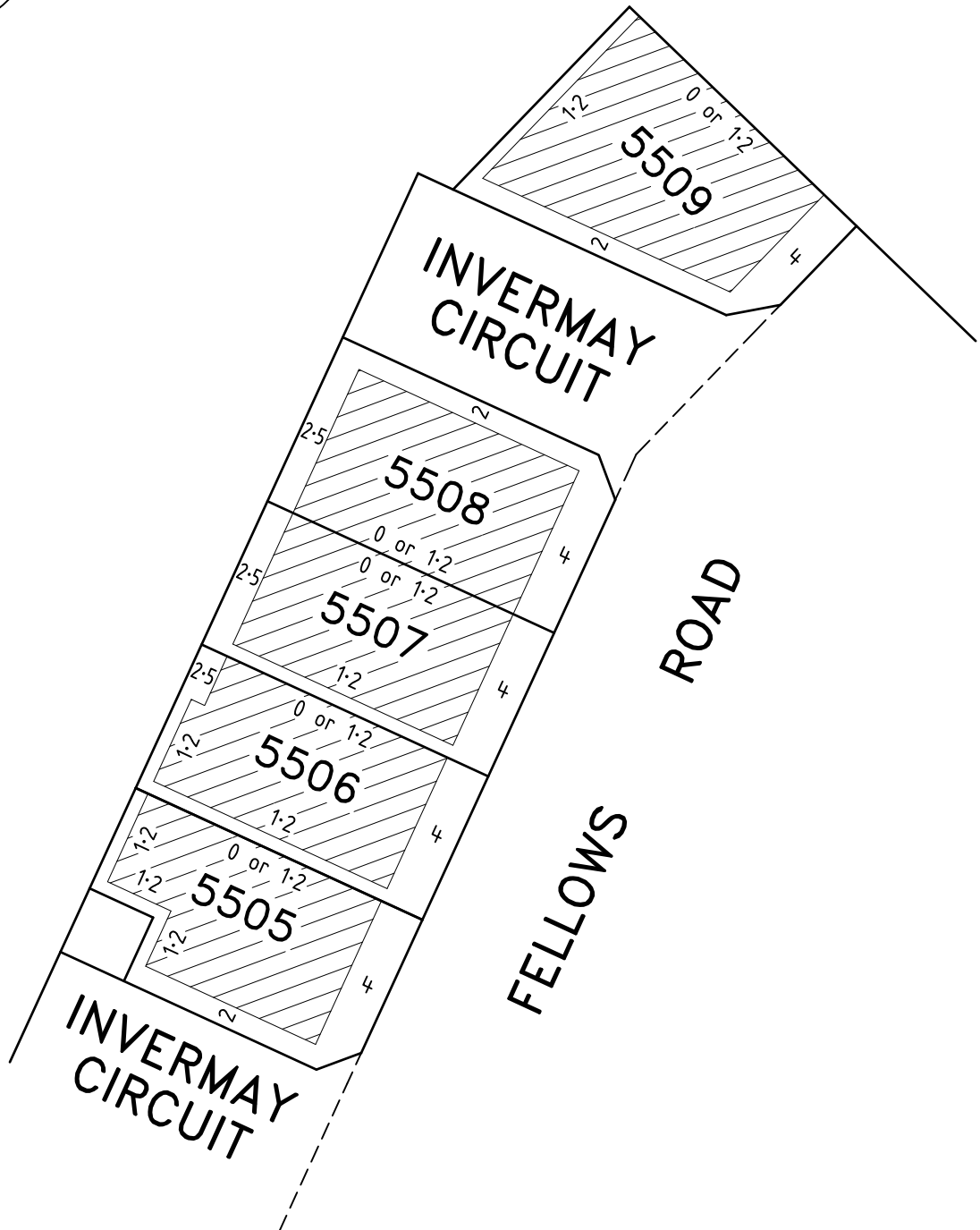
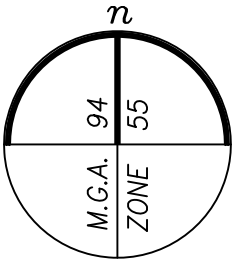


