

MSGA2020  
Zone 55



CARPATHIAN DRIVE

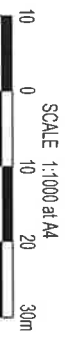


**Reserve  
No. 1**

REV	DATE	DESCRIPTION	AUTHORISED
2	6/12/2023	Notations and Drafting amendments.	MND
1	30/11/2023	Alter Front Setback to Lot 19.	MND



- Notations**
- Setbacks are one metre (1m) unless shown otherwise (excluding Small Lot Housing Code lots).
  - Refer to plan of subdivision (PS 816057V) for title dimensions, easements and further details.
  - This Plan must be read in conjunction with the plan of subdivision and the Building Regulations 2018 to interpret the approved building envelopes.
  - Encroachments are allowed in accordance with the Building Regulations 2018.
  - In the case of conflicts between this plan and the Building Regulations 2018, the Building Regulations will prevail.
  - Data on this plan may only be manipulated with permission from Charlton Deagg Pty Ltd.



REF : 1777  
AUTHORISED : MND 6/12/2023  
SHEET : 1 of 1

**SIDE SETBACK**

FOR LOTS WITH A BUILDING ENVELOPE  
A BUILT TO BOUNDARY ALLOWANCE ONLY  
APPLIES TO THE SIDE OF THE LOT WHERE THE  
CROSSOVER EXISTS. A SETBACK OF AT LEAST  
1 METRE MUST BE PROVIDED FOR ON THE  
OPPOSITE SIDE BOUNDARY.

**EASEMENT REQUIREMENT**

WHERE A BUILDING ENVELOPE WHEN APPLIED COVERS AN EASEMENT,  
THE PORTION OF THE BUILDING ENVELOPE ABOVE THE EASEMENT  
CANNOT BE CONSIDERED FOR APPROVAL/BUILT UPON.  
THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON  
THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT OF THE RELEVANT  
AUTHORITY.

**SMALL LOT HOUSING CODE (SHOWN THUS \* )**

LOTS UNDER 300m<sup>2</sup> DO NOT INCLUDE BUILDING ENVELOPES  
AS THEY ARE SUBJECT TO THE SMALL LOT HOUSING CODE.

**SAFFRON ESTATE  
BUILDING ENVELOPES**

235 RAINIER CRESCENT  
CLYDE NORTH  
CITY OF CASEY  
REF: 1777 BE-A-REVISION 2  
**BUILDING ENVELOPE PLAN**

**CHARLTONDEGG**  
LAND DEVELOPMENT CONSULTANTS  
SUITE 1, LEVEL 1, 94 MT ELIZA WAY, MT ELIZA VIC 3830  
PH (03) 9775 4555  
www.charltondegg.com.au

Regulation 191 of the Building Act 2018 requires that a copy of this plan be submitted to the Council for approval. This plan is a draft and is not to be used for construction purposes. It is subject to change without notice. The Council is not responsible for any errors or omissions in this plan. The Council is not responsible for any loss or damage arising from the use of this plan. The Council is not responsible for any loss or damage arising from the use of this plan.

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 816057V

## LOCATION OF LAND

**PARISH:** CRANBOURNE  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 42 (Part)  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot L PS 816063B

COUNCIL NAME: CITY OF CASEY

**POSTAL ADDRESS:** 23S Rainier Crescent  
 Clyde North 3978

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 354 400 ZONE: 55  
 N 5 782 030

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Casey
Reserve No.1	City of Casey

See Sheet 5 for Creation of Restrictions.

**Other Purpose of the Plan:**  
 To remove the easements E-10 and E-11 for 'Sewerage' and 'Drainage' purposes created in PS 804178A in favour of South East Water Corporation and the City of Casey, respectively.

**Grounds for Removal** : City of Casey Planning Permit No.....

## NOTATIONS

**Depth Limitation:** Does not apply.

**Survey:** This plan is ~~is not~~ based on survey.  
 This survey has been connected to Cranbourne permanent marks no(s) 77, 287, 288 & 292 in Proclaimed Survey Area No. 71.

