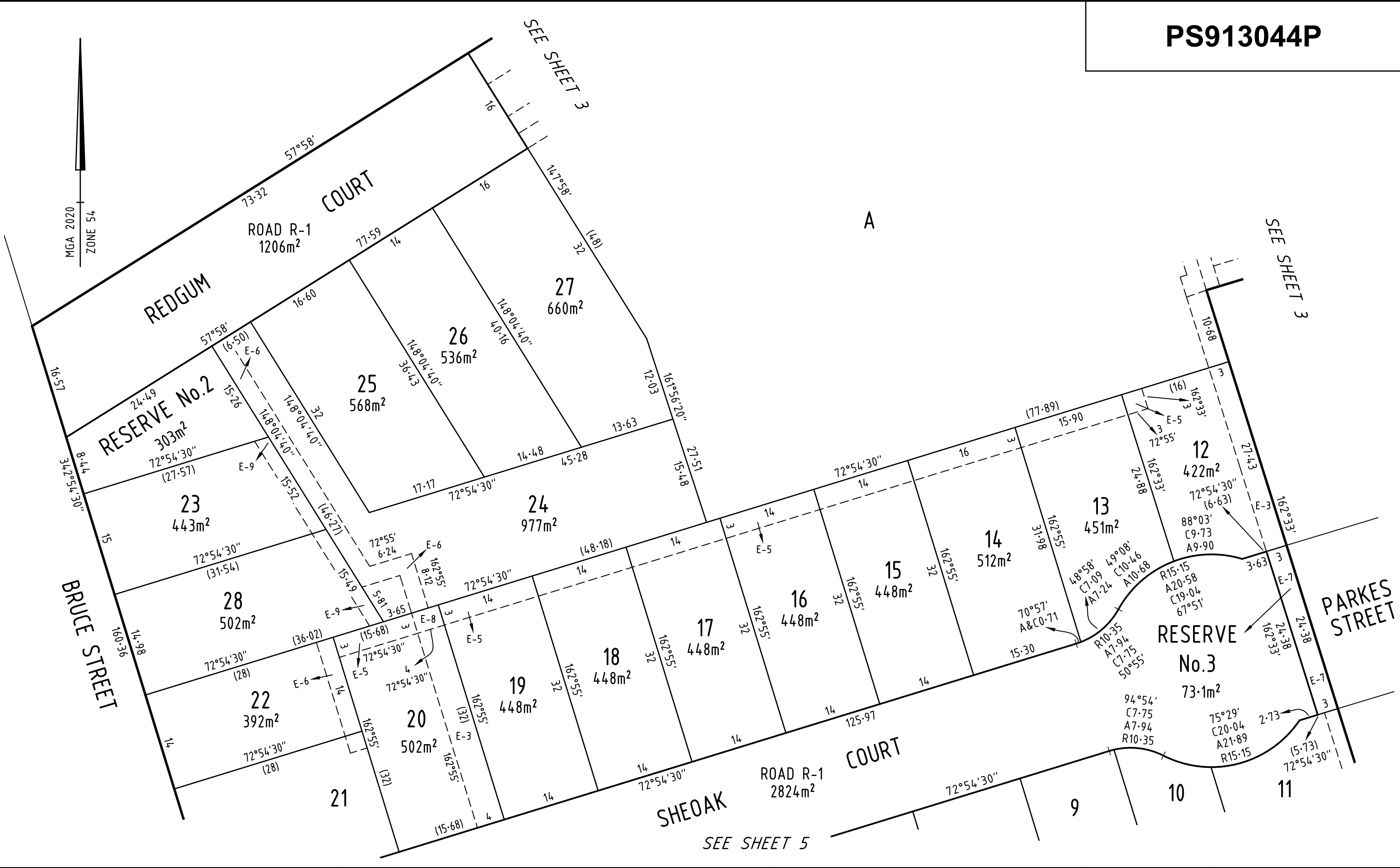
LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

