

BUILDING ENVELOPE

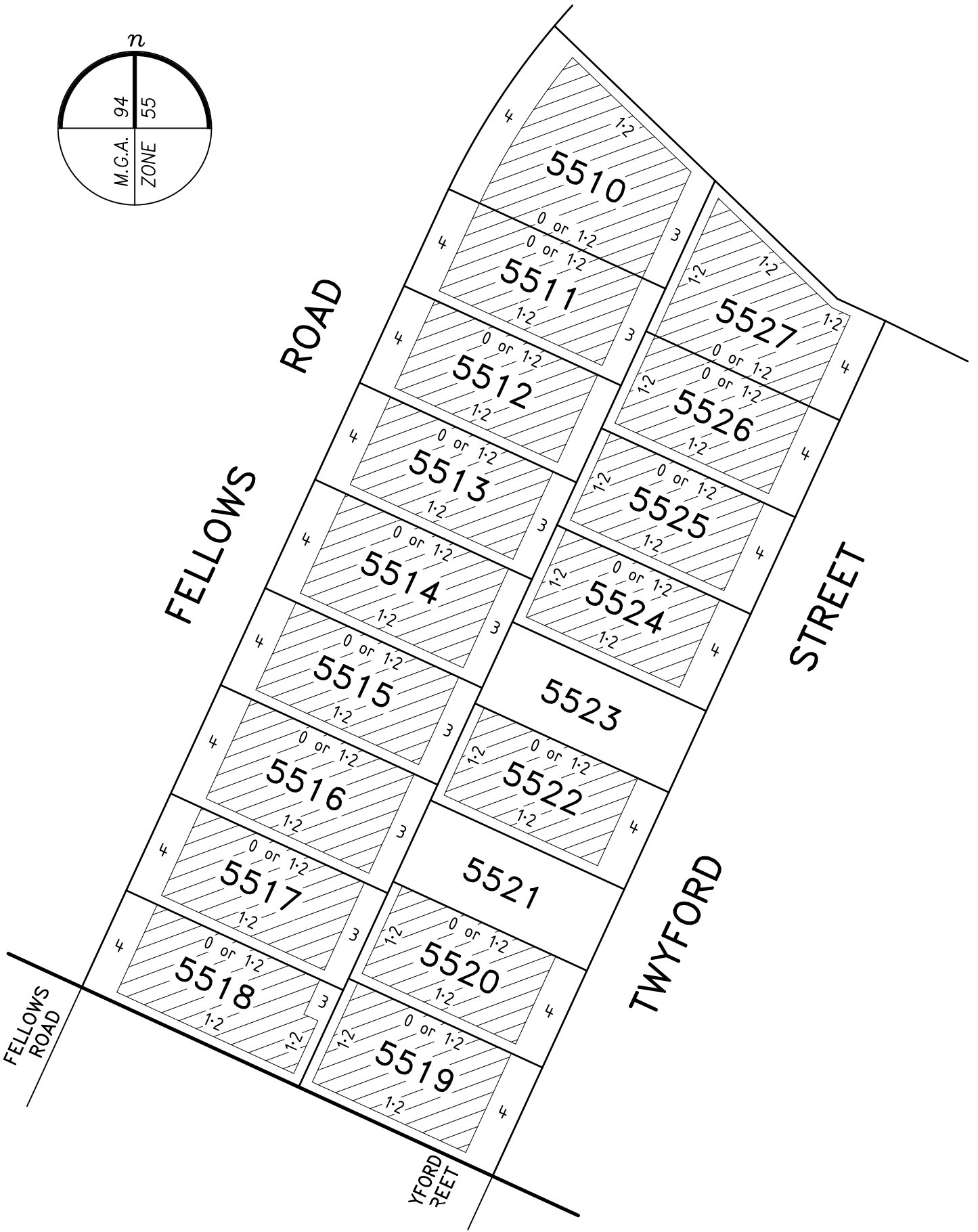
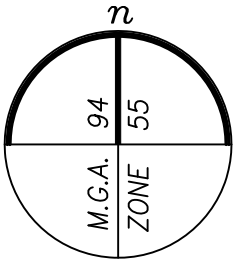
**NOTE**

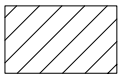
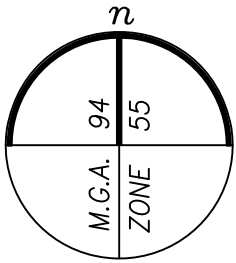
THE BUILDING ENVELOPE OF LOT 5506 IS PARTIALLY DEFINED BY EASEMENT BOUNDARIES. FOR FULL LOT & EASEMENT DIMENSIONS REFER TO SHEET 4 ON PS913260H.

Date: 4 September 2023  
Dwg: 329005-ST55-BB



VERIS AUSTRALIA PTY LTD  
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BUILDING ENVELOPE

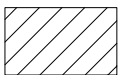
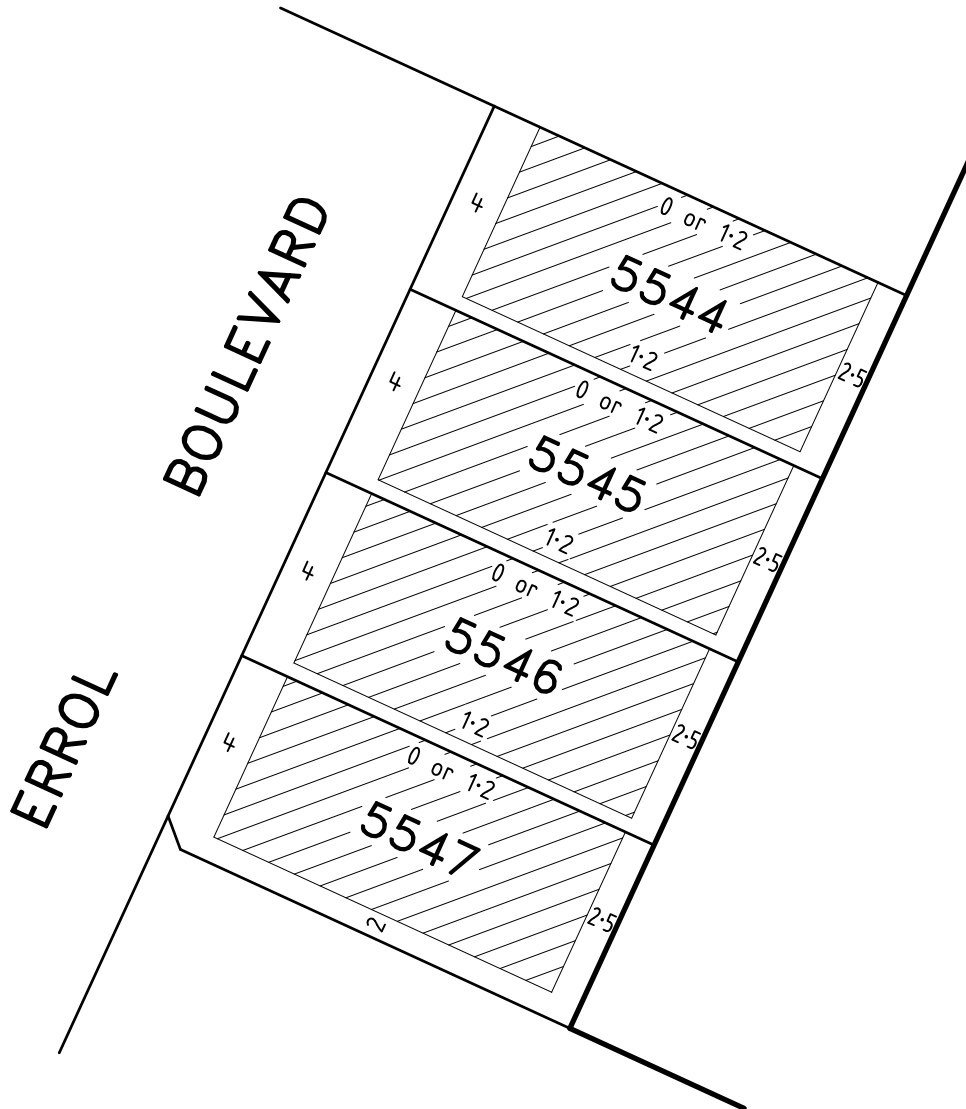
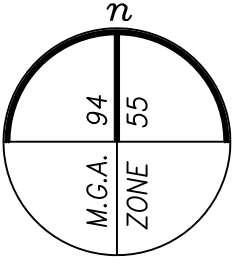
**NOTE**

FOR FULL LOT & EASEMENT DIMENSIONS REFER TO SHEET 5 ON PS913260H.

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**NOTE**

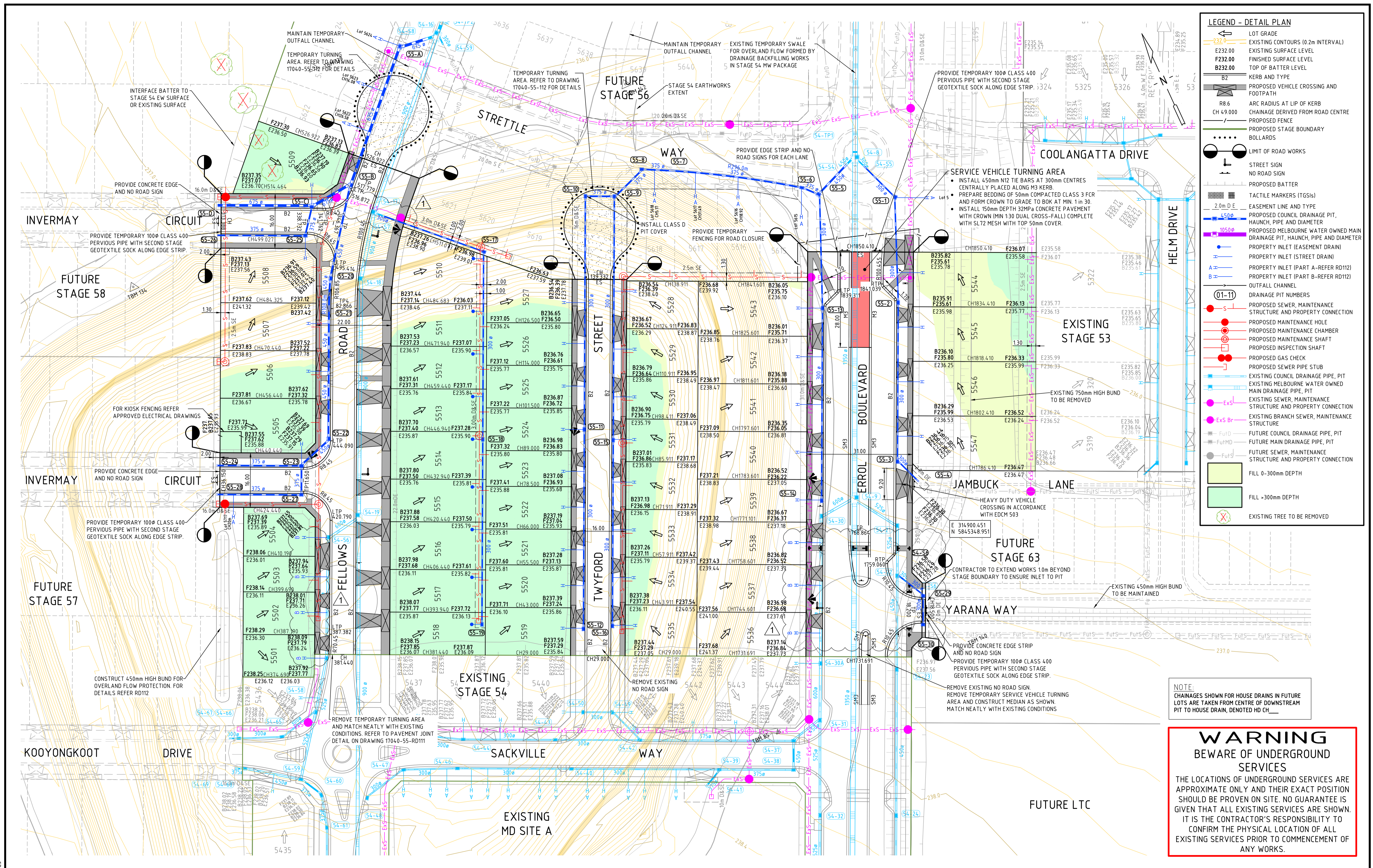
FOR FULL LOT & EASEMENT DIMENSIONS REFER TO SHEET 5 ON PS913260H.