**Staging:** This ~~is~~ is not a staged subdivision.  
 Planning Permit No. PA22-0890

**Estate:** Saffron Land  
**No. of Lots:** 37  
**Area:** 1.708 ha  
**Melways:** 135 C1

## 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	See Diag.	This Plan	South East Water Corporation Lots in this plan
E-2	Telecommunications (Transmission of telecommunication signals by underground cable)	See Diag.	This Plan	



SURVEYORS FILE REF: 1777

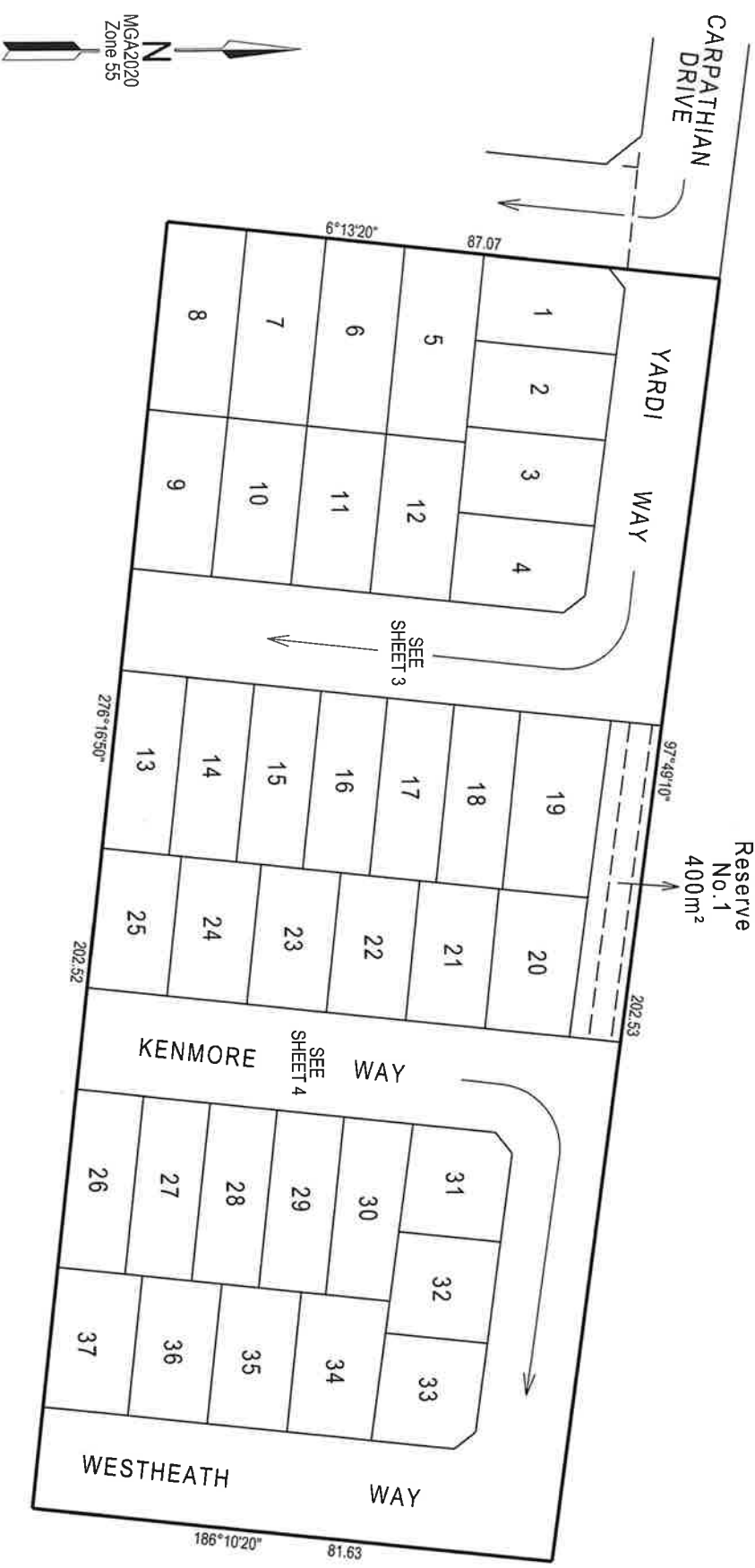
VERSION: 7

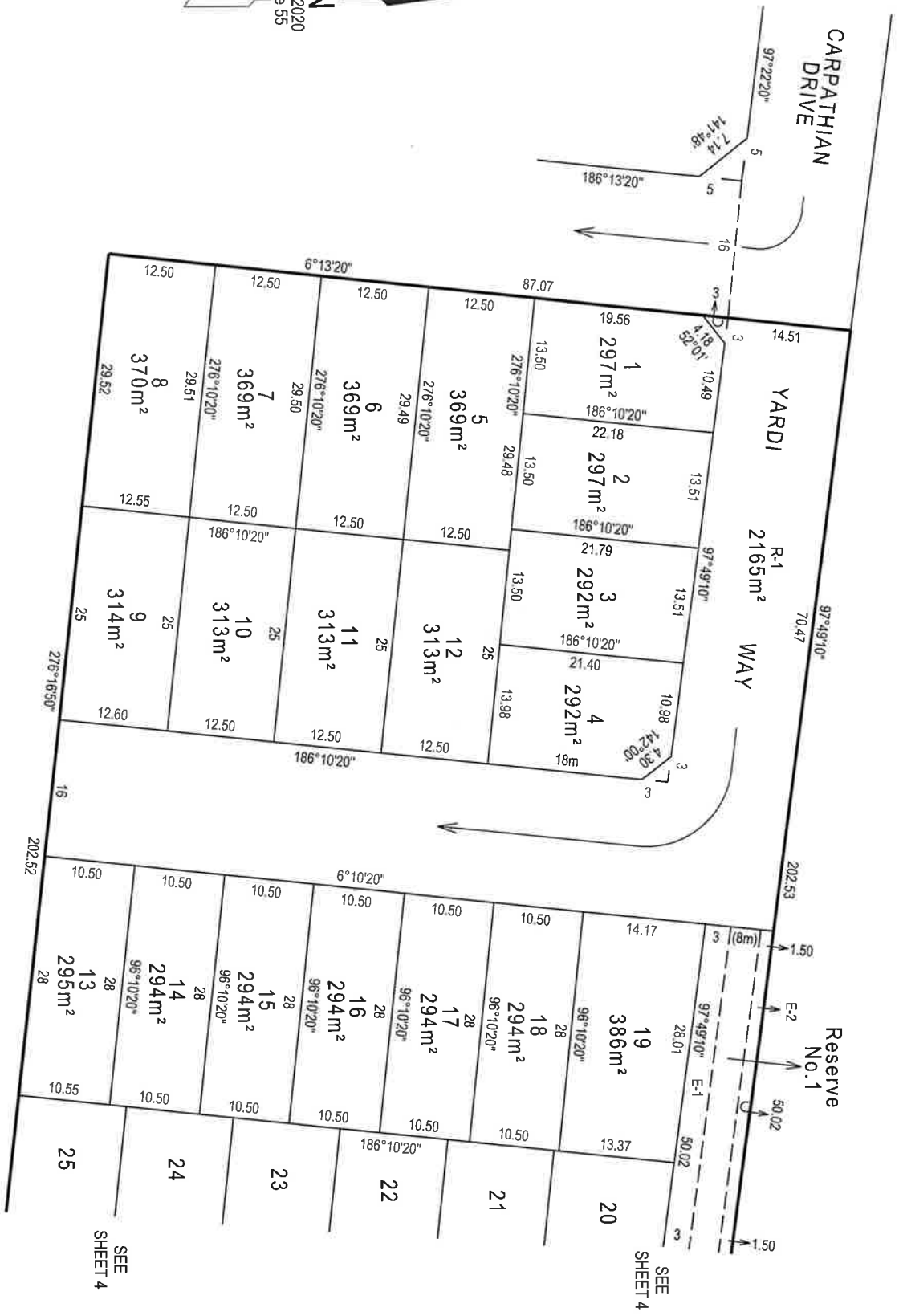
ORIGINAL SHEET  
SIZE: A3