BUILDING ENVELOPE

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

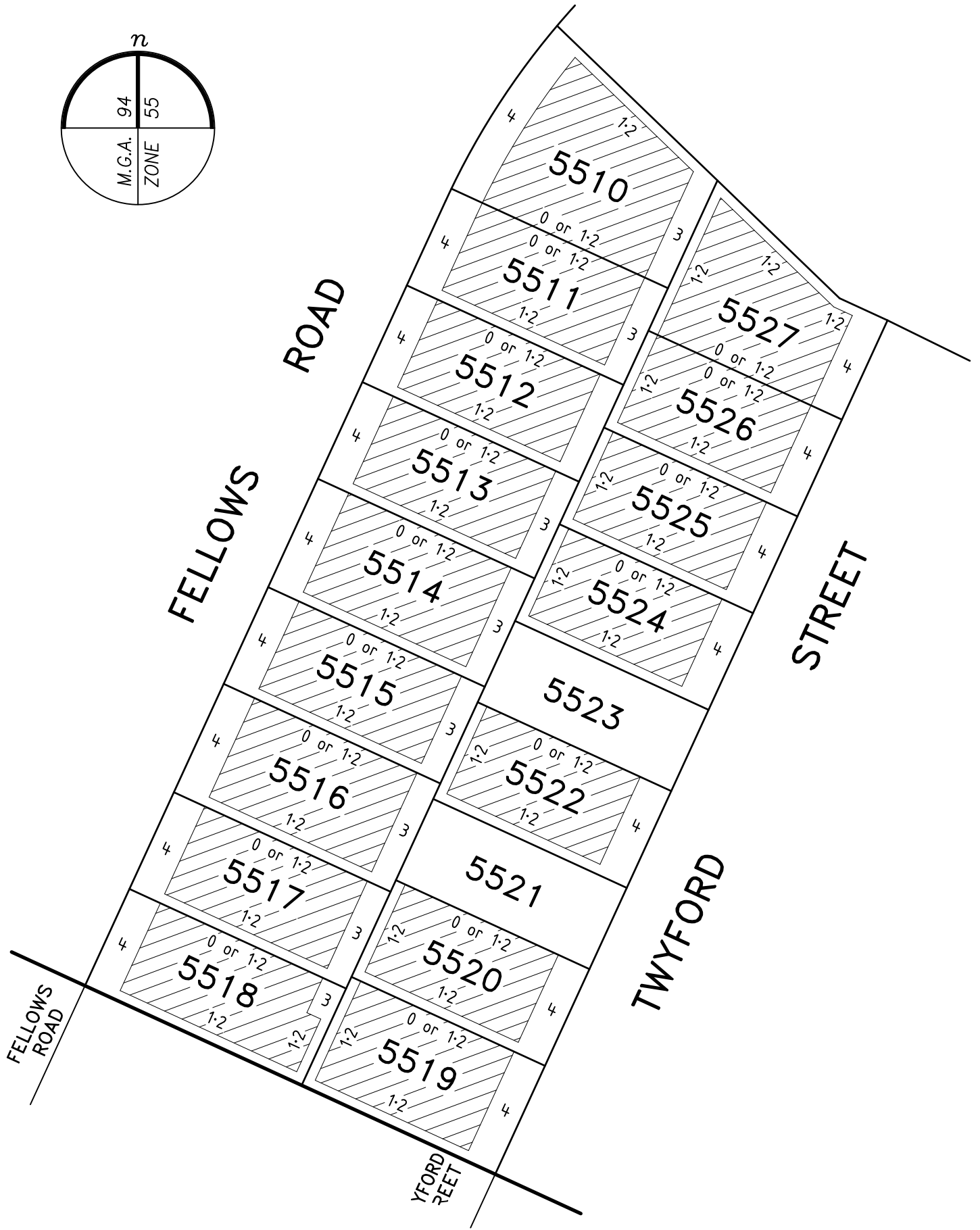
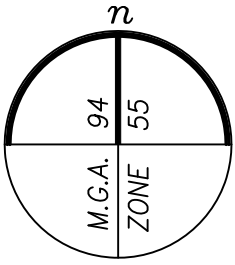
VERIS AUSTRALIA PTY LTD

