

PLAN OF SUBDIVISION

EDITION 2

PS801225K

LOCATION OF LAND

PARISH: DEUTGAM

TOWNSHIP: -

SECTION: F

CROWN ALLOTMENT: 6 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: Lot B on PS744875H

POSTAL ADDRESS: POINT COOK HOMESTEAD ROAD
(at time of subdivision) POINT COOK 3030

MGA94 CO-ORDINATES: E: 303 355 ZONE: 55
(of approx centre of land N: 5 801 795
in plan)

Council Name: Wyndham City Council

Council Reference Number: WYS3712/16
Planning Permit Reference: WYP6586/13
SPEAR Reference Number: S086937M

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Annette Susan Monk for Wyndham City Council on 02/05/2017

Statement Of Compliance issued: 10/11/2017

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	Wyndham City Council
RESERVE No. 1	Powercor Australia Limited
RESERVE No. 2	Wyndham City Council

This is a SPEAR plan.

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 500 (both inclusive) and Lots A to E (both inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION 15.24 metres below the surface

SURVEY:
This plan is based on survey

STAGING:
This is not a staged subdivision
Planning Permit No. WYP 6586/13

This survey has been connected to permanent marks No(s). 68 & 153
In Proclaimed Survey Area No. -

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	Sewerage	2.5	This Plan	City West Water Corporation
E-2	Drainage	2	This Plan	Wyndham City Council
E-3	Sewerage	3	This Plan	City West Water Corporation
E-3	Drainage	3	This Plan	Wyndham City Council
E-4	Sewerage	2	This Plan	City West Water Corporation
E-5	Drainage	See Diag	This Plan	Wyndham City Council
E-5	Sewerage	See Diag	This Plan	City West Water Corporation
E-6	Drainage	3	This Plan	Wyndham City Council

CATALINA ESTATE - STAGE 5 (43 LOTS)

AREA OF STAGE - 2.404ha



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T 61 3 9993 7888
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SURVEYORS FILE REF: 302070SV00

