



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

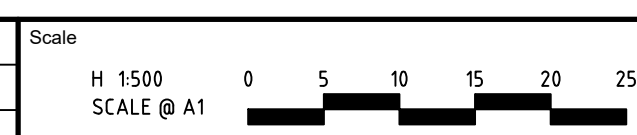
A close-up photograph of a road sign for 'PARK STREET'. The sign is white with black lettering. Below the street name, there are lane markings: a dashed line on the left, a solid line in the middle, and a dashed line on the right. The word 'PARK STREET' is written in large, bold, black capital letters. 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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10 MOORABOOL STRETT GEELONG  
VICTORIA 3220 AUSTRALIA T 61 3 5249 6888  
spire.com.au ARN 55 050 029 635

Designed	Checked
Authorised	Date

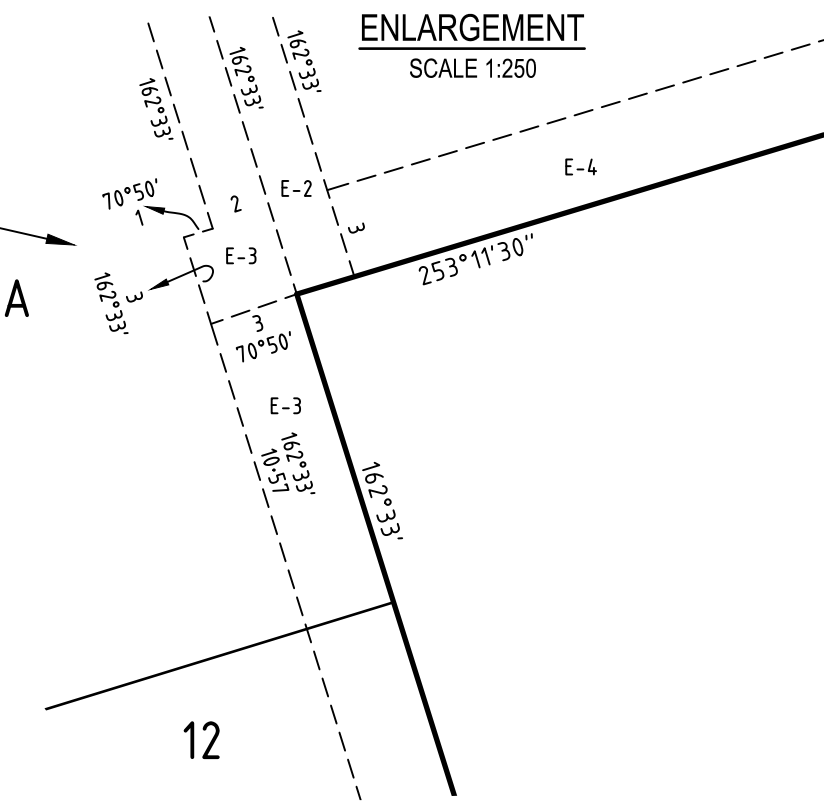
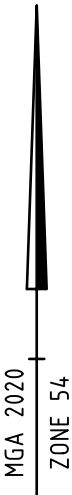
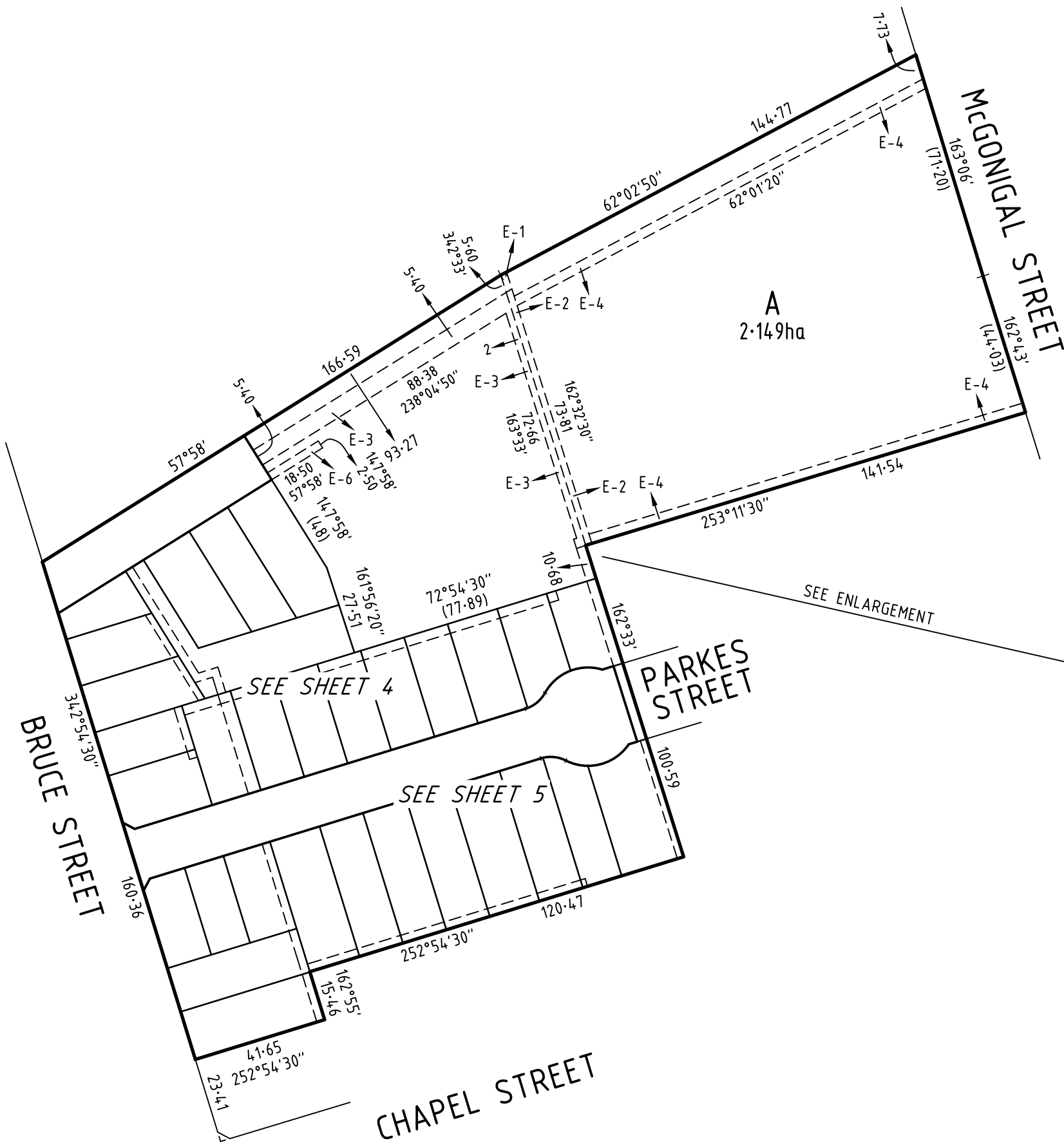
**36-52 BRUCE STREET  
COLAC**  
**SALES PLAN**  
**DETAILED DESIGN - SHEET 1**  
**COLAC OTWAY SHIRE**  
**TW PROJECTS**