Date: 4 September 2023  
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### LEGEND - DETAIL PLAN

- LOT GRADE
- EXISTING CONTOURS (10.2m INTERVAL)
- EXISTING SURFACE LEVEL
- FINISHED SURFACE LEVEL
- TOP OF BATTER LEVEL
- KERB AND TYPE
- PROPOSED VEHICLE CROSSING AND FOOTPATH
- ARC RADIUS AT LIP OF KERB CHAINAGE DERIVED FROM ROAD CENTRE
- PROPOSED FENCE
- PROPOSED STAGE BOUNDARY BOLLARDS
- LIMIT OF ROAD WORKS
- STREET SIGN
- NO ROAD SIGN
- PROPOSED BATTER
- TACTILE MARKERS (TGS16)
- EASEMENT LINE AND TYPE
- PROPOSED COUNCIL DRAINAGE PIT, HAUNCH, PIPE AND DIAMETER
- PROPOSED MELBOURNE WATER OWNED MAIN DRAINAGE PIT, HAUNCH, PIPE AND DIAMETER
- PROPERTY INLET (EASEMENT DRAIN)
- PROPERTY INLET (STREET DRAIN)
- PROPERTY INLET (PART A-REFER RD112)
- PROPERTY INLET (PART B-REFER RD112)
- OUTFALL CHANNEL
- DRAINAGE PIT NUMBERS
- PROPOSED SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION
- PROPOSED MAINTENANCE HOLE
- PROPOSED MAINTENANCE CHAMBER
- PROPOSED MAINTENANCE SHAFT
- PROPOSED INSPECTION SHAFT
- PROPOSED GAS CHECK
- PROPOSED SEWER PIPE STUB
- EXISTING COUNCIL DRAINAGE PIPE, PIT
- EXISTING MELBOURNE WATER OWNED MAIN DRAINAGE PIPE, PIT
- EXISTING SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION
- EXISTING BRANCH SEWER, MAINTENANCE STRUCTURE
- FUTURE COUNCIL DRAINAGE PIPE, PIT
- FUTURE MAIN DRAINAGE PIPE, PIT
- FUTURE SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION
- FILL 0-300mm DEPTH
- FILL >300mm DEPTH
- EXISTING TREE TO BE REMOVED

**NOTE:**  
CHAINAGES SHOWN FOR HOUSE DRAINS IN FUTURE LOTS ARE TAKEN FROM CENTRE OF DOWNSTREAM PIT TO HOUSE DRAIN, DENOTED HD CH

## WARNING

### BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE PHYSICAL LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.

CAD FILE: F:\SYNERGY\TEMP\1205\ENERGY\SERVERSERVICE\2288\A83\3\1\1040-55-RD201.DWG  
 PLOT DATE: Thu Dec 14 09:35:22 2023

DRAWN: R.MONTGOMERY		H 1 : 500 @ A1	
DESIGNED: A.ARABO		0 5 10 20 30 40	
VERIFIED: S.BUGOSS			
1	COUNCIL COMMENTS	JJ	14.11.23
0	CONSTRUCTION ISSUE	JJ	27.09.23
REV	DESCRIPTION	APPROVED	DATE
		J.JOYCE	

CLIENT:

**merrifield**

**MAB gpc**

Ground Floor, 207-213 Waverley Road, Malvern East VIC 3145  
 TEL : 03 8573 1500 verveprojects.com  
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COUNCIL: HUME CITY COUNCIL

PROJECT: MERRIFIELD LIVING - SECTION D  
 STAGE 55  
 MICKLEHAM

ISSUE: **CONSTRUCTION**

MELWAY REF: 366 D1

PROJECT No: 17040-55

DWG No: RD201

REVISION: 1

TITLE: DETAIL PLAN

ISSUE: **CONSTRUCTION**

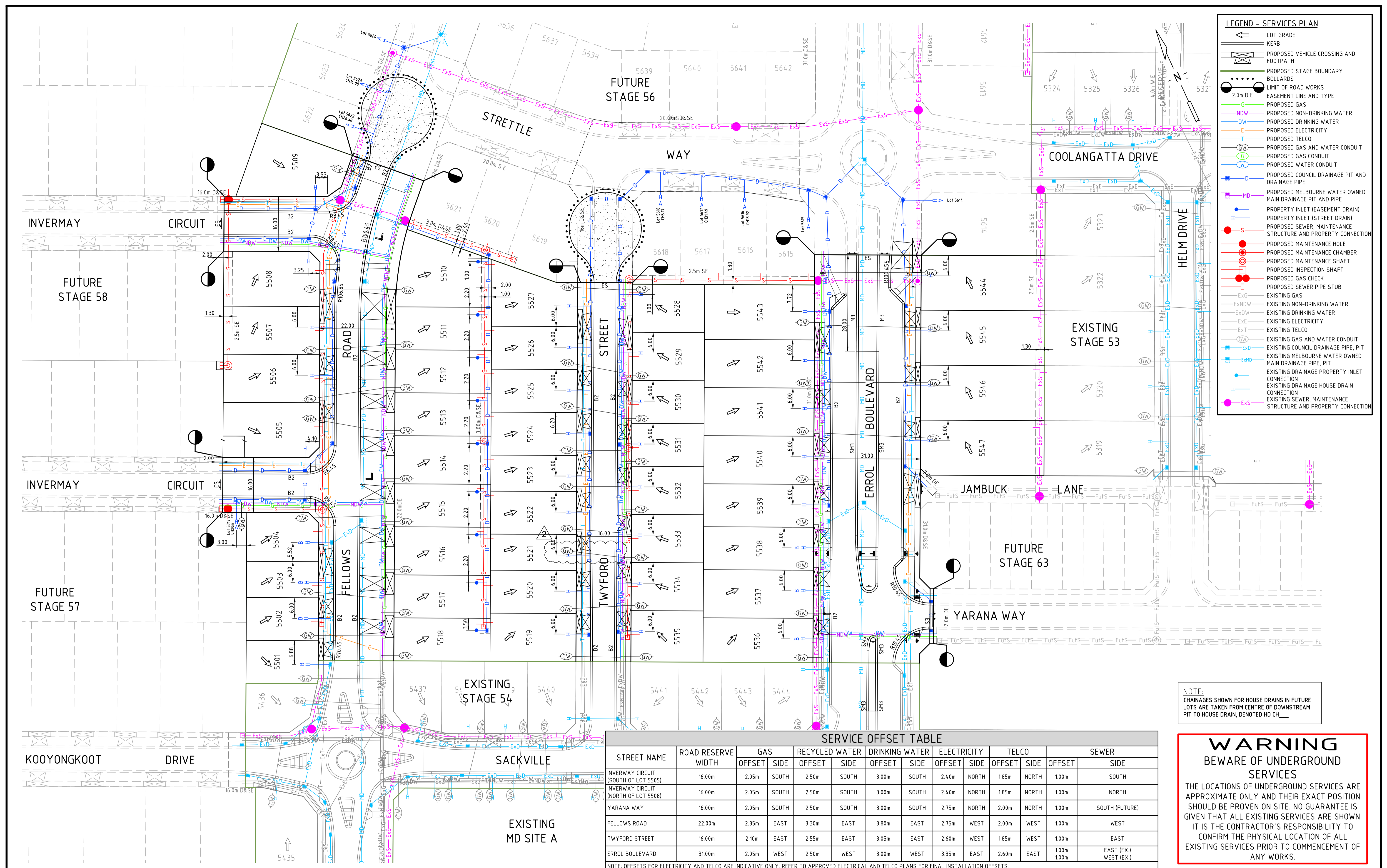
MELWAY REF: 366 D1

PROJECT No: 17040-55

DWG No: RD201

REVISION: 1





- LEGEND - SERVICES PLAN**
- ← LOT GRADE
  - KERB
  - PROPOSED VEHICLE CROSSING AND FOOTPATH
  - PROPOSED STAGE BOUNDARY
  - BOLLARDS
  - LIMIT OF ROAD WORKS
  - EASEMENT LINE AND TYPE
  - PROPOSED GAS
  - NDW PROPOSED NON-DRINKING WATER
  - DW PROPOSED DRINKING WATER
  - E PROPOSED ELECTRICITY
  - T PROPOSED TELCO
  - GW PROPOSED GAS AND WATER CONDUIT
  - G PROPOSED GAS CONDUIT
  - W PROPOSED WATER CONDUIT
  - PROPOSED COUNCIL DRAINAGE PIT AND DRAINAGE PIPE
  - MD PROPOSED MELBOURNE WATER OWNED MAIN DRAINAGE PIT AND PIPE
  - PI PROPERTY INLET (EASEMENT DRAIN)
  - SI PROPOSED SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION
  - MH PROPOSED MAINTENANCE HOLE
  - MC PROPOSED MAINTENANCE CHAMBER
  - IS PROPOSED INSPECTION SHAFT
  - GC PROPOSED GAS CHECK
  - SPS PROPOSED SEWER PIPE STUB
  - EXG EXISTING GAS
  - EXNDW EXISTING NON-DRINKING WATER
  - EXDW EXISTING DRINKING WATER
  - EXE EXISTING ELECTRICITY
  - EXT EXISTING TELCO
  - EXGW EXISTING GAS AND WATER CONDUIT
  - EXGD EXISTING COUNCIL DRAINAGE PIPE, PIT
  - EXWD EXISTING MELBOURNE WATER OWNED MAIN DRAINAGE PIPE, PIT
  - EXMD EXISTING DRAINAGE PROPERTY INLET CONNECTION
  - EXHD EXISTING DRAINAGE HOUSE DRAIN CONNECTION
  - EXS EXISTING SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION