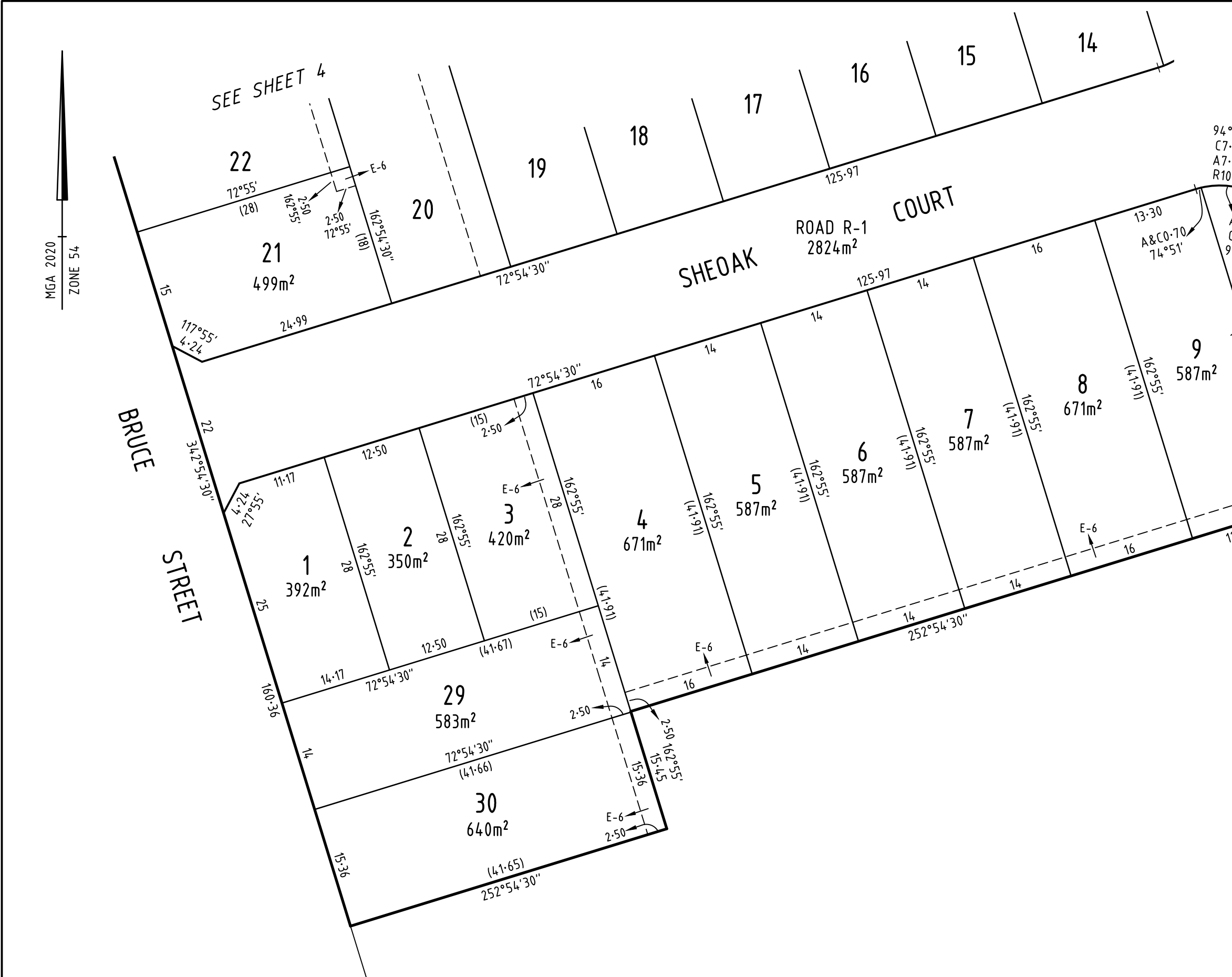
SHEET 3

Licensed Surveyor: Lyall Murray Timms
Version: 6



SURVEYOR'S FILE REF: 310414SV00		SCALE 1: 500 <div><div></div><div>505101520</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 4
<div><div>spiire</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		

PS913044P



SURVEYOR'S FILE REF: 310414SV00

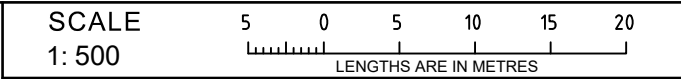
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SCALE
1: 500

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 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