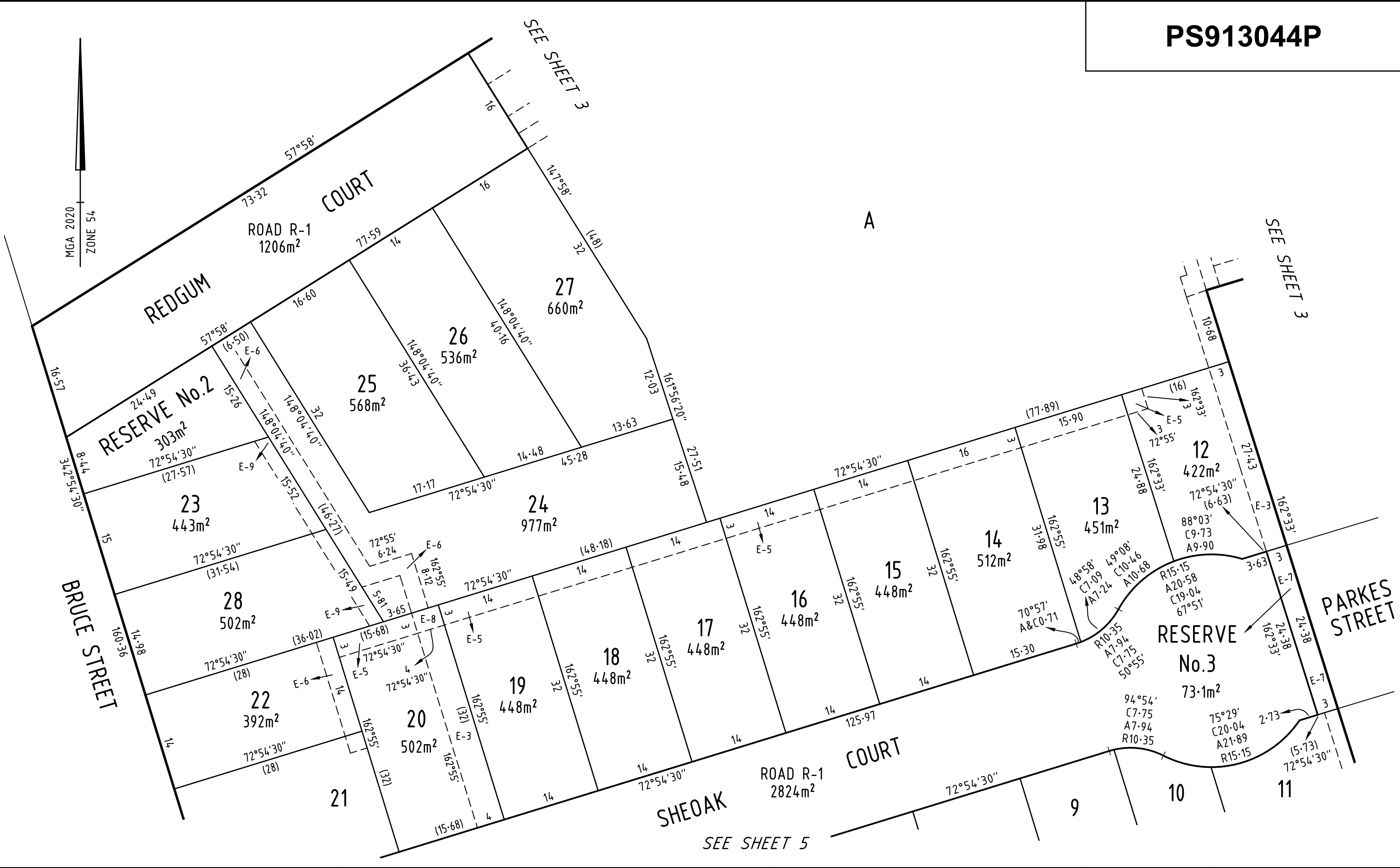
**PRELIMINARY** Drg No 310414-001C001 Rev C