NOTE:  
CHAINAGES SHOWN FOR HOUSE DRAINS IN FUTURE LOTS ARE TAKEN FROM CENTRE OF DOWNSTREAM PIT TO HOUSE DRAIN, DENOTED HD CH

**SERVICE OFFSET TABLE**

STREET NAME	ROAD RESERVE WIDTH	GAS		RECYCLED WATER		DRINKING WATER		ELECTRICITY		TELCO		SEWER	
		OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE
INVERMAY CIRCUIT (SOUTH OF LOT 5505)	16.00m	2.05m	SOUTH	2.50m	SOUTH	3.00m	SOUTH	2.40m	NORTH	1.85m	NORTH	1.00m	SOUTH
INVERMAY CIRCUIT (NORTH OF LOT 5508)	16.00m	2.05m	SOUTH	2.50m	SOUTH	3.00m	SOUTH	2.40m	NORTH	1.85m	NORTH	1.00m	NORTH
YARANA WAY	16.00m	2.05m	SOUTH	2.50m	SOUTH	3.00m	SOUTH	2.75m	NORTH	2.00m	NORTH	1.00m	SOUTH (FUTURE)
FELLOWS ROAD	22.00m	2.85m	EAST	3.30m	EAST	3.80m	EAST	2.75m	WEST	2.00m	WEST	1.00m	WEST
TWYFORD STREET	16.00m	2.10m	EAST	2.55m	EAST	3.05m	EAST	2.60m	WEST	1.85m	WEST	1.00m	EAST
ERROL BOULEVARD	31.00m	2.05m	WEST	2.50m	WEST	3.00m	WEST	3.35m	EAST	2.60m	EAST	1.00m	EAST (EX.) WEST (EX.)

NOTE: OFFSETS FOR ELECTRICITY AND TELCO ARE INDICATIVE ONLY. REFER TO APPROVED ELECTRICAL AND TELCO PLANS FOR FINAL INSTALLATION OFFSETS.

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CAD FILE: F:\SYNERGY\TEMP\1205\ENERGY\SERVERSERVICE\244\B992C04F-D1E3-4E37-93E9-8FC52889A3D5\17040-55-RD301.DWG  
 PLOT DATE: Mon Dec 18 11:24:19 2023

2	LOT 5521 GW CONDUIT MOVED	J.J.	18.11.23
1	COUNCIL COMMENTS	J.J.	14.11.23
0	CONSTRUCTION ISSUE	J.J.	27.09.23
REV	DESCRIPTION	APPROVED	DATE

DRAWN: R.MONTGOMERY  
 DESIGNED: A.ARABO  
 VERIFIED: S.BUGOSS  
 APPROVED: J.JOYCE

H 1 : 500  
 @ A1

CLIENT:

**merrifield**

**MAB gpc**

**verve**

Ground Floor, 207-213 Waverley Road,  
Malvern East VIC 3145  
TEL : 03 8573 1500 verveprojects.com  
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COUNCIL: HUME CITY COUNCIL

PROJECT: MERRIFIELD LIVING - SECTION D  
STAGE 55  
MICKLEHAM

TITLE: SERVICES PLAN

ISSUE: **CONSTRUCTION**

MELWAY REF: 366 D1

PROJECT No: 17040-55

DWG No: RD301

REVISION: 2



# PLAN OF SUBDIVISION

**EDITION**

**PS 913260H**

**LOCATION OF LAND**

**PARISH:** MICKLEHAM  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** -  
**CROWN PORTION:** 25, 26 & 28 (PARTS)  
**TITLE REFERENCE:** VOL FOL

**LAST PLAN REFERENCE:** LOT R ON PS908920U

**POSTAL ADDRESS:** (at time of subdivision) DONNYBROOK ROAD MICKLEHAM 3064

**MGA 94 CO-ORDINATES:** (approx. centre of land in plan) E 314 800 N 5 845 400 **ZONE:** 55

Council Name: Hume City Council

Council Reference Number: S010310  
 Planning Permit Reference: P21549  
 SPEAR Reference Number: S220127J

**Certification**

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

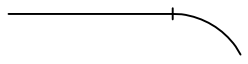
Public Open Space

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

Digitally signed by: Katrina Toogood for Hume City Council on 16/01/2024

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD	<b>THIS IS / IS NOT A STAGED SUBDIVISION</b> PLANNING PERMIT NO. P21549	
<b>OTHER PURPOSE OF PLAN</b> TO REMOVE THAT PART OF DRAINAGE EASEMENT E-6 ON PS908920U NOW CONTAINED IN FELLOWS ROAD ON THIS PLAN. TO REMOVE THAT PART OF DRAINAGE AND SEWERAGE EASEMENT E-39 ON PS908920U NOW CONTAINED IN ERROL BOULEVARD, YARANA WAY AND FELLOWS ROAD ON THIS PLAN. <b>GROUND FOR REMOVAL OF EASEMENTS</b> BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.		<b>SURVEY</b> <b>THIS PLAN IS / IS NOT BASED ON SURVEY</b> VIDE BP3204G THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) IN PROCLAIMED SURVEY AREA NO. 74 11, 21, 222 & 289 (MICKLEHAM) 4, 5, 39 & 70 (KALKALLO)	
		<b>DEPTH LIMITATION</b> DOES NOT APPLY	
		LAND SUBDIVIDED (EXCLUDING LOT S) - 2.718ha	
		LOTS 1 TO 5500 & A TO R (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
		EASEMENTS E-1, E-12, E-17 TO E-24, E-28 TO E-30, E-33 AND E-34 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
		TANGENT POINTS ARE SHOWN THUS: 	

**EASEMENT INFORMATION**

**LEGEND:** E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
		SEE	SHEET 2	

**MERRIFIELD - 55**

**47 LOTS AND BALANCE LOT S**

**LICENSED SURVEYOR GREGORY STUART WILLIAMS**

**DATE** 06/11/23 **REFERENCE** 329005-ST55

**DRAWING** 329005-ST55-AH

**ORIGINAL SHEET SIZE A3**

**SHEET 1 OF 12 SHEETS**

Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J

# PLAN OF SUBDIVISION

# PS 913260H

## EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-2	DRAINAGE	SEE DIAG	AR183960X	HUME CITY COUNCIL
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS905697L PS908920U	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS908920U PS908920U	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6 E-6	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	PS908920U PS908920U	HUME CITY COUNCIL MELBOURNE WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS908920U	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-9 E-9	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS908920U PS908920U	MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-10 E-10 E-10	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN PS908920U PS908920U	HUME CITY COUNCIL MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-11 E-11	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE DIAG	PS845592H	YARRA VALLEY WATER CORPORATION
E-14 E-14	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H PS845592H	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-15	DRAINAGE	SEE DIAG	PS835648N	HUME CITY COUNCIL
E-16	SEWERAGE	SEE DIAG	PS835648N	YARRA VALLEY WATER CORPORATION
E-25	DRAINAGE	SEE DIAG	PS900054J	HUME CITY COUNCIL
E-26	SEWERAGE	SEE DIAG	PS900054J	YARRA VALLEY WATER CORPORATION
E-27 E-27	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS900054J PS900054J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-31	SEWERAGE	SEE DIAG	PS905697L	YARRA VALLEY WATER CORPORATION
E-32 E-32	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS845592H PS900054J	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-35 E-35	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	PS905617M PS905617M	HUME CITY COUNCIL YARRA VALLEY WATER CORPORATION
E-36	SEWERAGE	SEE DIAG	PS905668T	YARRA VALLEY WATER CORPORATION
E-37 E-37 E-37	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	PS905668T PS908920U PS905668T	HUME CITY COUNCIL MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-38	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-39 E-39 E-39	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG SEE DIAG SEE DIAG	PS908920U PS908920U PS908920U	HUME CITY COUNCIL MELBOURNE WATER CORPORATION YARRA VALLEY WATER CORPORATION

MERRIFIELD - 55

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

SHEET 2

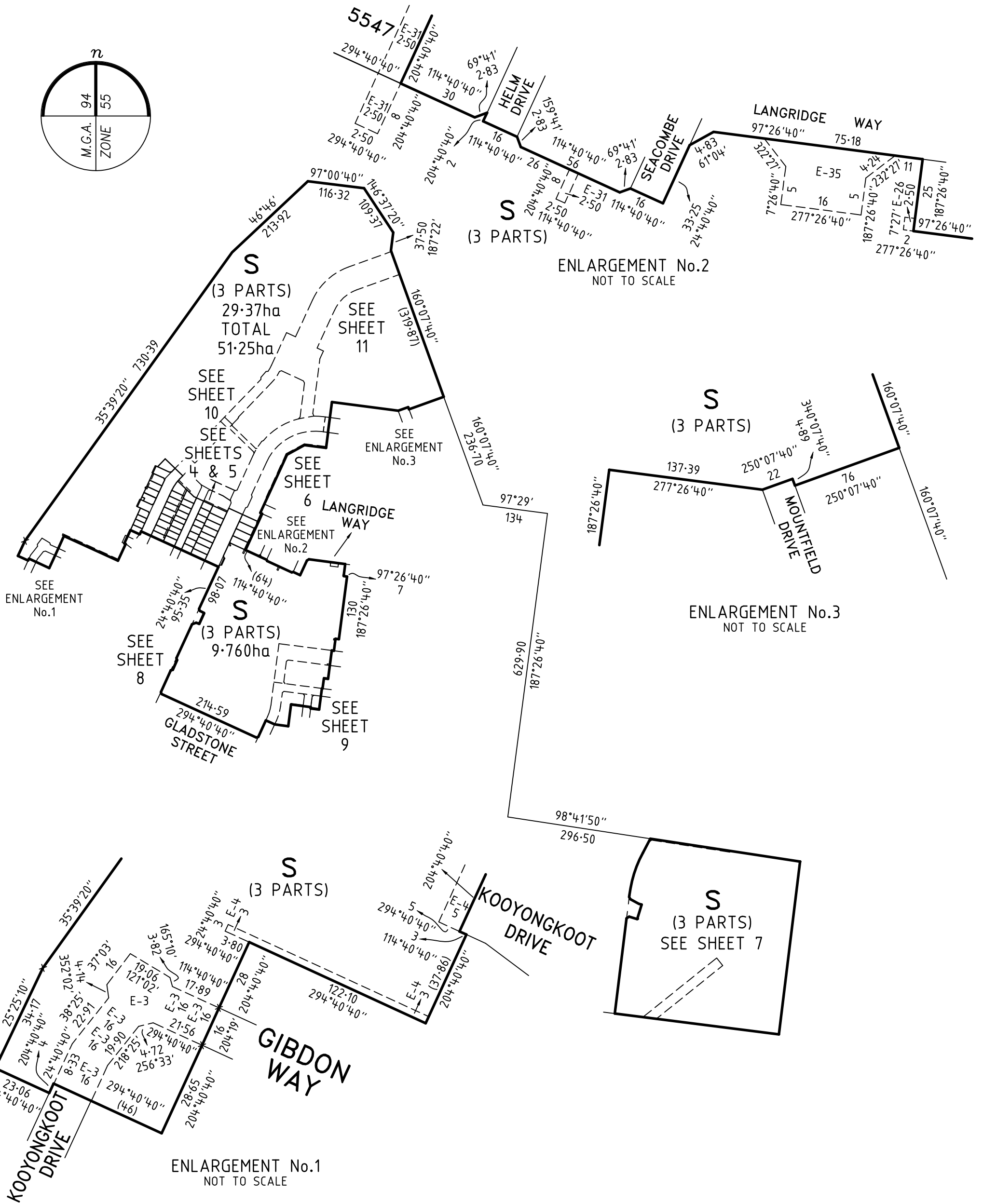
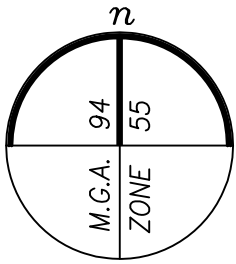
Digitally signed by: Gregory S Williams, Licensed Surveyor,  
Surveyor's Plan Version (H),  
20/11/2023, SPEAR Ref: S220127J