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

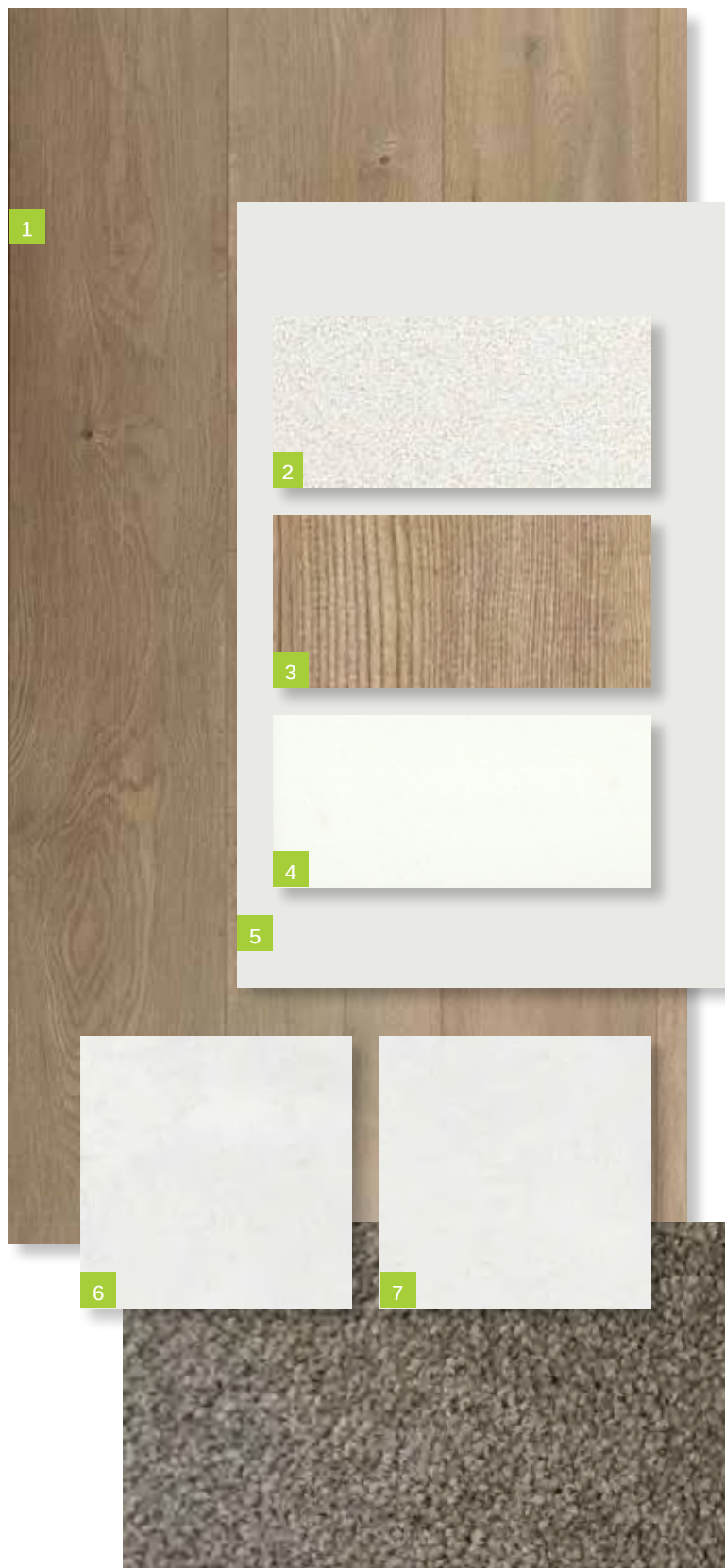
Masterplan layout including landscaping and location of crossovers is indicative only and subject to change.