[illegible]

				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		SHEET 2
<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		





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		

MGA 2020  
ZONE 54



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

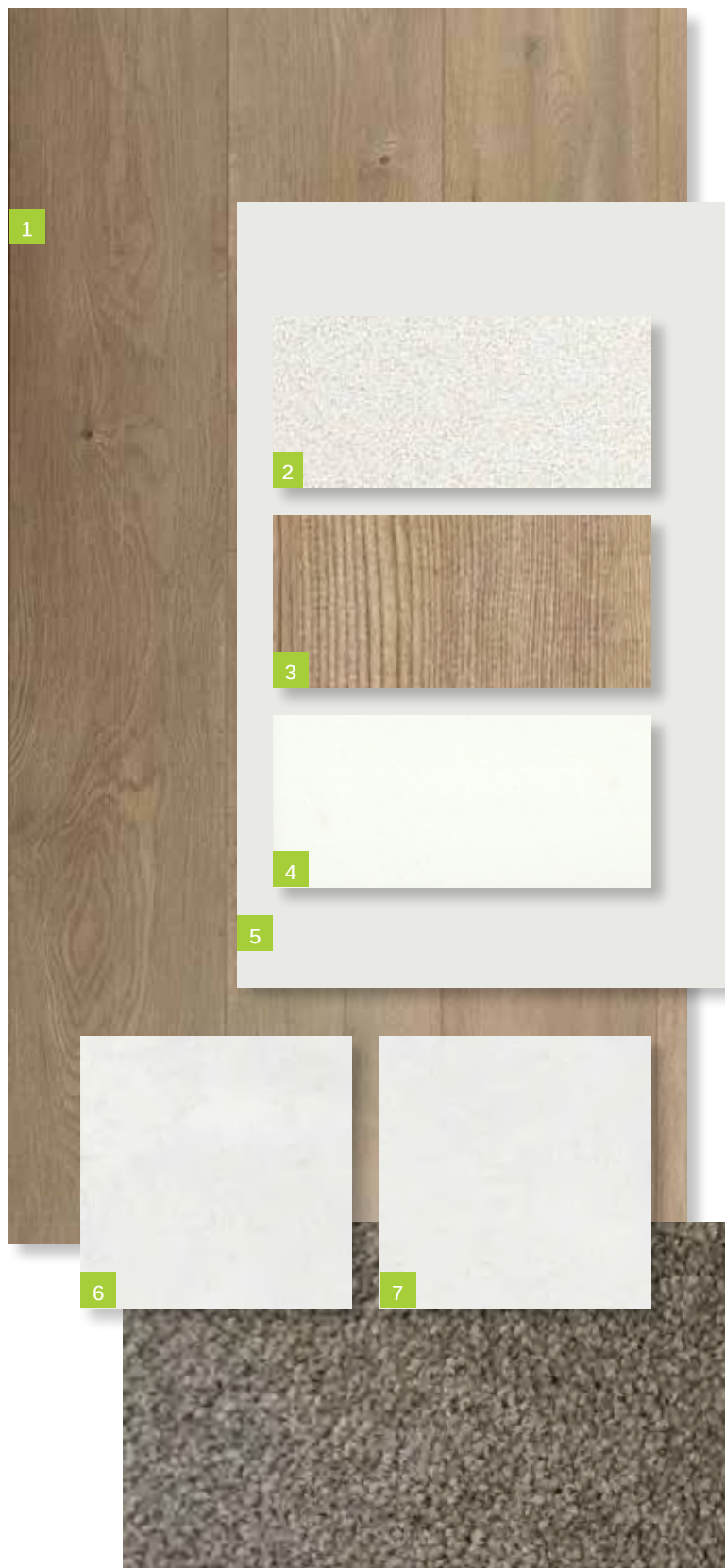