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ORIGINAL SHEET
SIZE: A3

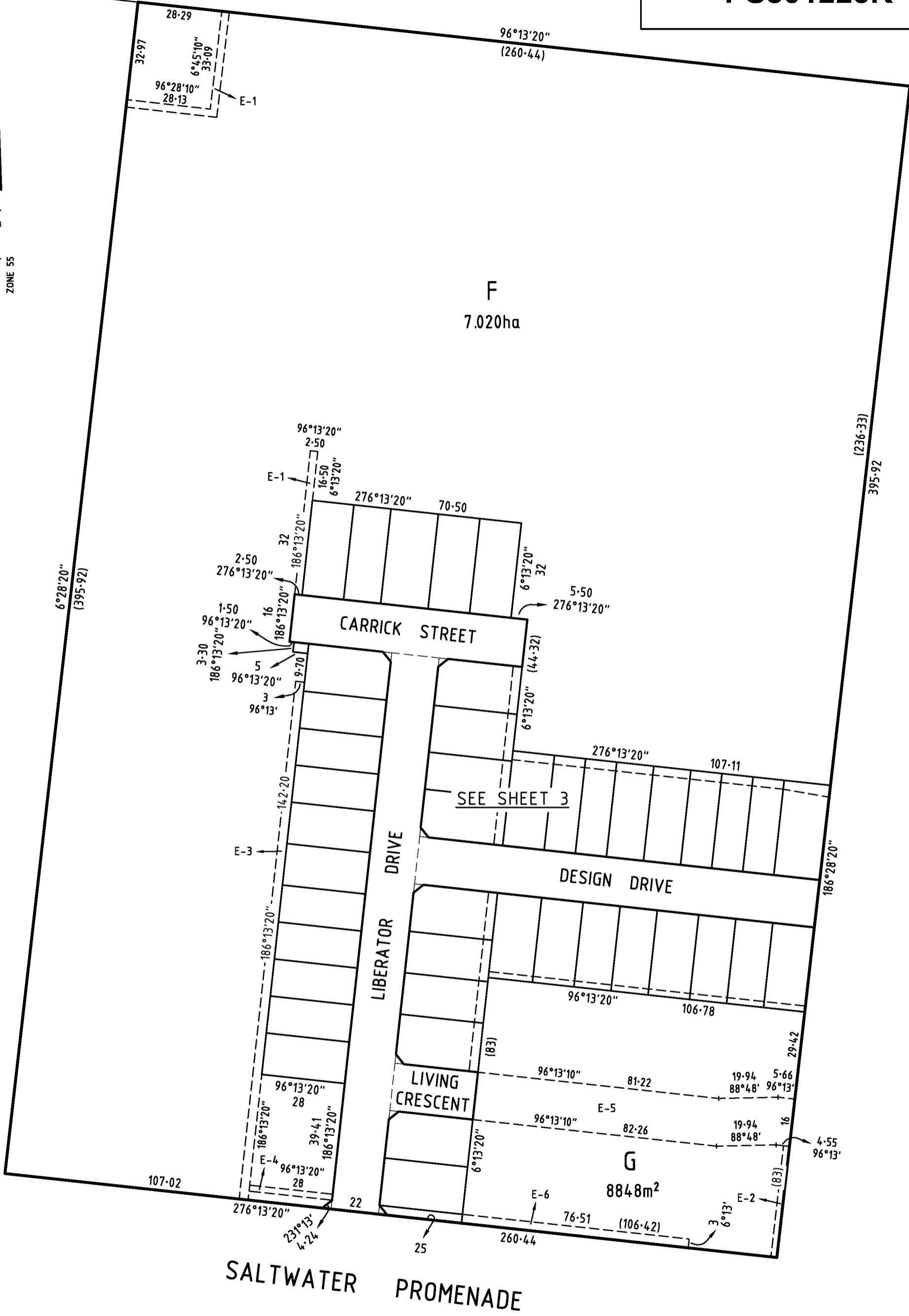
SHEET 1 OF 5

PLAN REGISTERED

TIME: 11.48AM DATE: 16/11/17

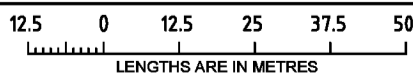
Assistant Registrar of Titles KRB

MGA 94
ZONE 55



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SCALE
1: 1250



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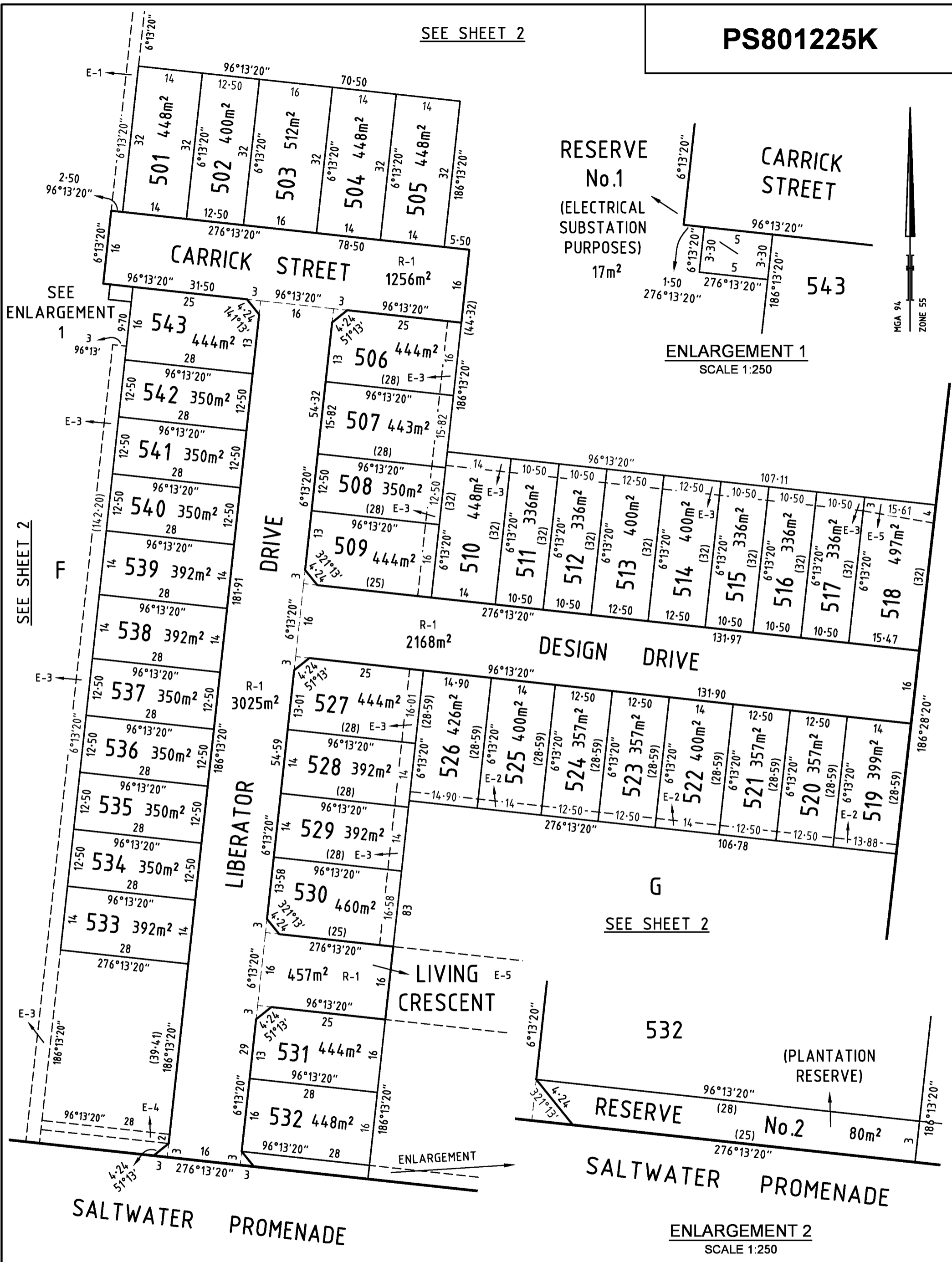
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SHEET 2

SEE SHEET 2

PS801225K



ENLARGEMENT 1
SCALE 1:250

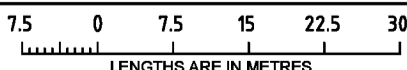
SEE SHEET 2

ENLARGEMENT 2
SCALE 1:250



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SCALE
1: 750



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SHEET 3

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CREATION OF RESTRICTION 1

Land to Benefit: Lots 501 to 543 (both inclusive)
 Land to be Burdened: Lots 501 to 543 (both inclusive)

DESCRIPTION OF RESTRICTION

Except with the written consent of Potter George Pty Ltd or in all other instances with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision, the registered proprietor or proprietors for the time being of any burdened lot on the Plan of Subdivision shall not:

ORIENTATION AND SLOPE

- 1 modify the existing slope of a lot:
 - (a) in a way which affects the structural integrity of an adjoining lot(s); and
 - (b) without first obtaining professional advice and Council approval (where Council approval is required).

PRIMARY DWELLING CONSTRUCTION AND GENERAL DESIGN PRINCIPLES

- 2 build or allow to be built on a lot:
 - (a) more than one private dwelling house together with the usual outbuildings;
 - (b) a dwelling house that does not have either a flat or minimum 22.5% roof pitch;
 - (c) a dwelling house of which the front facade is constructed with more than 75% of any one material or colour.

GARAGE

- 3 build or allow to be built:
 - (a) on a lot greater than or equal to 445m² in area, a dwelling house which does not, prior to occupation, have constructed at least one roofed and fully enclosed garage capable of accommodating a minimum of two passenger vehicles; and
 - (b) on a lot less than 445m² in area, a dwelling house which does not, prior to occupation, have constructed at least one roofed and fully enclosed garage capable of accommodation a minimum of one passenger vehicle.
- 4 build or allow to be built a garage which does not have direct access from the approved vehicle crossover.
- 5 build or allow to be built a garage opening which is wider than 60% of the frontage width of the lot or wider than 7 metres.