INTERNAL COLOURS

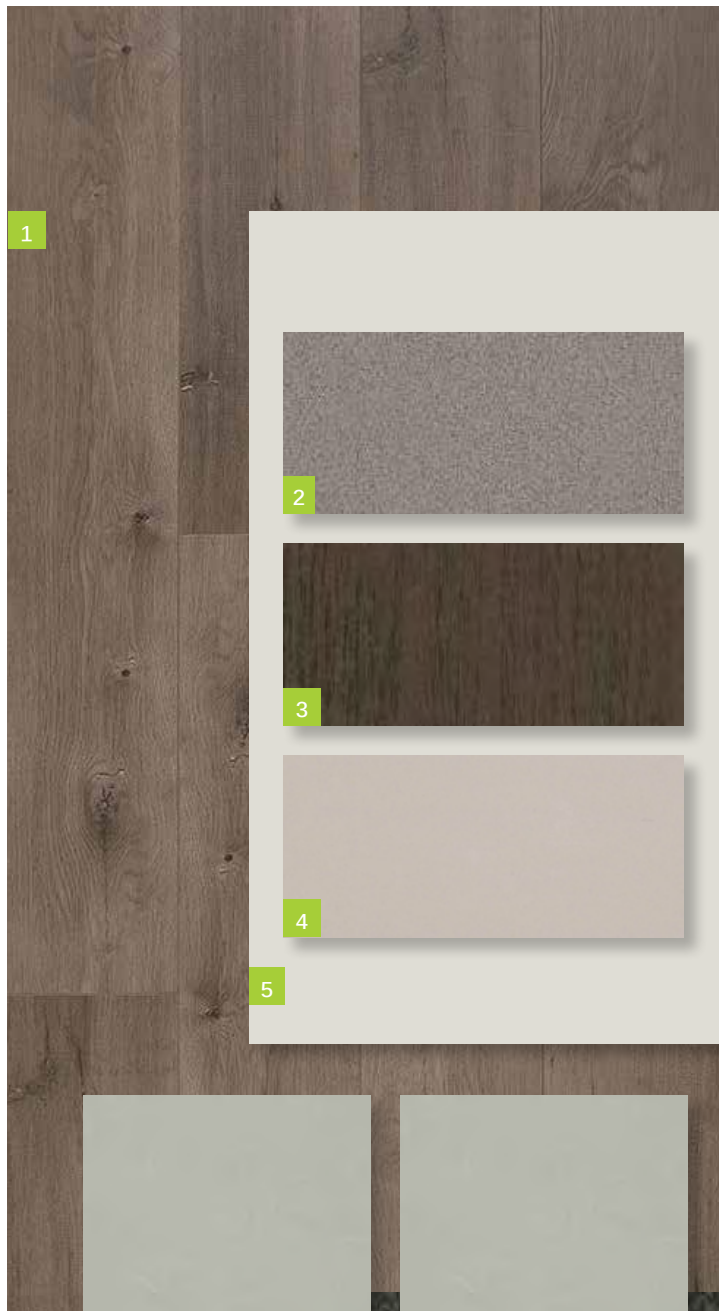
INTERNAL COLOUR SELECTION ALPINE



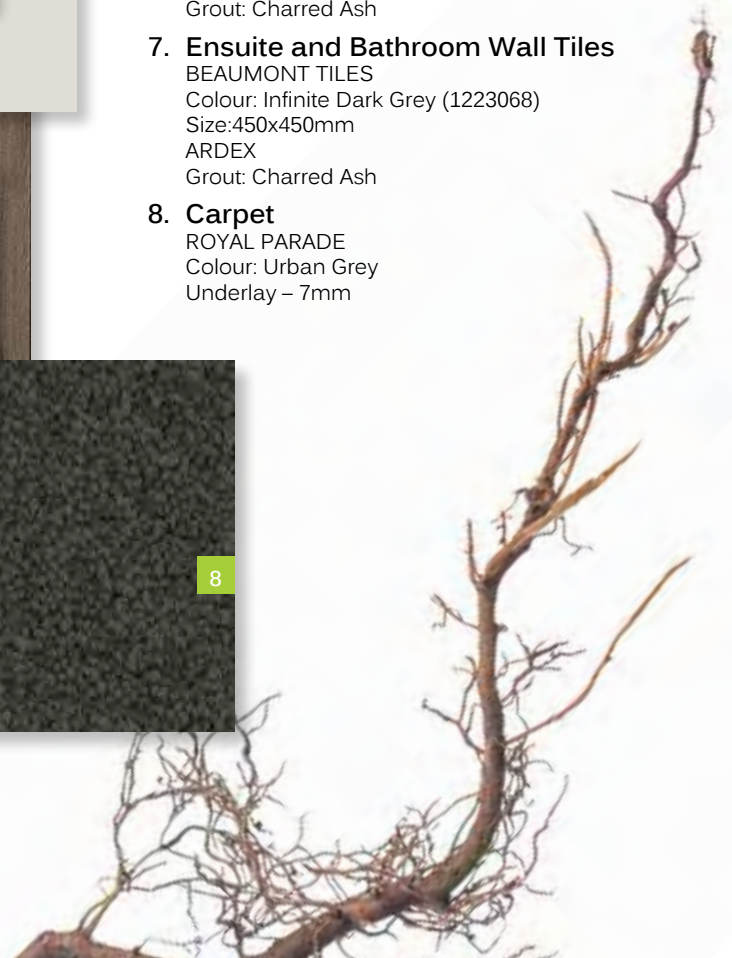
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
4. **Splashback**
BEAUMONT TILES
Colour: 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