# INTERNAL COLOURS



# INTERNAL COLOUR SELECTION ALPINE



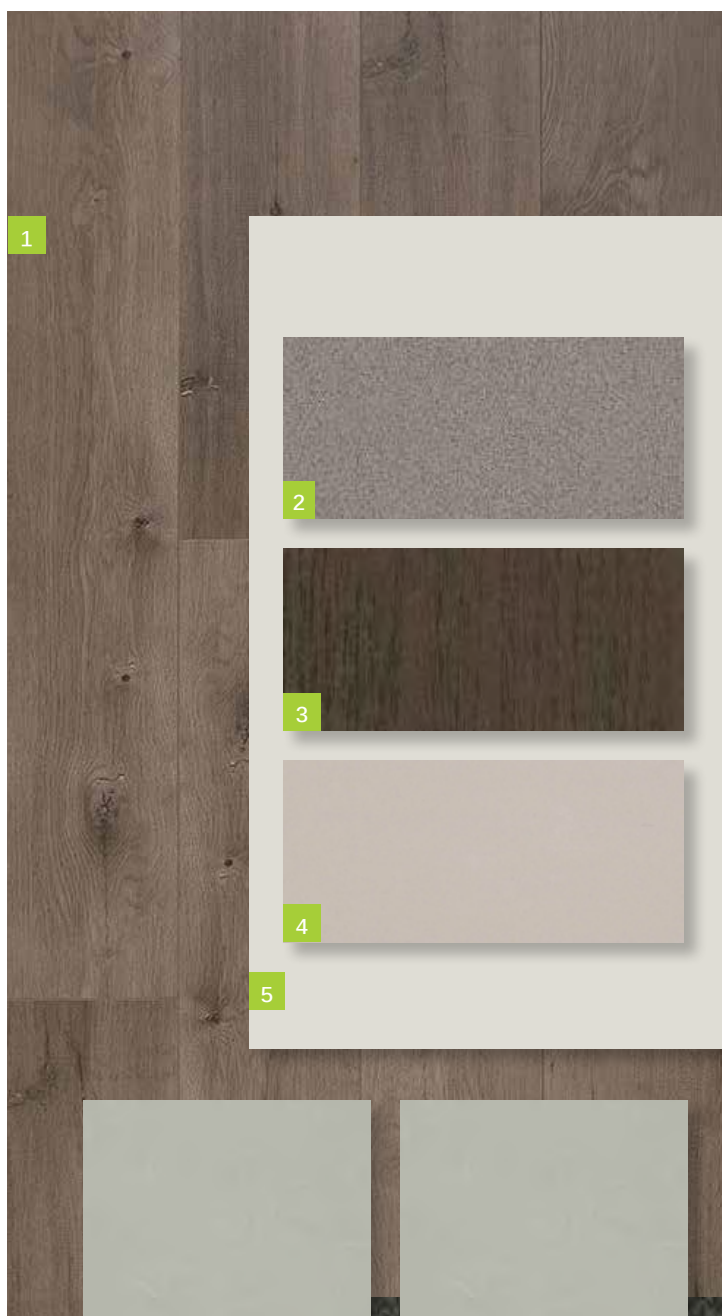
1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 3141 Osprey
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Mocha Firewood
4. **Splashback**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