SHEET 1 of 5

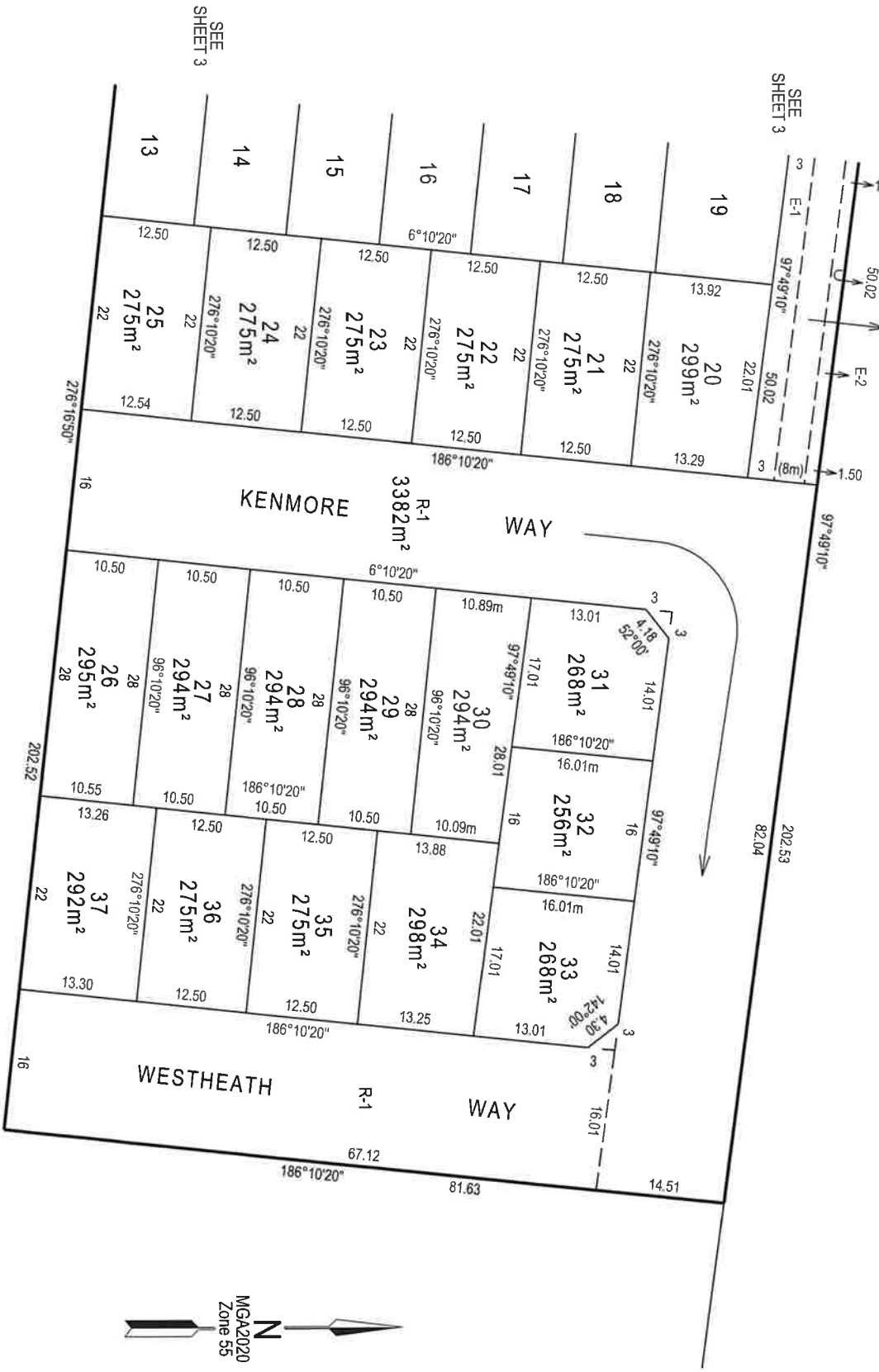
MICHAEL NEYLAN DEGG

SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au





Reserve  
No. 1



SEE SHEET 3

SEE SHEET 3



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
PH (03) 9775 4555  
www.charltondegg.com.au