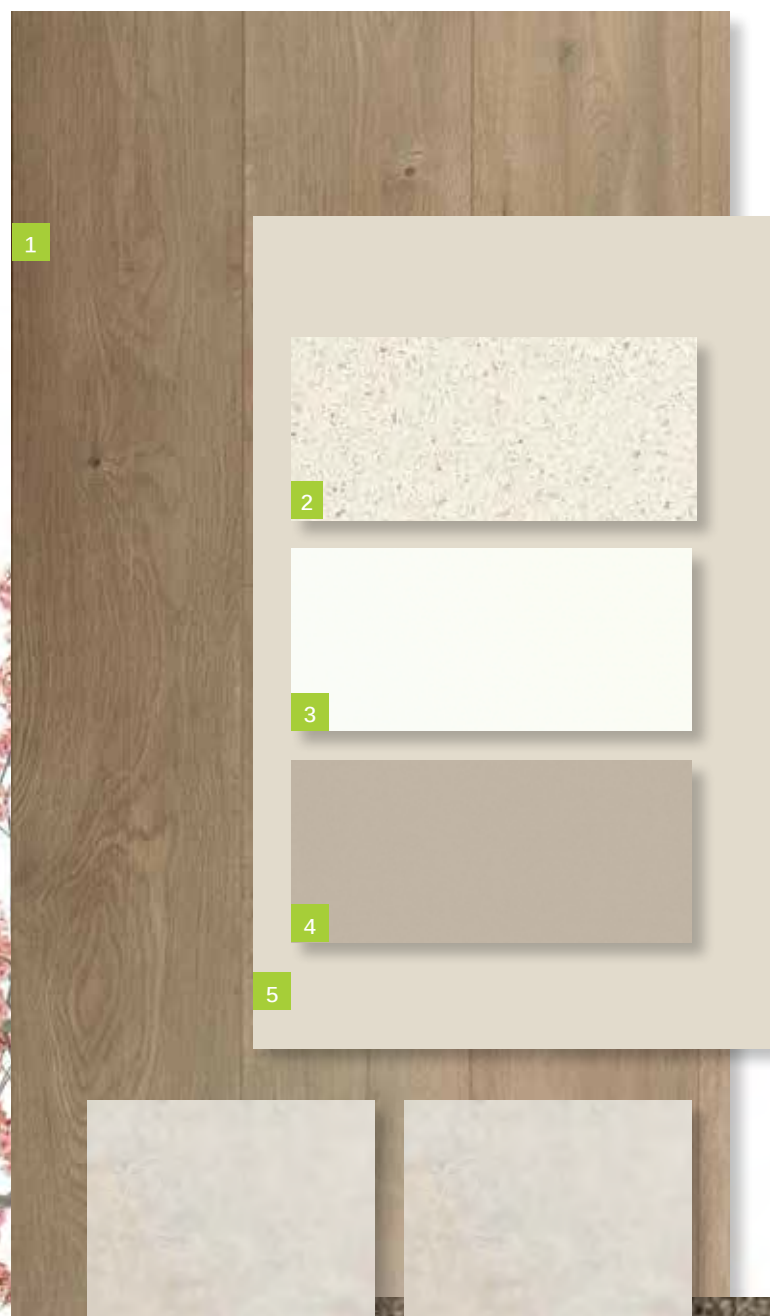


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: 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