Digitally signed by:  
Hume City Council,  
16/01/2024,  
SPEAR Ref: S220127J



# PLAN OF SUBDIVISION

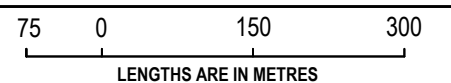
PS 913260H



MERRIFIELD - 55

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:7500



REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

SHEET 3

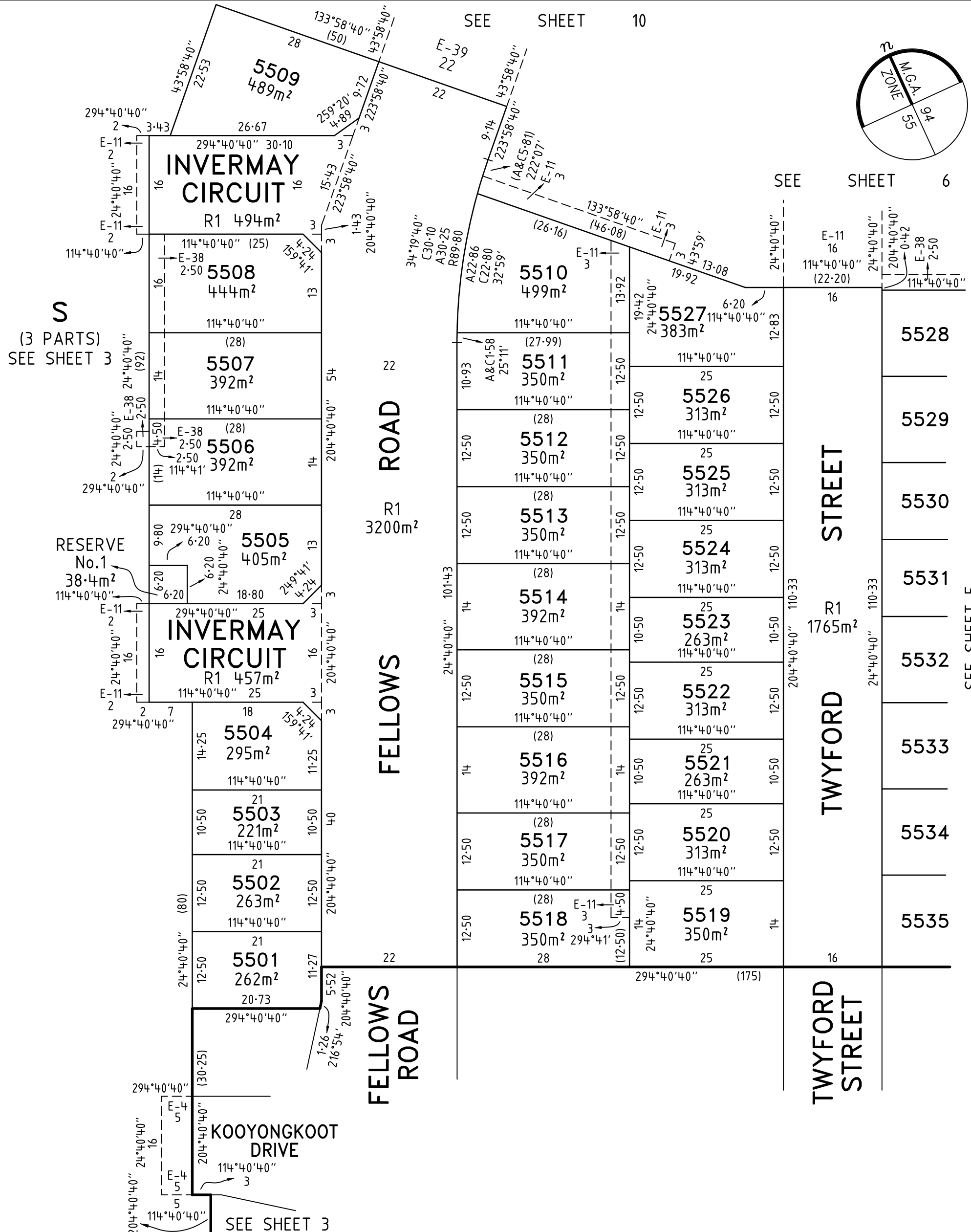
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# PLAN OF SUBDIVISION

**PS 913260H**



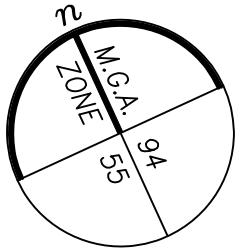
<b>MERRIFIELD - 55</b>	<b>LICENSED SURVEYOR GREGORY STUART WILLIAMS</b>	<b>SCALE 1:600</b>	6 0 12 24 LENGTHS ARE IN METRES
	<b>REFERENCE 329005-ST55</b>	<b>DRAWING 329005-ST55-AH</b>	<b>ORIGINAL SHEET SIZE A3</b>
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J