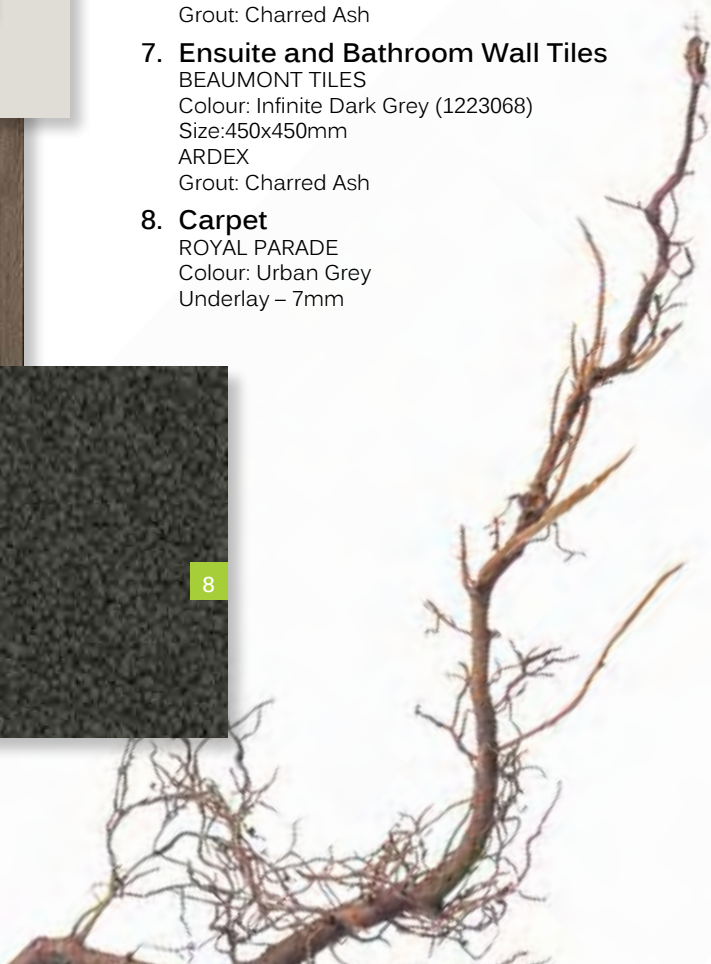




# INTERNAL COLOUR SELECTION BASALT



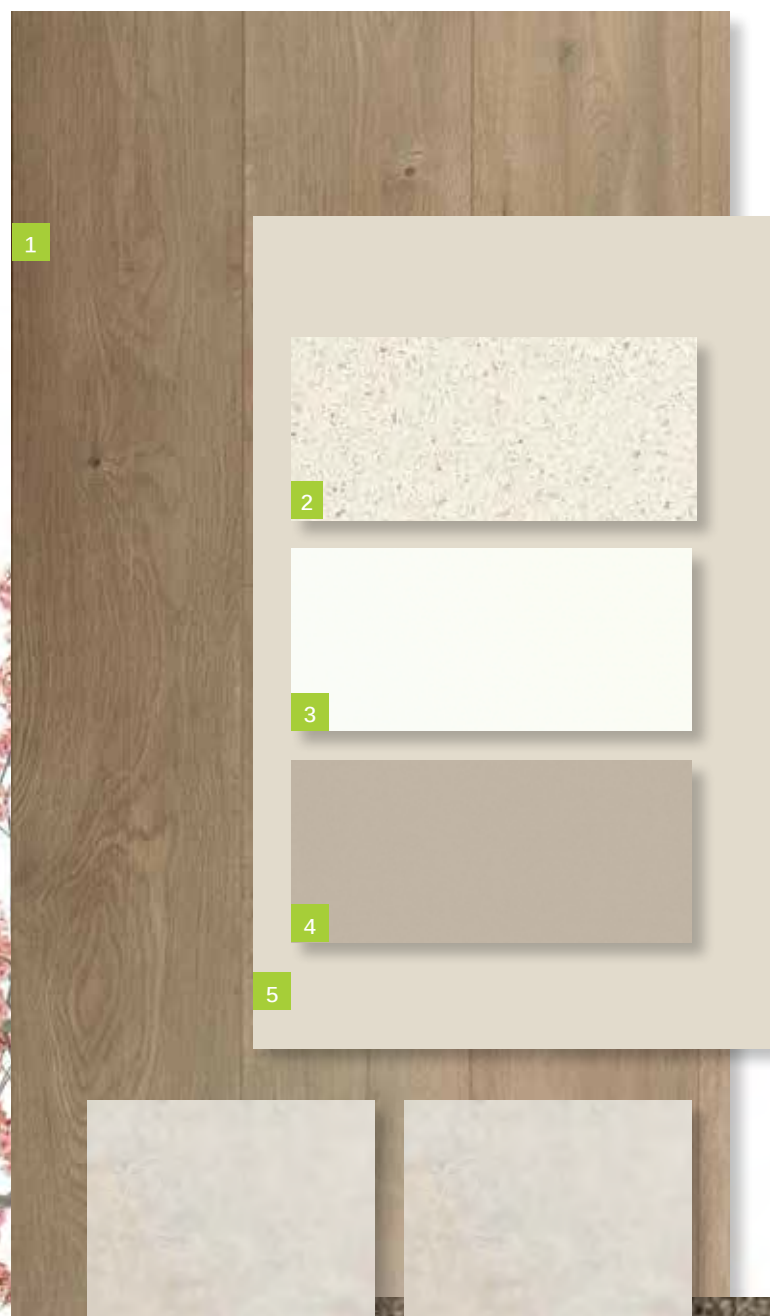
- 1. Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
- 2. Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 2040 Urban
- 3. Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velour Finish  
Square Edge ABS Edging  
Colour: Bodega Oak 1009
- 4. Splashback**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