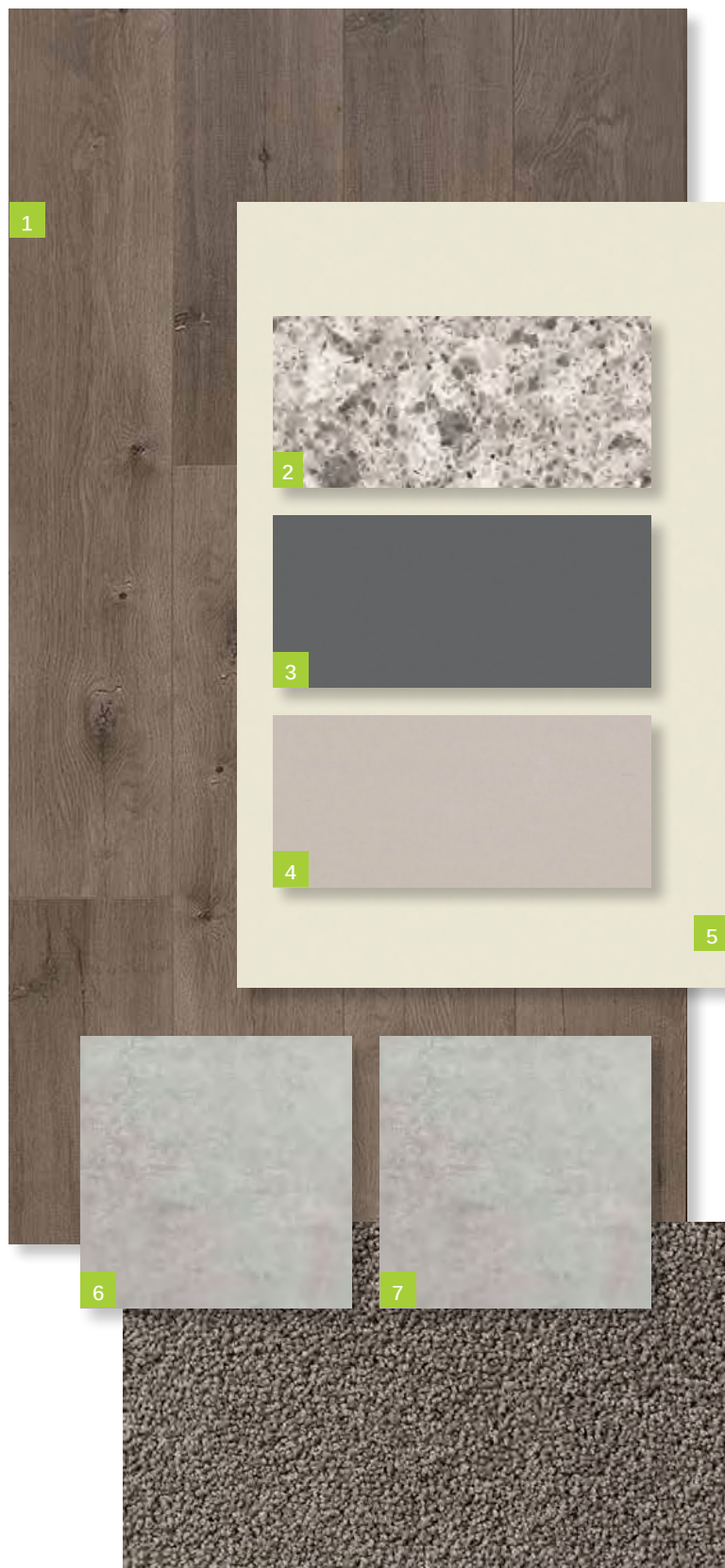
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
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



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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
Size: 450x45
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird
Underlay –





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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

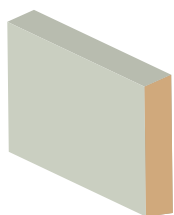
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