# PLAN OF SUBDIVISION

## PS 913260H

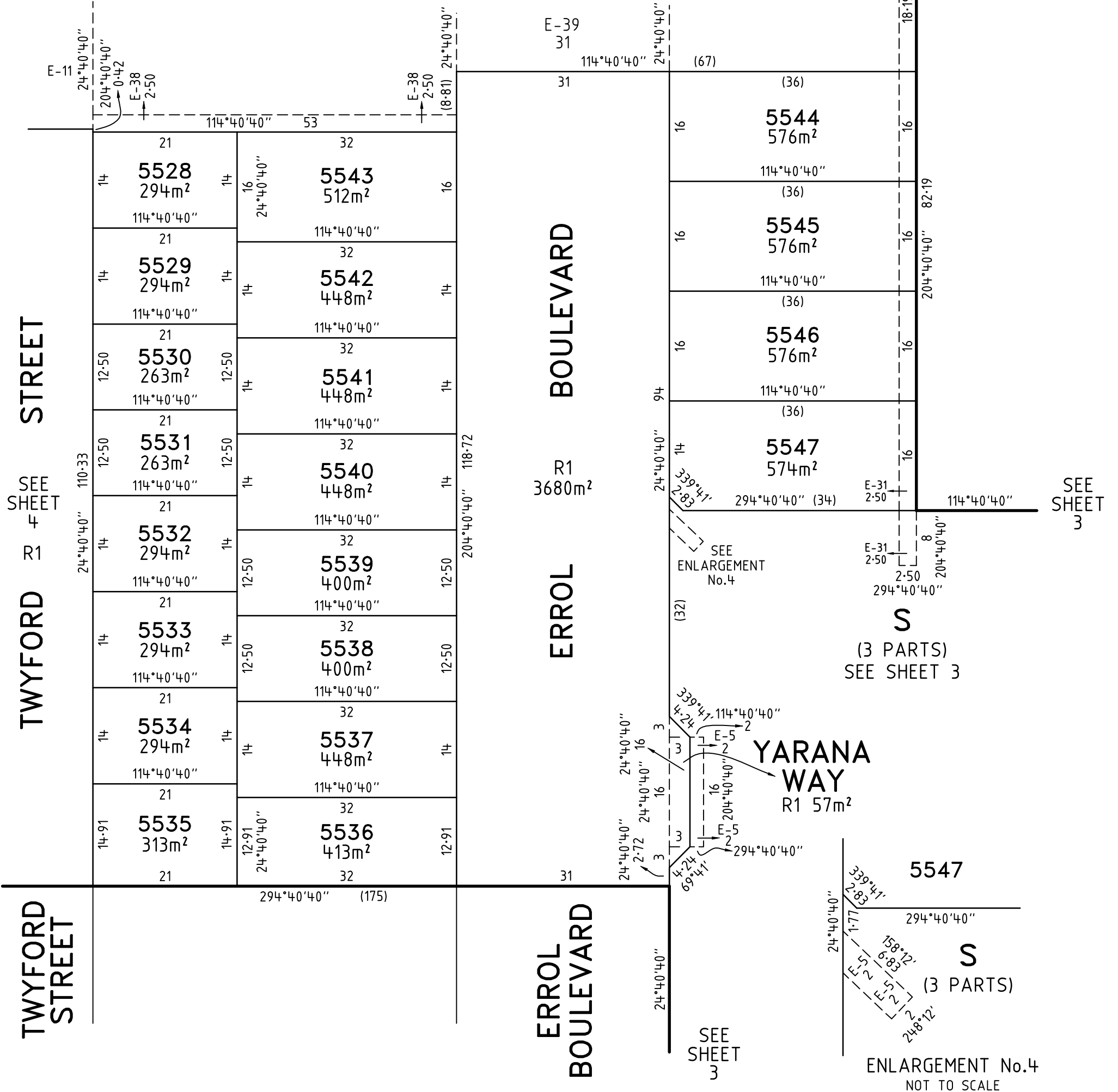
SEE SHEET 6



**S**  
(3 PARTS)  
SEE SHEET 3

**COOLANGATTA DRIVE**

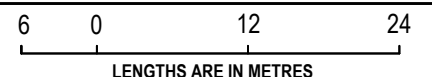
SEE SHEET 6



MERRIFIELD - 55

GREGORY STUART WILLIAMS

SCALE  
1:600



REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

SHEET 5

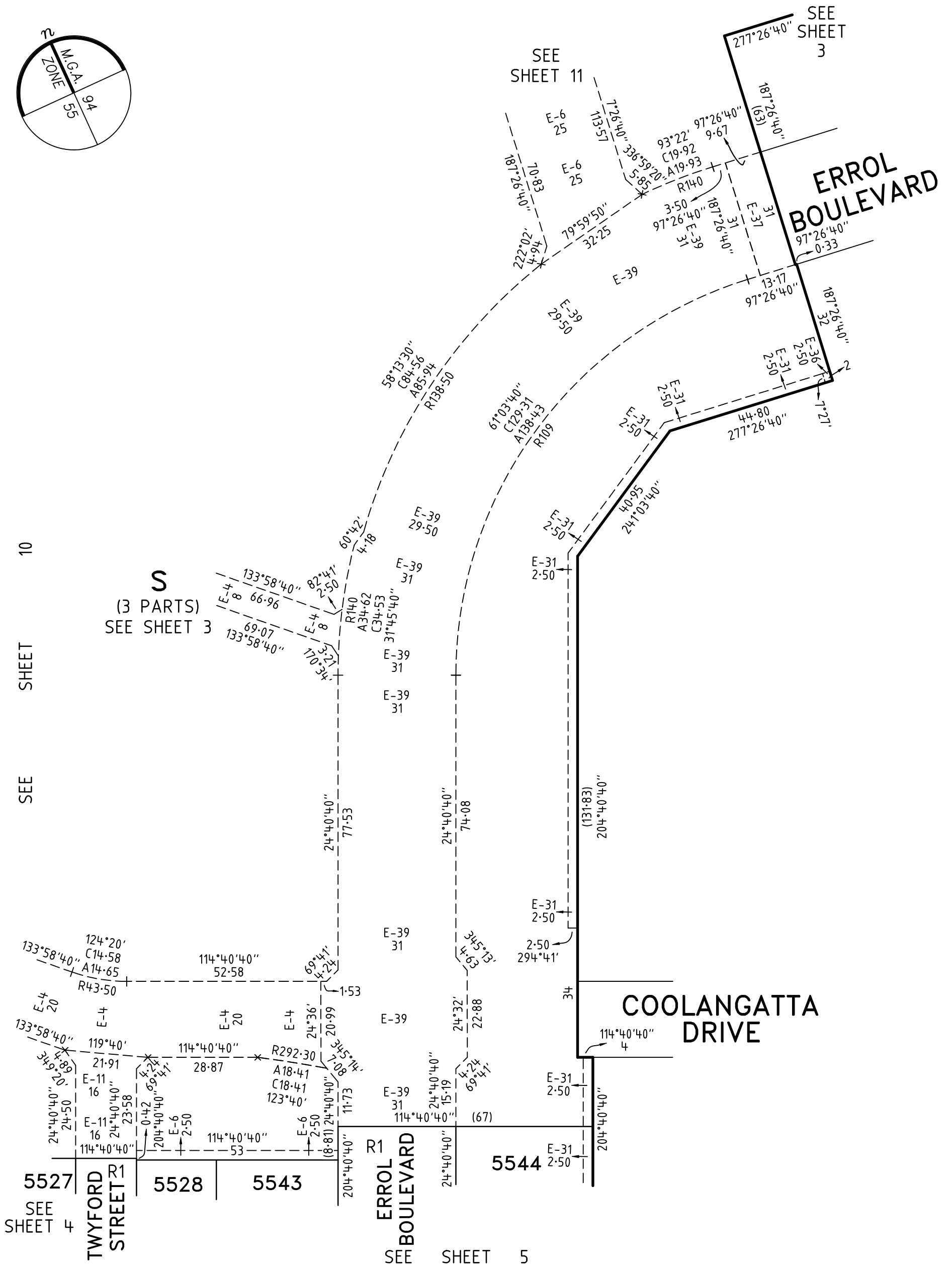
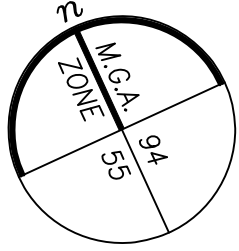
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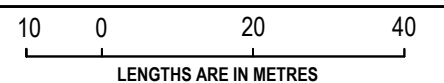
PS 913260H



MERRIFIELD - 55

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:1000



REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

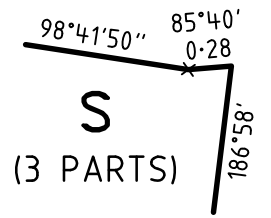
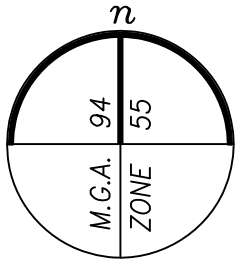
SHEET 6

Digitally signed by: Gregory S Williams, Licensed Surveyor,  
Surveyor's Plan Version (H),  
20/11/2023, SPEAR Ref: S220127J

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Hume City Council,  
16/01/2024,  
SPEAR Ref: S220127J