SCALE 1:500  
5 0 5 10 15 20  
LENGTHS ARE IN METERS

REF 1777  
MICHAEL NEVLAN DEGG  
VERSION: 7

ORIGINAL SHEET  
SIZE: A3

SHEET 4

**CREATION OF RESTRICTION A**

**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.**

**Table of Land burdened and Land benefited**

Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
5	1, 2, 3, 6, 12	10	7, 9, 11
6	5, 7, 11	11	6, 10, 12
7	6, 8, 10	12	3, 4, 5, 11
8	7, 9	19	18, 20
9	8, 10		

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not without the written consent of the Responsible Authority;

- Construct or permit to be constructed any;
  - Building or structure outside the building envelope applied to the burdened lot on the Building Envelope Plan endorsed under Planning Permit No. PA22-0890.  
A copy of the building envelope plan is available on request at website <https://saffronclydenorth.com.au/building-envelopes>,
  - Dwelling on a burdened lot unless the dwelling incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use should it become available.
  - Dwelling on a burdened lot with eaves less than 450mm on the dwelling façade (excluding the entry feature/porch) facing the Primary Frontage.
  - Single storey dwelling on a burdened lot with a garage opening greater than 40% of the width of the Primary Frontage.
  - Garage or carport on a burdened lot with a setback less than 5.5 metres from the Primary Frontage.
- Undertake any landscaping that doesn't include the planting of a suitably sized canopy tree within the front setback of the burdened lot.
- Construct a fence along the Primary Frontage.
- Construct a fence along the Side Boundary;
  - Exceeding 1.95 metres in height.
  - That finishes less than 1 metre behind front façade (excluding the entry feature/porch).
  - Unless from the finishing point, the fence returns perpendicular to the side boundary to abut the dwelling.

These restrictions will cease to affect any of the burdened lots 5 years after registration of this plan.

**CREATION OF RESTRICTION B**

**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.**

**Table of Land burdened and Land benefited**

Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan	Burdened Lot No.	Benefiting Lots on this Plan
1	2, 5	16	15, 17, 22, 23	24	14, 15, 23, 25	31	30, 32
2	1, 3, 5	17	16, 18, 21, 22	25	13, 14, 24	32	30, 31, 33, 34
3	2, 4, 5, 12	18	17, 19, 20, 21	26	27, 37	33	32, 34
4	3, 12	20	18, 19, 21	27	26, 28, 36, 37	34	29, 30, 32, 33, 35
13	14, 25	21	17, 18, 20, 22	28	27, 29, 35, 36	35	28, 29, 34, 36
14	13, 15, 24, 25	22	16, 17, 21, 23	29	28, 30, 34, 35	36	27, 28, 35, 37
15	14, 16, 23, 24	23	15, 16, 22, 24	30	29, 31, 32, 34	37	26, 27, 36

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling that does not;

- Comply with Type A of the small lot housing code as incorporated into the Casey Planning Scheme, unless the construction or extension of any dwelling has been approved by the Responsible Authority under the relevant planning scheme.
- Incorporate at least one habitable room window that faces the Primary Frontage.
- Include a dwelling on a burdened lot with eaves less than 450mm on the dwelling façade (excluding the entry feature/porch) facing the Primary Frontage.

This restriction will cease to affect any of the burdened lots 5 years after registration of this plan.

**Definitions:**

Primary Frontage is the boundary with the greater setback on the Building Envelope Plan.

Side Boundary means a boundary of a lot that runs between and connects the Primary Frontage of the lot to the rear boundary of the lot