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

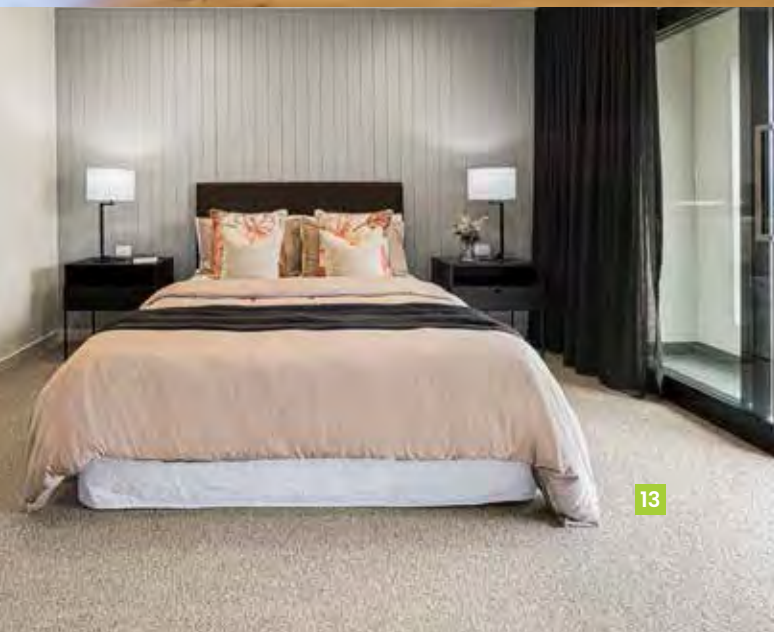
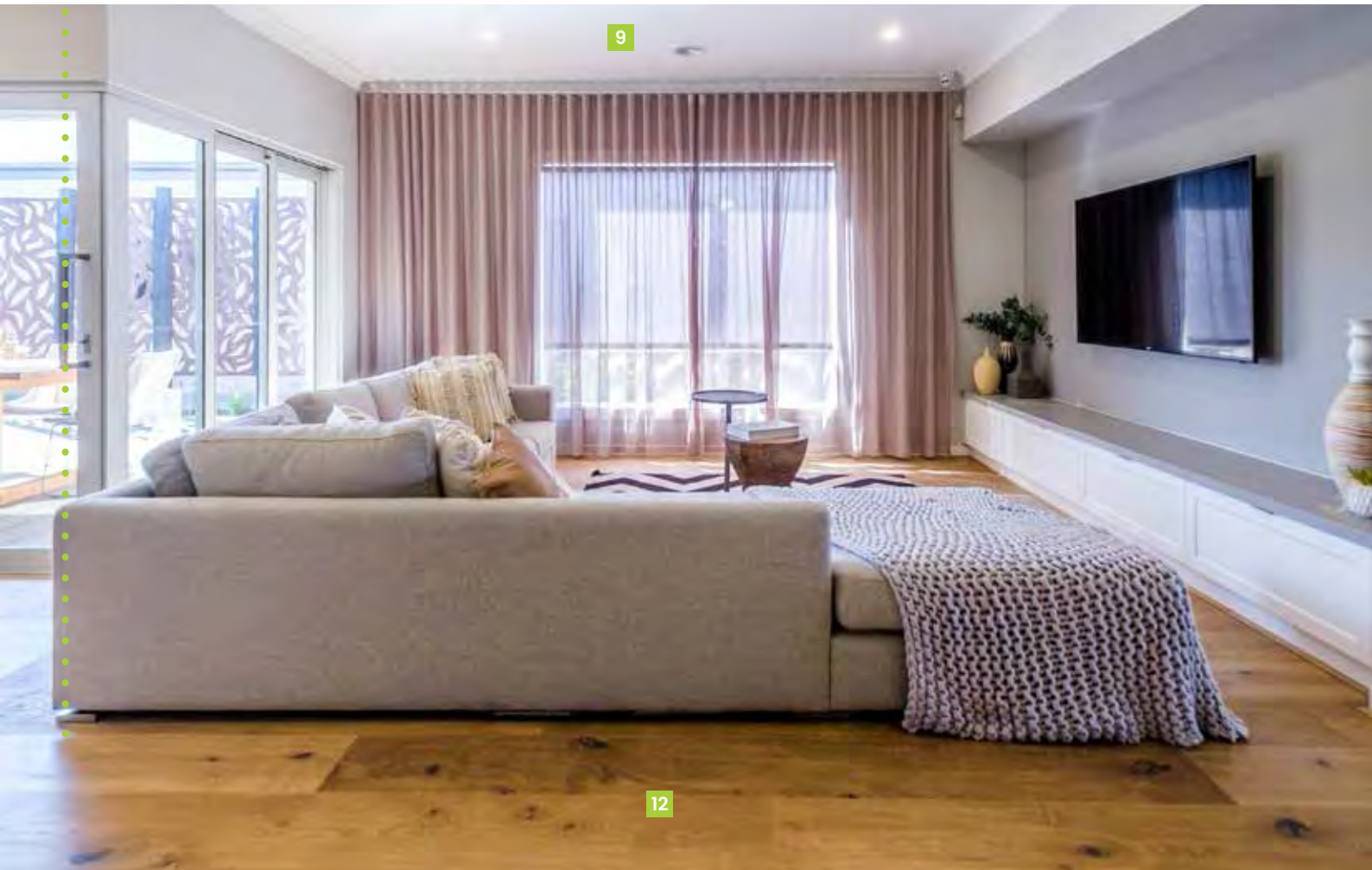
ENERGY EFFICIENCY

- 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