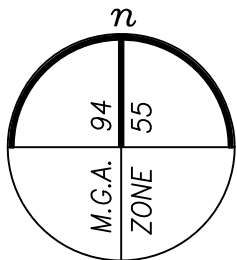
A | Level 3, 1 Southbank Blvd
Southbank VIC 3006

T | +61 3 7019 8400

E | melbourne@veris.com.au

W | www.veris.com.au





BUILDING ENVELOPE

NOTE

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

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



veris

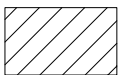
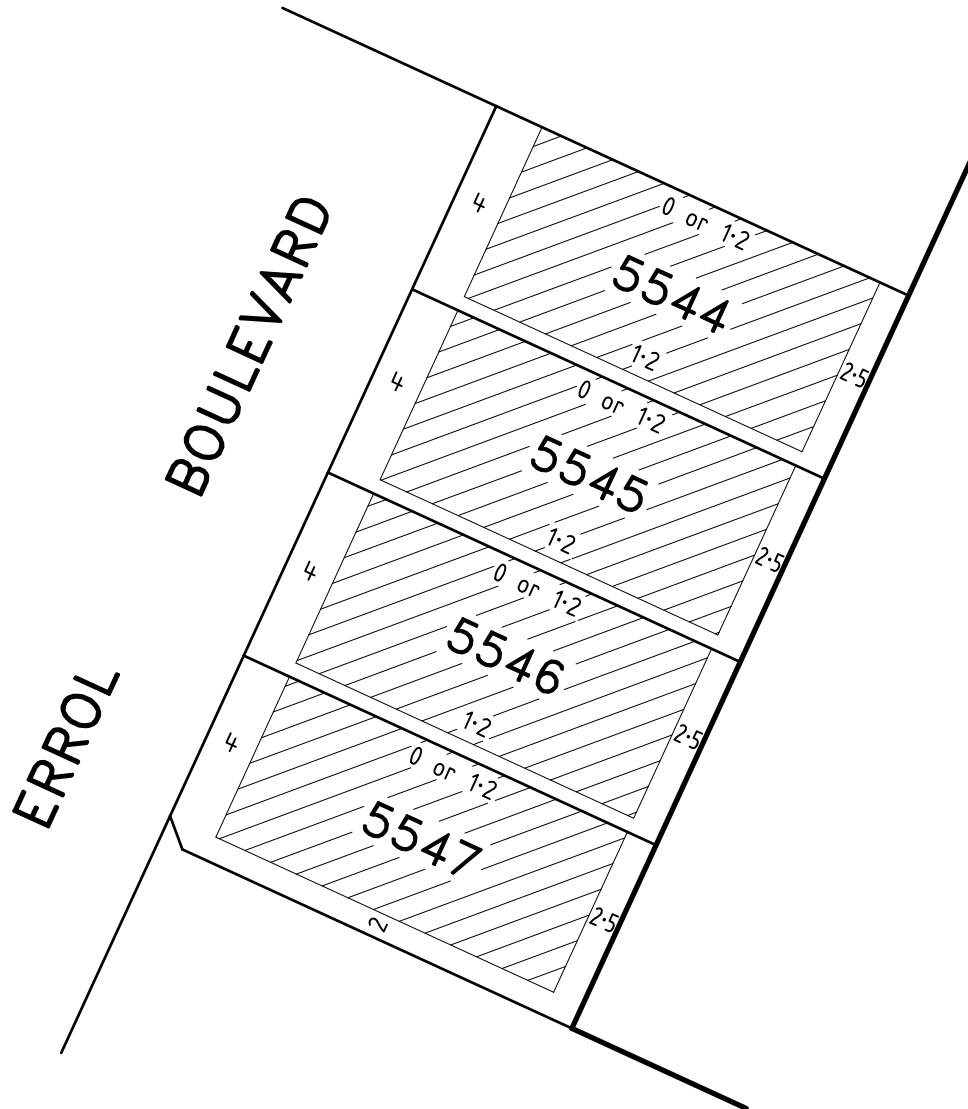
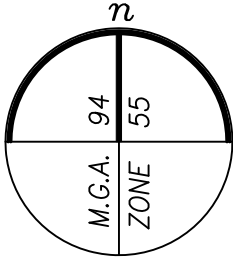
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BUILDING ENVELOPE