# PLAN OF SUBDIVISION

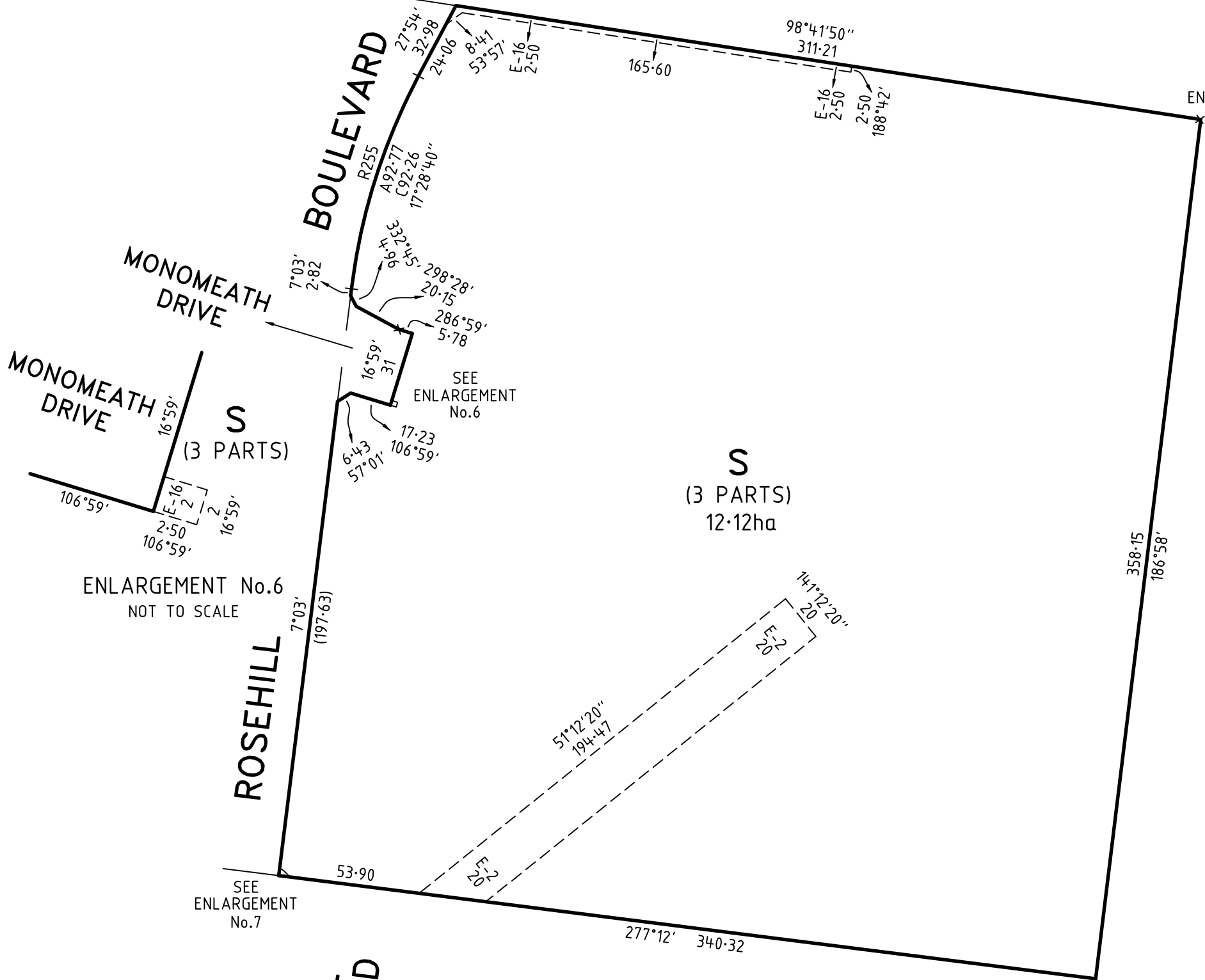
**PS 913260H**



ENLARGEMENT No.5  
NOT TO SCALE

SEE SHEET 3

SEE ENLARGEMENT No.5



ENLARGEMENT No.6  
NOT TO SCALE

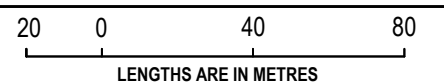
SEE ENLARGEMENT No.7

ENLARGEMENT No.7  
NOT TO SCALE

**MERRIFIELD - 55**

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:2000



REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

SHEET 7

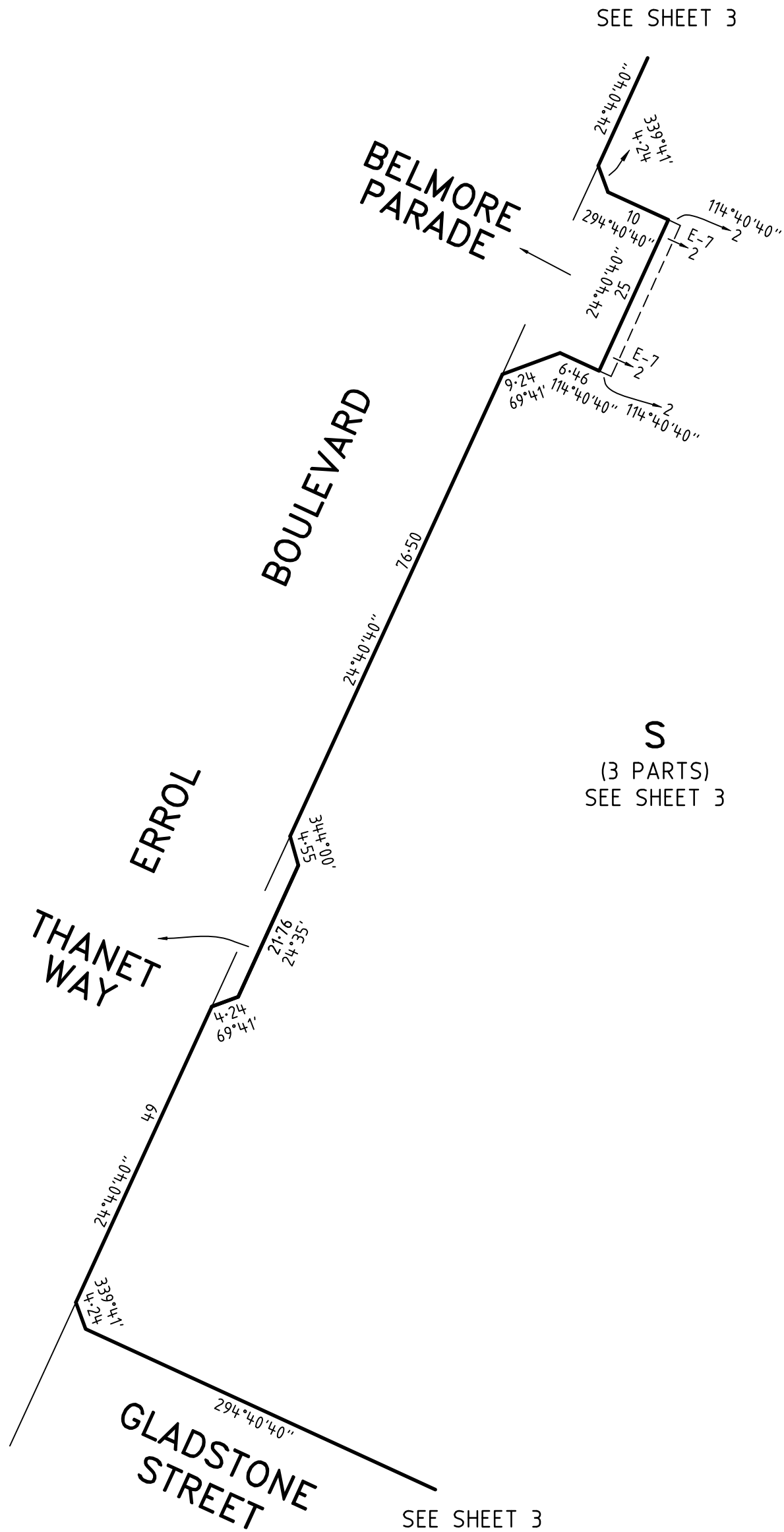
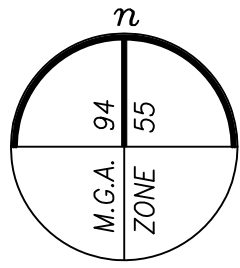
Digitally signed by: Gregory S Williams, Licensed Surveyor,  
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20/11/2023, SPEAR Ref: S220127J

Digitally signed by:  
Hume City Council,  
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SPEAR Ref: S220127J



# PLAN OF SUBDIVISION

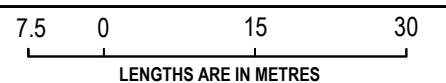
**PS 913260H**



MERRIFIELD - 55

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE  
1:750



06/11/23

REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

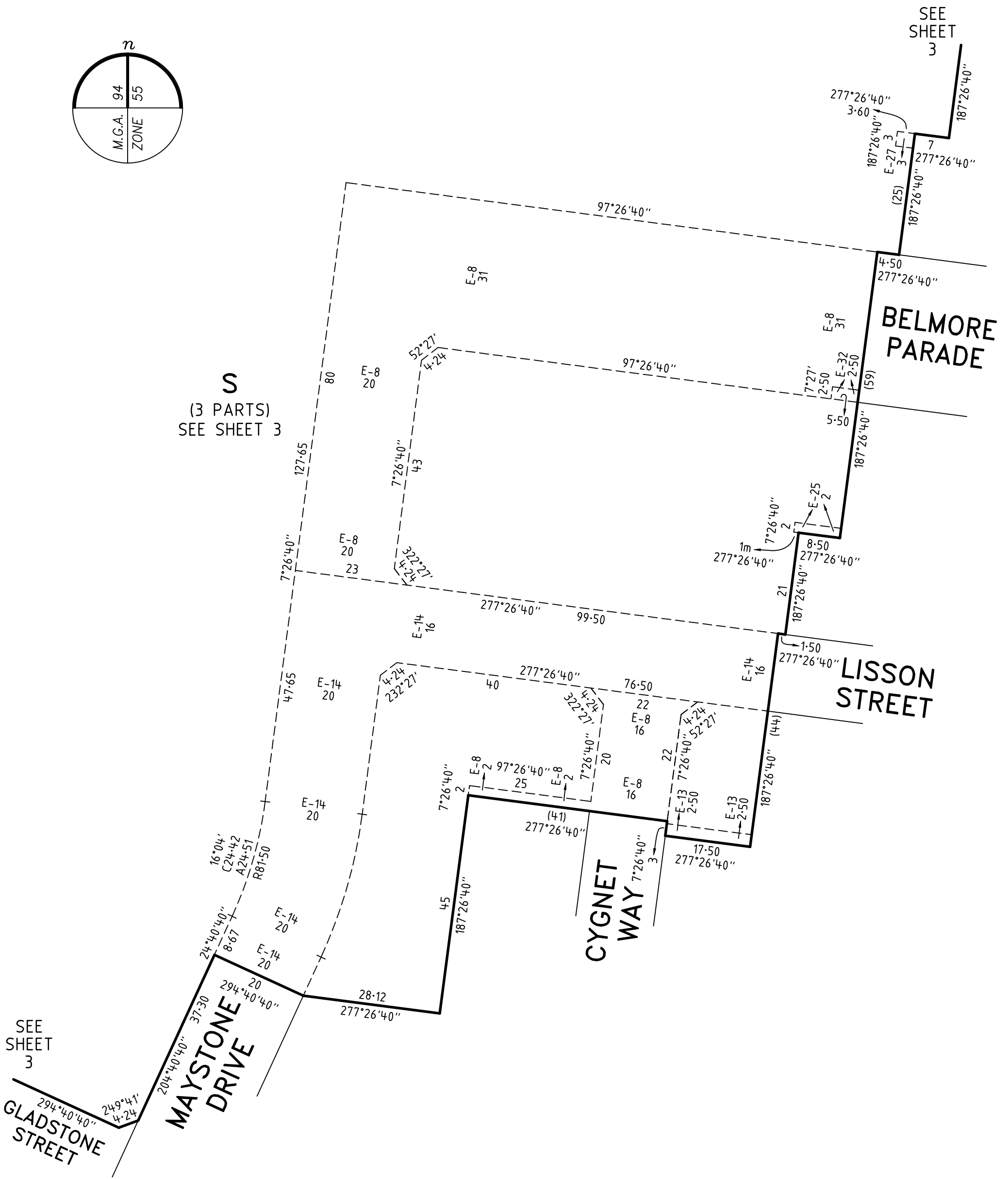
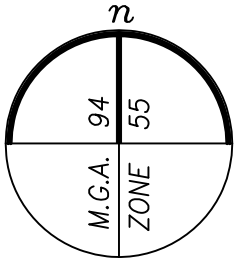
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16/01/2024,  
SPEAR Ref: S220127J

# PLAN OF SUBDIVISION

**PS 913260H**

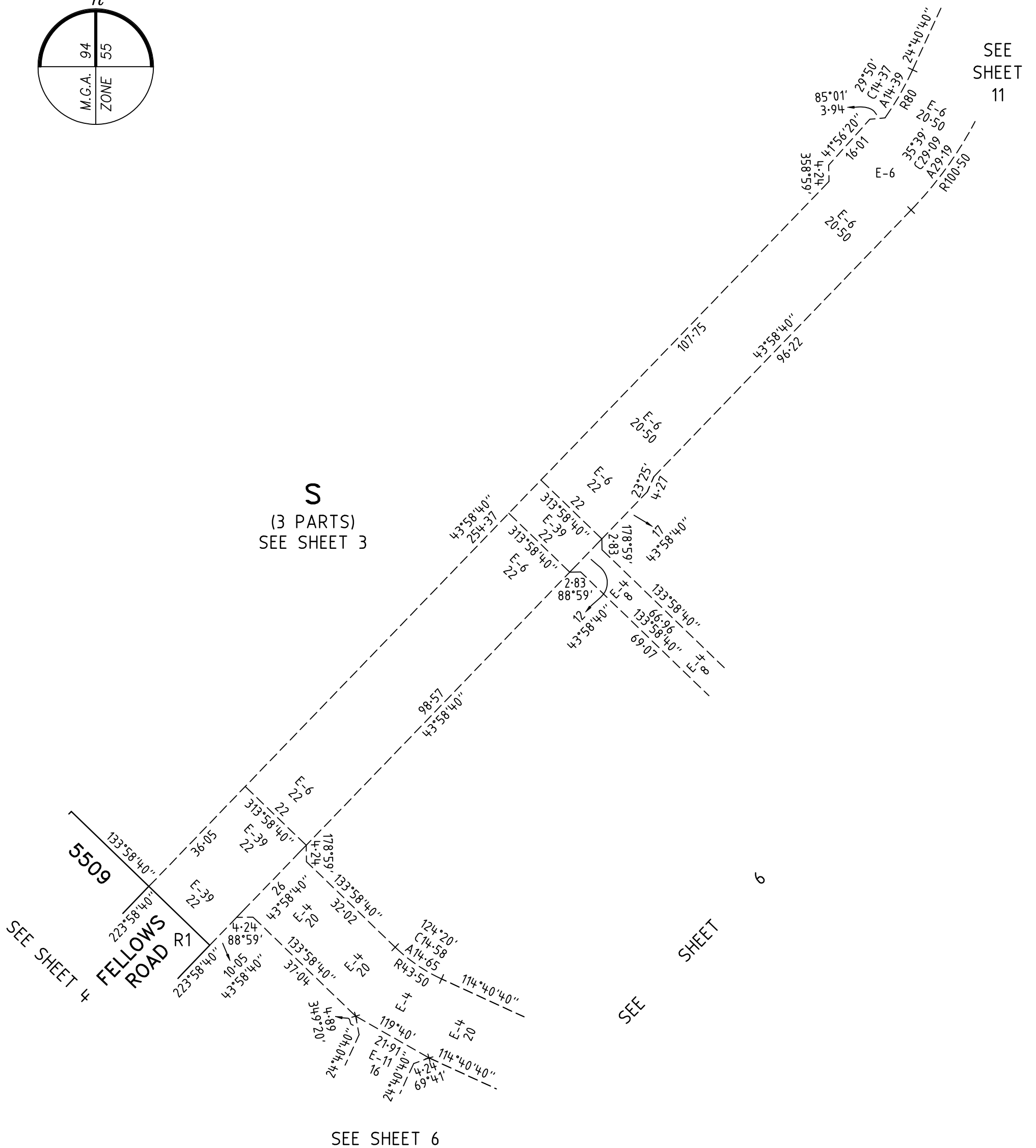
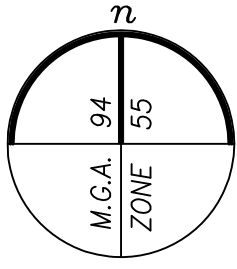


MERRIFIELD - 55	LICENSED SURVEYOR <b>GREGORY STUART WILLIAMS</b>	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	06/11/23	REFERENCE 329005-ST55 DRAWING 329005-ST55-AH	ORIGINAL SHEET SIZE A3 SHEET 9
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J	