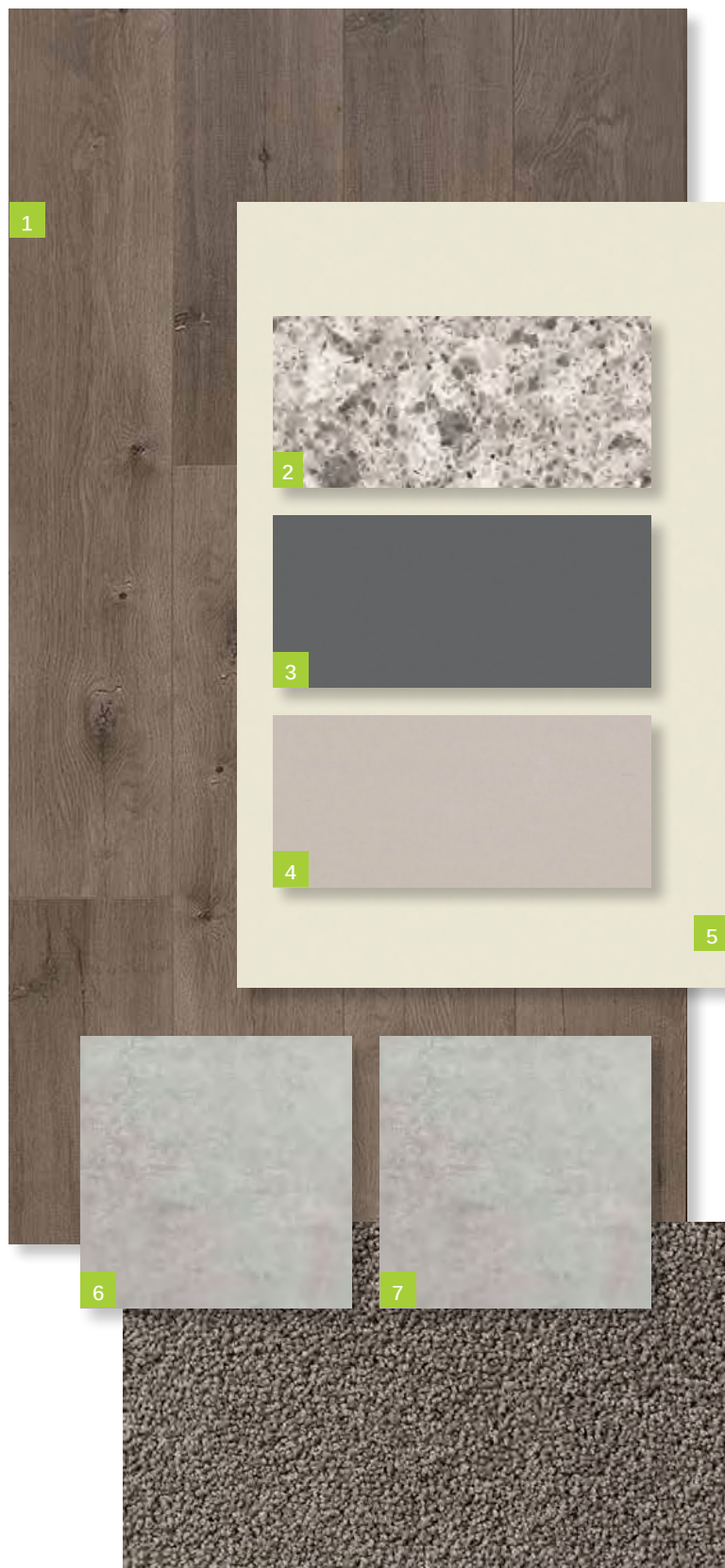


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# INTERNAL COLOUR SELECTION STORM



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 Grey (79931)  
Size: 450x450mm  
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

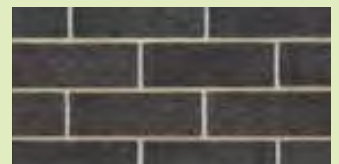
- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and 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

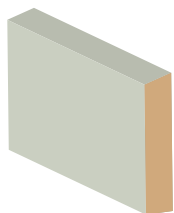
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