NOTE

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

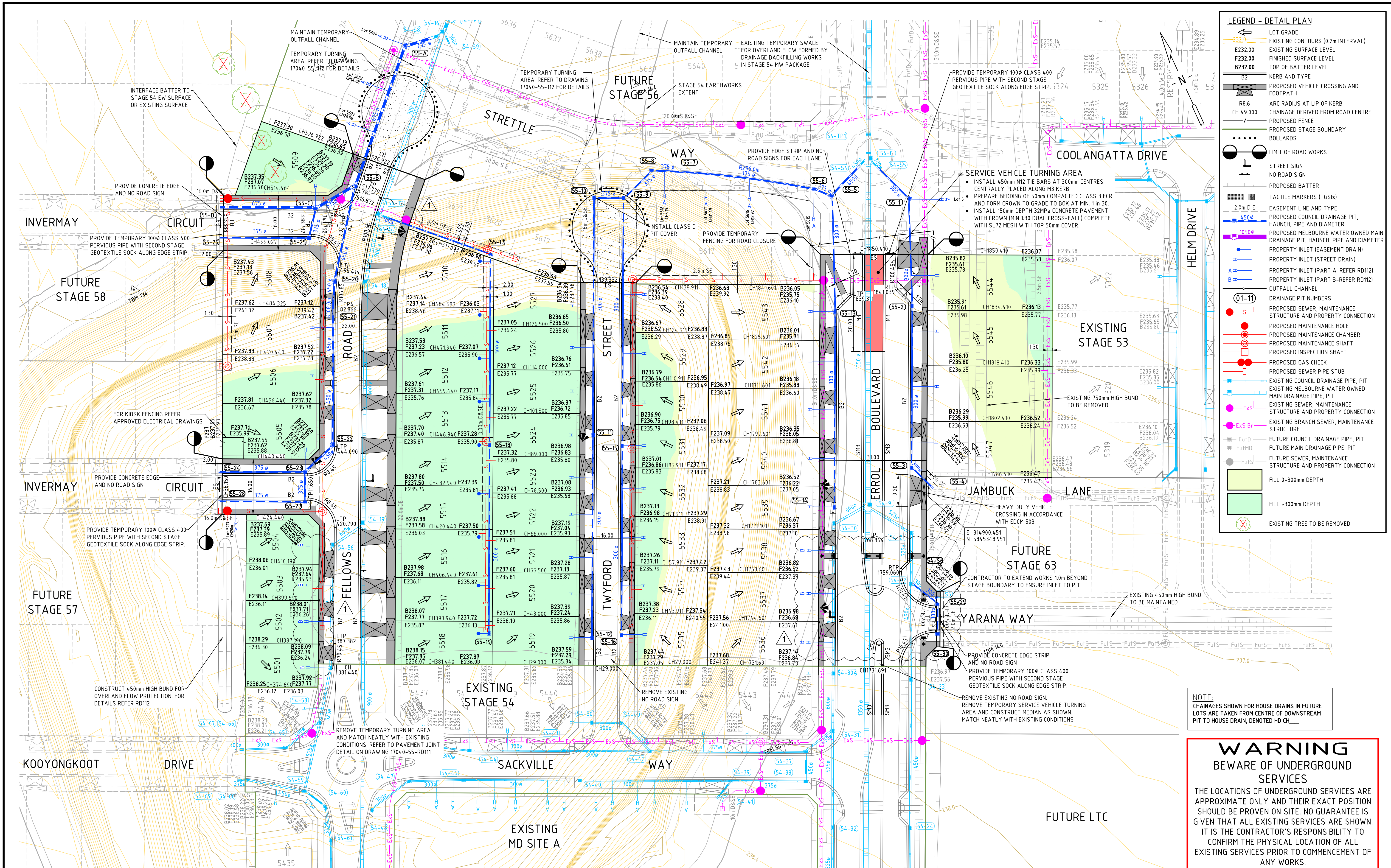
Date: 4 September 2023
Dwg: 329005-ST55-BB