# PLAN OF SUBDIVISION

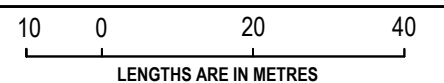
**PS 913260H**



**MERRIFIELD - 55**

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE  
1:1000



06/11/23

REFERENCE 329005-ST55

ORIGINAL SHEET SIZE A3

DRAWING 329005-ST55-AH

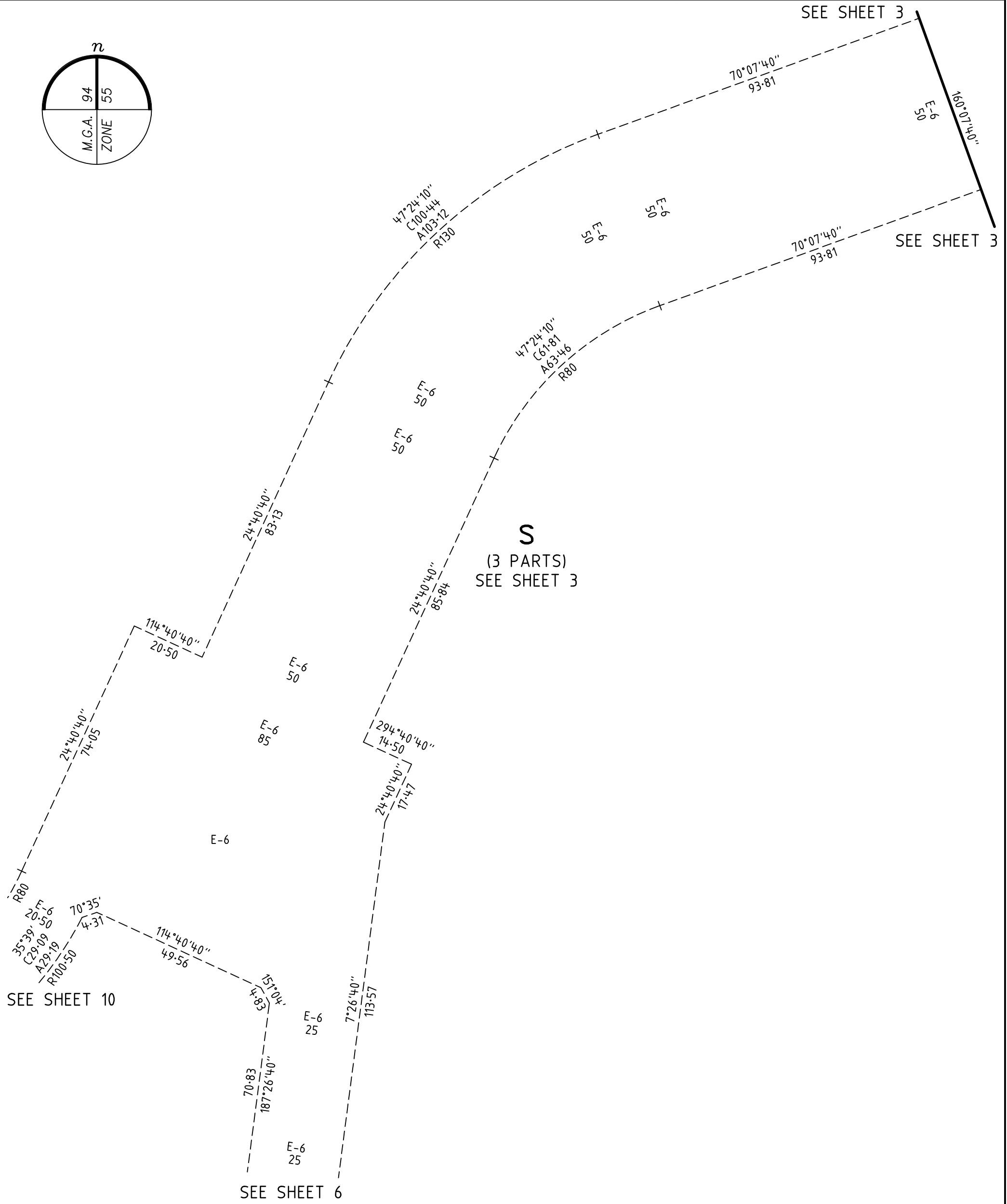
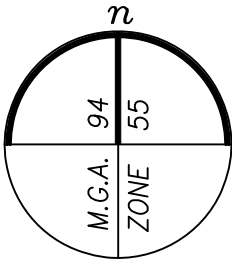
SHEET 10

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SPEAR Ref: S220127J

# PLAN OF SUBDIVISION

**PS 913260H**



<b>MERRIFIELD - 55</b>	<b>LICENSED SURVEYOR GREGORY STUART WILLIAMS</b>	<b>SCALE 1:1000</b>	10 0 20 40 LENGTHS ARE IN METRES
	06/11/23	REFERENCE 329005-ST55	<b>ORIGINAL SHEET SIZE A3</b>
		DRAWING 329005-ST55-AH	<b>SHEET 11</b>
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J	



# PLAN OF SUBDIVISION

# PS 913260H

## CREATION OF RESTRICTION A

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5505	5504, 5506, 5513, 5514
5506	5505, 5507, 5512, 5513
5507	5506, 5508, 5511, 5512
5508	5507, 5509, 5510, 5511
5509	5507, 5508, 5510, 5511
5510	5507, 5508, 5511, 5527
5511	5506, 5507, 5510, 5512, 5526, 5527
5512	5506, 5507, 5511, 5513, 5525, 5526
5513	5505, 5506, 5512, 5514, 5524, 5525
5514	5504, 5505, 5513, 5515, 5523, 5524
5515	5504, 5505, 5514, 5516, 5522, 5523
5516	5504, 5515, 5517, 5520, 5521, 5522

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5517	5502, 5503, 5516, 5518, 5519, 5520
5518	5501, 5502, 5517, 5519, 5520
5519	5517, 5518, 5520, 5535
5520	5516, 5517, 5518, 5519, 5521, 5534
5522	5515, 5516, 5521, 5523, 5532, 5533
5524	5513, 5514, 5523, 5525, 5530, 5531
5525	5512, 5513, 5524, 5526, 5529, 5530
5526	5511, 5512, 5525, 5527, 5528, 5529
5527	5510, 5511, 5526, 5528, 5529
5535	5519, 5520, 5534, 5536, 5537
5536	5534, 5535, 5537, 5538

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5537	5534, 5535, 5538, 5539
5538	5533, 5534, 5537, 5539
5539	5532, 5533, 5538, 5540, 5547
5540	5531, 5532, 5539, 5541, 5547
5541	5530, 5531, 5540, 5542, 5546, 5547
5542	5529, 5530, 5541, 5543, 5545, 5546
5543	5528, 5529, 5542, 5544, 5545
5544	5542, 5543, 5545, 5546
5545	5542, 5543, 5544, 5546
5546	5541, 5542, 5545, 5547
5547	5539, 5540, 5541, 5546

### RESTRICTION:

1. THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP ..... AND;
2. THE REGISTERED PROPRIETOR OF THE BURDENED LOT MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING THAT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH PLANS, DRAWINGS, DESIGNS AND SPECIFICATIONS THAT HAVE FIRST BEEN APPROVED BY THE MERRIFIELD LIVING DESIGN REVIEW COMMITTEE IN ACCORDANCE WITH THE "MERRIFIELD LIVING DESIGN GUIDELINES" AS AMENDED FROM TIME TO TIME.

EXPIRY DATE: 01/01/2043.

## CREATION OF RESTRICTION B

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5501	5502, 5503, 5517, 5518
5502	5501, 5503, 5517, 5518
5503	5502, 5504, 5516, 5517
5504	5503, 5505, 5515, 5516
5521	5516, 5517, 5520, 5522, 5533, 5534
5523	5514, 5515, 5522, 5524, 5531, 5532
5528	5526, 5527, 5529, 5543

BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5529	5525, 5526, 5528, 5530, 5542, 5543
5530	5524, 5525, 5529, 5531, 5541, 5542
5531	5523, 5524, 5530, 5532, 5540, 5541
5532	5522, 5523, 5531, 5533, 5539, 5540
5533	5521, 5522, 5532, 5534, 5538, 5539
5534	5520, 5521, 5533, 5535, 5537, 5538

### RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING FOR ANY BURDENED LOT ON THIS PLAN IN THE TABLE AS A LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)' MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH:

1. THE 'SMALL LOT HOUSING CODE (TYPE A)' UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT;
2. THE PLANS, DRAWING DESIGNS AND SPECIFICATIONS THAT HAVE FIRST BEEN APPROVED BY THE MERRIFIELD DESIGN REVIEW COMMITTEE IN ACCORDANCE WITH THE "MERRIFIELD LIVING DESIGN GUIDELINES" AS AMENDED FROM TIME TO TIME.

EXPIRY DATE: 01/01/2043.

## CREATION OF RESTRICTION C


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.