## 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

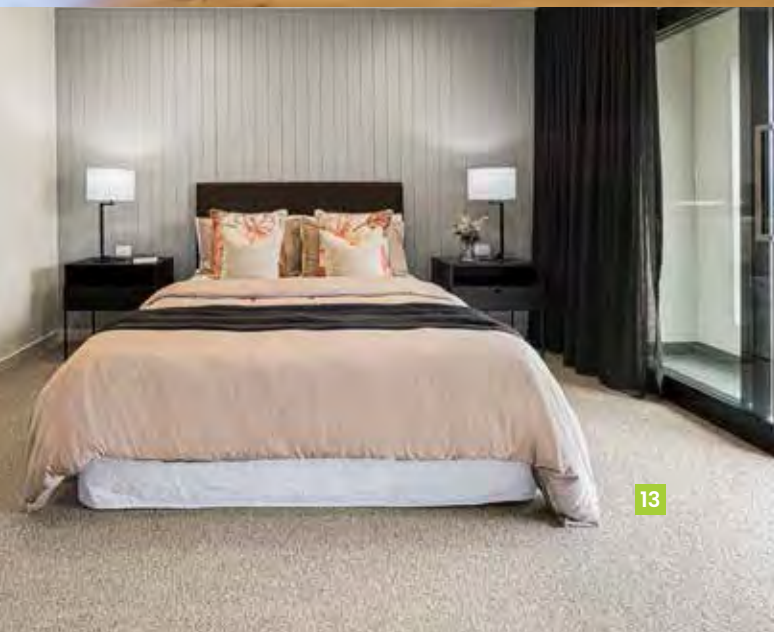
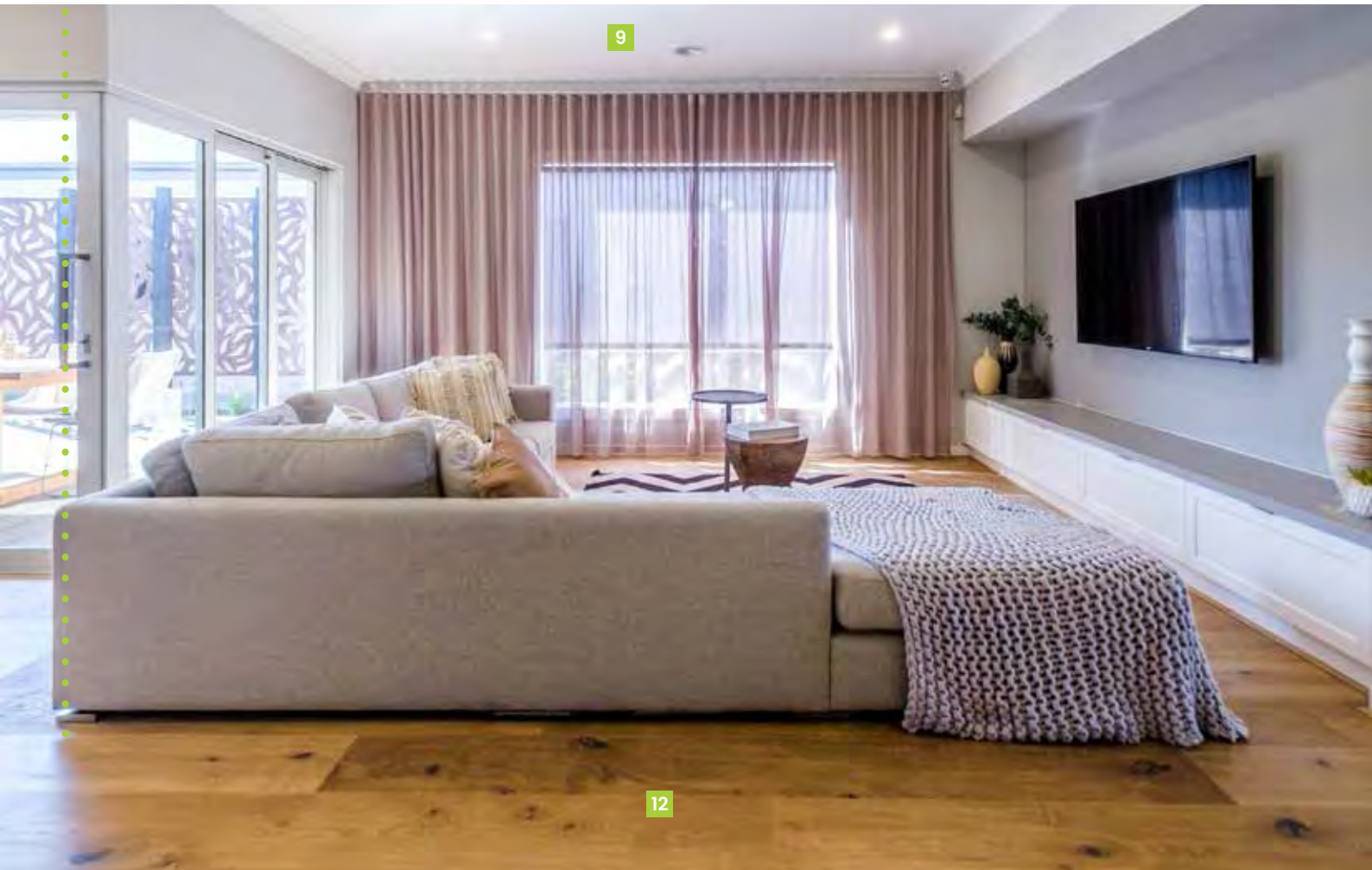
## ENERGY EFFICIENCY

- 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



12

## 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