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CAD FILE: F:\SYNERGY\TEMP\1205\ENERGY\SERVER\CEV\2288\A83\CL5-B231-46C3-9943-BB03A7DE56A\17040-55-RD201.DWG
PLOT DATE: Thu Dec 14 09:35:22 2023



DRAWN: R.MONTGOMERY		DESIGNED: A.ARABO	
VERIFIED: S.BUGOSS		APPROVED: J.JOYCE	
1	COUNCIL COMMENTS	J.J	14.11.23
0	CONSTRUCTION ISSUE	J.J	27.09.23
REV	DESCRIPTION	APPROVED	DATE

H1: 500 @ A1
0 5 10 20 30 40

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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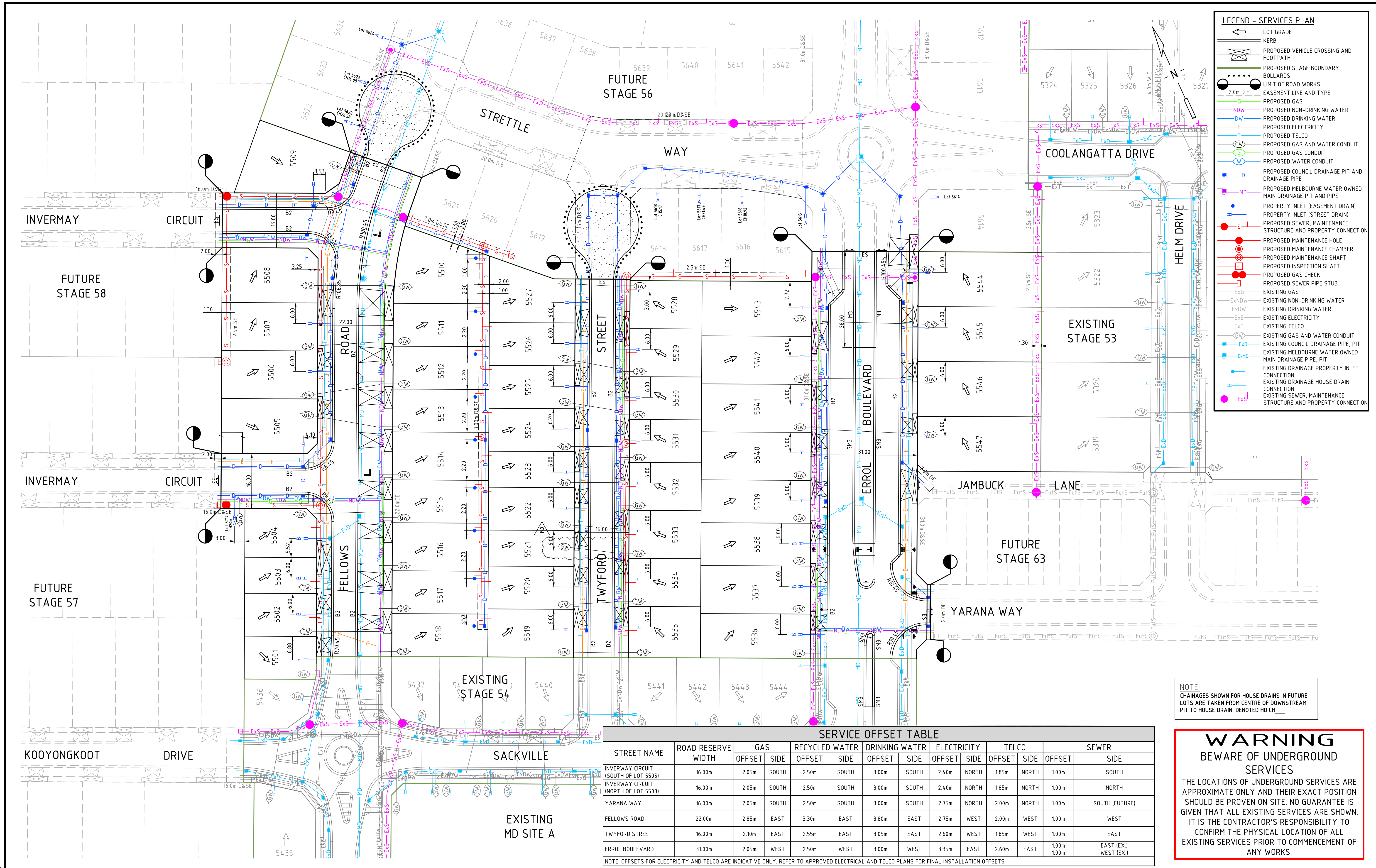
COUNCIL: HUME CITY COUNCIL