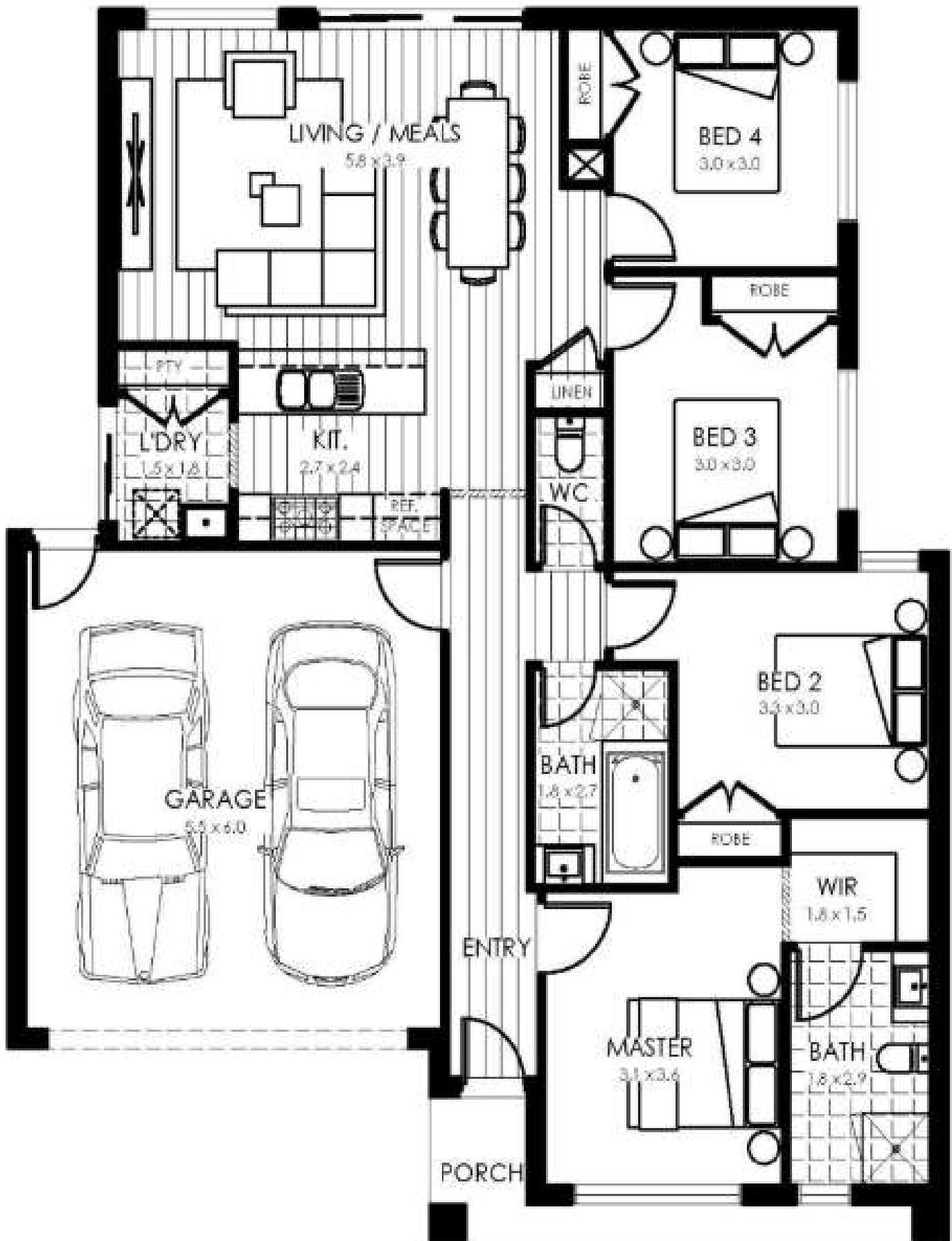
BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5508	5507, 5509, 5510, 5511
5509	5507, 5508, 5510, 5511

### RESTRICTION:

THE REGISTERED PROPRIETOR OF THE BURDENED LOT FOR THE TIME BEING MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT A SINGLE STOREY DWELLING.

EXPIRY DATE: 01/01/2043.

<b>MERRIFIELD - 55</b>	<b>LICENSED SURVEYOR GREGORY STUART WILLIAMS</b>	<b>SCALE</b>	
	06/11/23 H	REFERENCE 329005-ST55 DRAWING 329005-ST55-AH	<b>ORIGINAL SHEET SIZE A3</b>
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J





# The Inclusions

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## Pre-Construction

Fixed site costs

Provide 7 Star Energy Efficiency

Termite Treatment (if applicable)

Mains Power Connection

Sewerage and Stormwater Connection

Water Connection

---

## External Inclusions

Sectional Garage Door

Concrete Roof Tiles

Colorbond Fascia, Gutter and Downpipes

Clay Brickwork Cladding

Fibre Cement Sheet Infills over Windows and Doors

Sustainability Victoria approved hot water unit

---

## Internal Inclusions

2550mm high ceiling height

Carpet to Bedrooms and Robes

Ceramic wall tiles to Bathroom and Ensuite

Ceramic floor tiles to wet areas including tiled skirt

Ceramic wall tiles to Kitchen and Laundry

Laminate timberlook floating floor system to Kitchen and Living areas

Blockout roller blinds to windows

Ducted Heating to Bedrooms and Living areas

Ducted Evaporative Cooling

Double power points throughout

Television and Telephone/Data points (refer to plan for locations)

LED downlights throughout (excludes Garage)

---

## Kitchen Inclusions

Stainless Steel 900mm upright cooker, gas cooktop and rangehood

Stainless steel dishwasher

---

20mm reconstituted stone benchtop with 40mm polished edge to Kitchen

Chrome mixer tap

---

## Bathroom/Ensuite/WC Inclusions

20mm reconstituted stone benchtop with 20mm polished edge to vanities

Acrylic bath tub

Chrome mixer tap to basins

Tiled showerbases

---

## Turn Key

Clothesline

Letterbox

Television antenna

Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)

Coloured concrete driveway and path

Provide Timber Treated Pine Fencing with exposed posts and capping 1800mm high to side and rear boundaries (up to

Developer Guidelines

Building permit

Brick Infill Over Garage

---

## Post Construction

3 months maintenance period

Home owners warranty in accordance with Victorian regulations

Internal and external builder's house clean

Appliance manuals / compliance certificates

# Exterior Desert Colour Scheme

## Primary palette



### 1. Concrete Roof Tiles

Colour: Charcoal

### 2. Timber Cladding

Colour: Spotted gum

### 3. Brickwork

Domain Oasis



**Render - Walls  
(if applicable)**  
Colorbond Dune



**Front Door**  
Colorbond Surfmist



**Render - Porch Piers  
(if applicable)**  
Colorbond Surfmist



**Fascia**  
Colorbond Surfmist



**Render - Garage External  
Walls (if applicable)**  
Colorbond Dune



**Gutter, Downpipes, Barge  
and Capping**  
Colorbond Monument



**Windows, Sliding Glass  
Doors and Flyscreens**  
Colorbond Surfmist



**Lightweight Cladding  
(if applicable)**  
Colorbond Surfmist



**Garage Door**  
Colorbond Surfmist



**Exposed Posts  
(if applicable)**  
Colorbond Surfmist

# Exterior Mountain Colour Scheme

## Primary palette



### 1. Concrete Roof Tiles

Colour: Charcoal

### 2. Timber Cladding

Colour: Tasmanian Oak

### 3. Brickwork

Access Chestnut



**Render - Walls  
(if applicable)**  
Colorbond Shale Grey



**Front Door**  
Colorbond Surfmist



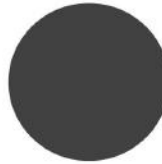
**Render - Porch Piers  
(if applicable)**  
Colorbond Surfmist



**Fascia**  
Colorbond Monument



**Render - Garage External  
Walls (if applicable)**  
Colorbond Shale Grey



**Gutter, Downpipes, Barge  
and Capping**  
Colorbond Monument



**Windows, Sliding Glass  
Doors and Flyscreens**  
Colorbond Monument



**Lightweight Cladding  
(if applicable)**  
Colorbond Surfmist



**Garage Door**  
Colorbond Monument

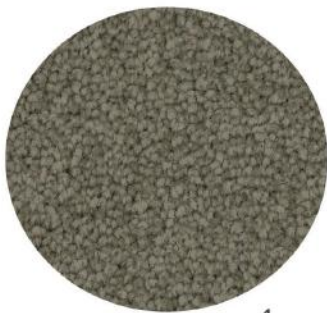


**Exposed Posts  
(if applicable)**  
Colorbond Surfmist



# Interior Eucalyptus Colour Scheme

## Primary palette



1



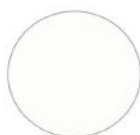
2

### 1. Carpet

Colour: Basalt  
Location: Bedrooms throughout

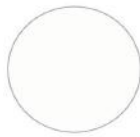
### 2. Stone

Colour: Caesarstone Fresh Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished



### Laminate

Colour: Formica Crystal White  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Crystal White  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Autumn Oak  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour



### Timber Laminate Flooring (Options)

Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout



### Paint

Colour: Dulux Natural White  
Location: Walls  
Finish: Low sheen



Colour: Dulux Natural White  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Natural White  
Location: Ceilings throughout  
Finish: Flat



### Tiles

Colour: Millennium Bianco Light Grey Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback



### Glass Splashback (Upgrade Option)

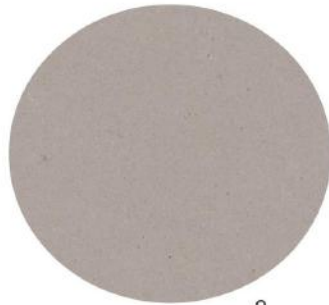
Colour: Zurich

# Interior Paperbark Colour Scheme

## Primary palette



1



2

### 1. Carpet

Colour: Raven  
Location: Bedrooms throughout

### 2. Stone

Colour: Caesarstone Raw Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished

---

### Laminate



Colour: Formica Iron Ore  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Cappucino  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Iron Ore  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour

---

### Timber Laminate Flooring (Options)



Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout

---

### Paint



Colour: Dulux Natural White  
Location: Walls  
Finish: Low sheen



Colour: Dulux Natural White  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Natural White  
Location: Ceilings throughout  
Finish: Flat

---

### Tiles



Colour: Millennium Bianco Light Grey Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback

---

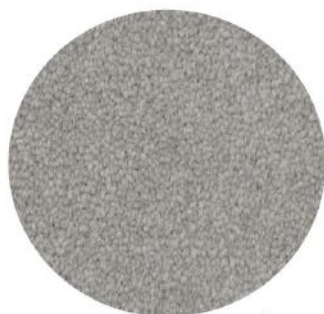
### Glass Splashback (Upgrade Option)



Colour: Zurich

# Interior Cotton Colour Scheme

## Primary palette



1



2

## 1. Carpet

Colour: Smoke Haze  
Location: Bedrooms throughout

## 2. Stone

Colour: Caesarstone Raw Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished



## Laminate

Colour: Formica Fox Natural  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Crystal White  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Crystal White  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour



## Timber Laminate Flooring (Options)

Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout



## Paint

Colour: Dulux Lexicon  
Location: Walls  
Finish: Low sheen



Colour: Dulux Lexicon  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Lexicon  
Location: Ceilings throughout



## Tiles

Colour: Spark Light Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback



## Glass Splashback (Upgrade Option)

Colour: Zurich



# Interior Wattle Colour Scheme

## Primary palette



1



2

### 1. Carpet

Colour: Graphite  
Location: Bedrooms throughout

### 2. Stone

Colour: Caesarstone Fresh Concrete  
Location: Provided to kitchen island and rear kitchen benchtops  
Finish: Polished

---

### Laminate



Colour: Formica Oyster Grey  
Location: Joinery – Island Bench Base Cabinets  
Finish: Velour



Colour: Formica Oyster Grey  
Location: Overhead cupboards, base cupboards and end panels  
Finish: Velour



Colour: Formica Oyster Grey  
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units  
Finish: Velour

---

### Timber Laminate Flooring (Options)



Colour: Venetian Oak  
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed  
Location: Flooring throughout



Colour: Authentic Oak Nature  
Location: Flooring throughout



Colour: Classic Oak White Varnished  
Location: Flooring throughout

---

### Paint



Colour: Dulux Terrace White  
Location: Walls  
Finish: Low sheen



Colour: Dulux Terrace White  
Location: Doors, skirtings and window / door architraves  
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Terrace White  
Location: Ceilings throughout  
Finish: Flat

---

### Tiles



Colour: Nova Grey Matte  
Dimensions: 300x600mm  
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss  
Dimensions: 100x300mm  
Location: Kitchen and laundry splashback

---

### Glass Splashback (Upgrade Option)



Colour: Zurich