OUTBUILDINGS

- 6 build or allow to be built on the lot outbuildings (including any garage, workshop, garden shed, storage shed, gazebo or other outbuilding) unless such outbuilding has a maximum height of 3.6m at the ridge line, measured from the natural ground level, and such outbuilding is located so as to minimise its visual impact.
- 7 allow any clothes line and drying areas, outbuildings or part thereof to be visible from the street or any public open space.

FENCING

- 8 build or allow to be built a front fence.
- 9 build or allow to be built any side and rear fence:
 - (a) which is higher than 1.95m;
 - (b) unless constructed of timber palings with exposed posts on both sides and a timber cap;
 - (c) any side fence which is set back less than 4 metres from the front street. This does not apply if a side boundary forms the rear lot boundary of an adjoining lot;
 - (d) which is not returned at 90° to that boundary to connect with the side of the dwelling house or garage wall;
 - (e) which is more than 60% in length, of the side street frontage of any corner lot.
- 10 build or allow to be built a retaining wall on any street frontage that is more than 1.2 metres in height measured from the footpath.

LANDSCAPING

- 11 allow the front yard of a lot to remain unlandscaped for more than 3 months from the date of issue of the occupancy permit for a dwelling house.

SWIMMING POOLS


- 12 build or allow to be built a swimming pool which impacts on the structural integrity of the adjoining lot's retaining walls or batter slopes.

SATELLITE DISHES/EXTERNAL UNITS

- 13 locate fixtures such as (but not limited to) satellite dishes, TV aerials, external hot water services, air conditioning units, evaporative cooling units, heating units and pumps, unless the location minimises their visual impact on any street or public open space.

PLANT & EQUIPMENT

- 14 locate ground mounted plant and equipment such as (but not limited to) heating and cooling units, swimming pools, clothes hoists and washing lines unless the location minimises their visual impact on any street or public open space.

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CREATION OF RESTRICTION 1 (CONTINUED)

WATER TANKS

- 15 locate a water tank on a lot unless the location minimises their visual impact on any street or public open space, and maximises the collection of water.

BINS

- 16 store bins on a lot so that they are visible from any street or public open space.

BOATS AND CARAVANS

- 17 park boats, caravans, trucks, trailers or unroadworthy vehicles on a lot so that they are visible from any street or public open space.

SIGNAGE

- 18 erect, permit or allow to be erected or to remain erected on the lot any advertisement, hoarding, sign or similar structure and will not permit the lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.

DELIVERY OF BUILDING MATERIALS

- 19 allow any building materials to be delivered or stored on the nature strip or anywhere outside the Title boundary of the lot, upon which the dwelling house is being constructed, and allow any rubbish to remain unsecured on the lot.

EXPIRY OF RESTRICTION

- 20 This restriction will cease to affect the Lot on and from the day which is 5 years after registration of this plan.

CREATION OF RESTRICTION 2

The following Restriction is to be created upon Registration of this plan:


Table of Land Burdened and Land Benefitted :

Burdened Lot No.	Benefitted Lots	Burdened Lot No.	Benefitted Lots
501	502	502	501, 503
503	502, 504	504	503, 505
505	504	506	507
507	506, 508, 510	508	507, 509, 510
509	508, 510	510	507, 508, 509, 511
511	510, 512	512	511, 513
513	512, 514	514	513, 515
515	514, 516	516	515, 517
517	516, 518	518	517
519	520	520	519, 521
521	520, 522	522	521, 523
523	522, 524	524	523, 525
525	524, 526	526	525, 527, 528
527	526, 528	528	526, 527, 529
529	528, 530	530	529
531	532	532	531
533	534	534	533, 535
535	534, 536	536	535, 537
537	536, 538	538	537, 539
539	538, 540	540	539, 541
541	540, 542	542	541, 543
543	542		

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this plan must not build or erect or allow to be built or erected any building or structure, other than a building or structure which is built or erected in accordance with the provisions of memorandum of common provisions registered in dealing no. AA3439 which memorandum of common provisions is incorporated into and by this plan.

This restriction will cease to affect the Lot on and from the day which is 5 years after registration of this plan.

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