PROJECT: MERRIFIELD LIVING - SECTION D
STAGE 55
MICKLEHAM

ISSUE: **CONSTRUCTION**

TITLE: DETAIL PLAN	MELWAY REF: 366 D1	PROJECT No: 17040-55	DWG No: RD201	REVISION: 1
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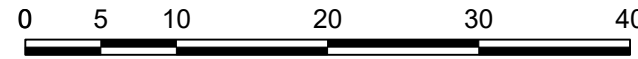


NOTE:
CHAINAGES SHOWN FOR HOUSE DRAINS IN FUTURE LOTS ARE TAKEN FROM CENTRE OF DOWNSTREAM PIT TO HOUSE DRAIN, DENOTED HD CH.

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.

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

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
© Verve Projects Pty Ltd.

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:

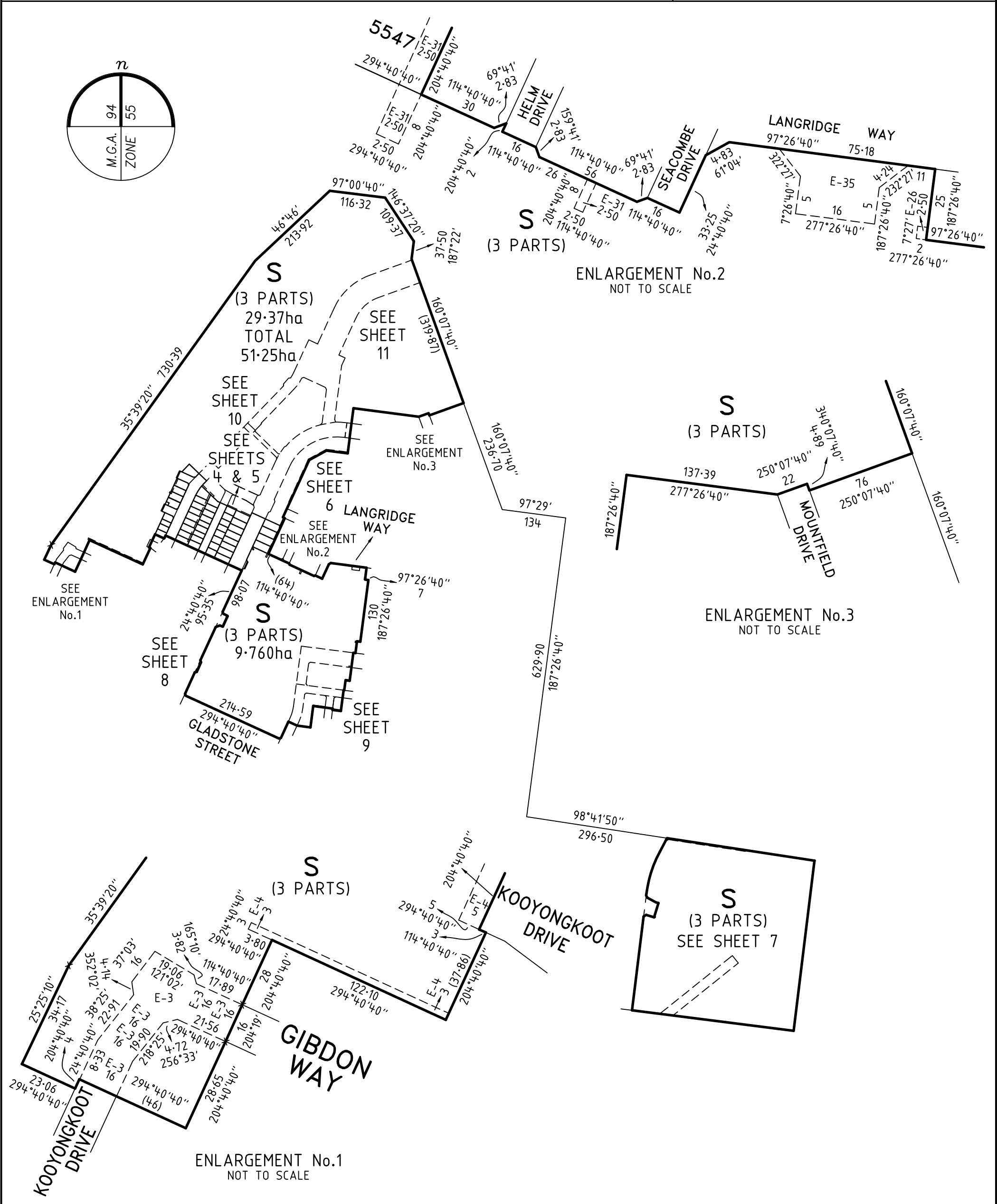
RD301

REVISION:

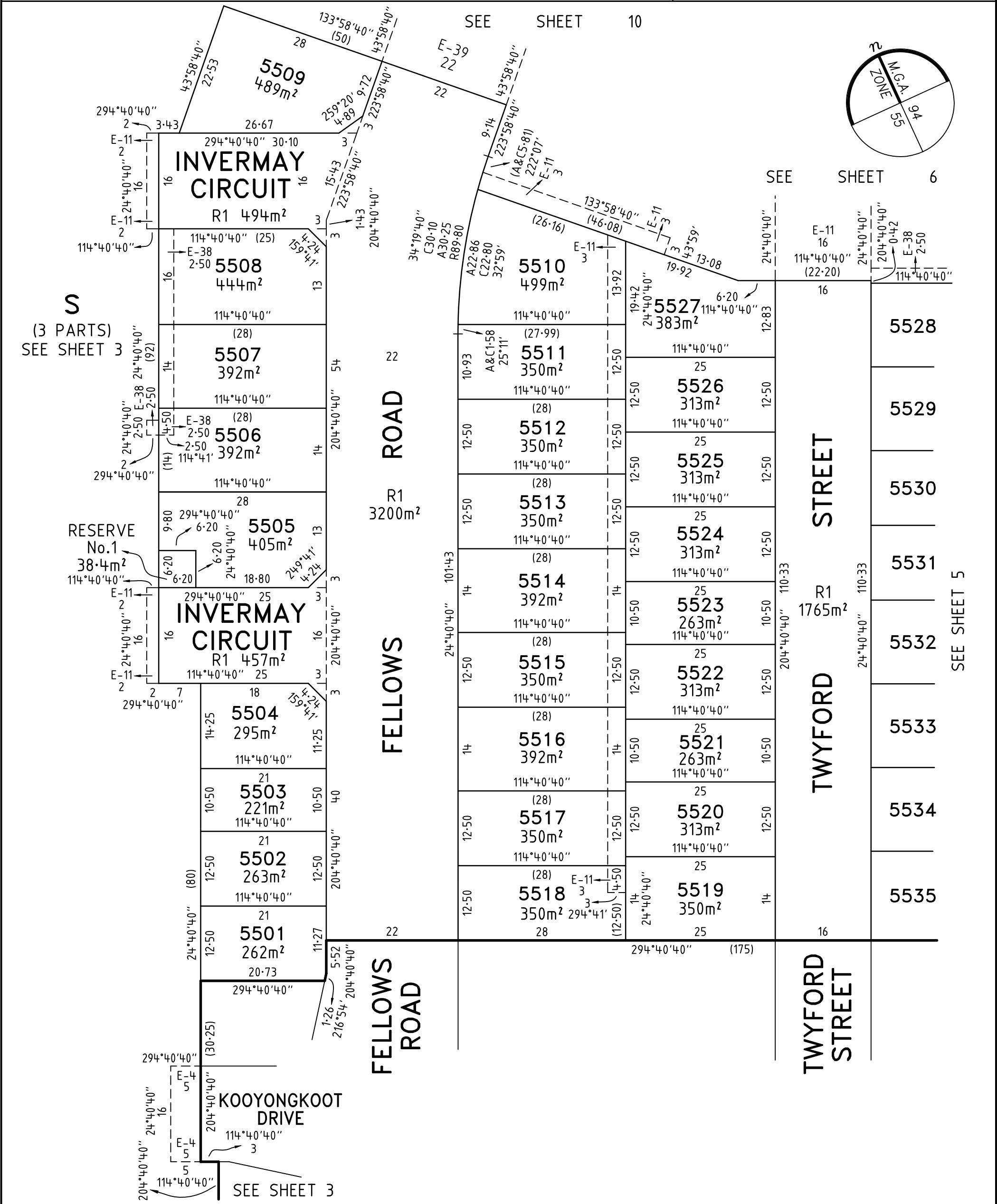
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PLAN OF SUBDIVISION				EDITION		PS 913260H	
LOCATION OF LAND PARISH: MICKLEHAM TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 25, 26 & 28 (PARTS) TITLE REFERENCE: VOL FOL LAST PLAN REFERENCE: LOT R ON PS908920U POSTAL ADDRESS: (at time of 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		THIS PLAN IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P21549	
ROAD R1 RESERVE No.1		HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LTD		SURVEY		THIS PLAN IS / IS NOT BASED ON SURVEY VIDE BP3204G THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 11, 21, 222 & 289 (MICKLEHAM) 4, 5, 39 & 70 (KALKALLO)	
OTHER PURPOSE OF PLAN 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. GROUND(S) FOR REMOVAL OF EASEMENTS BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.				DEPTH LIMITATION		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		LICENSED SURVEYOR GREGORY STUART WILLIAMS					
47 LOTS AND BALANCE LOT S							
		DATE 06/11/23	REFERENCE 329005-ST55	ORIGINAL SHEET SIZE A3			
			DRAWING 329005-ST55-AH	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

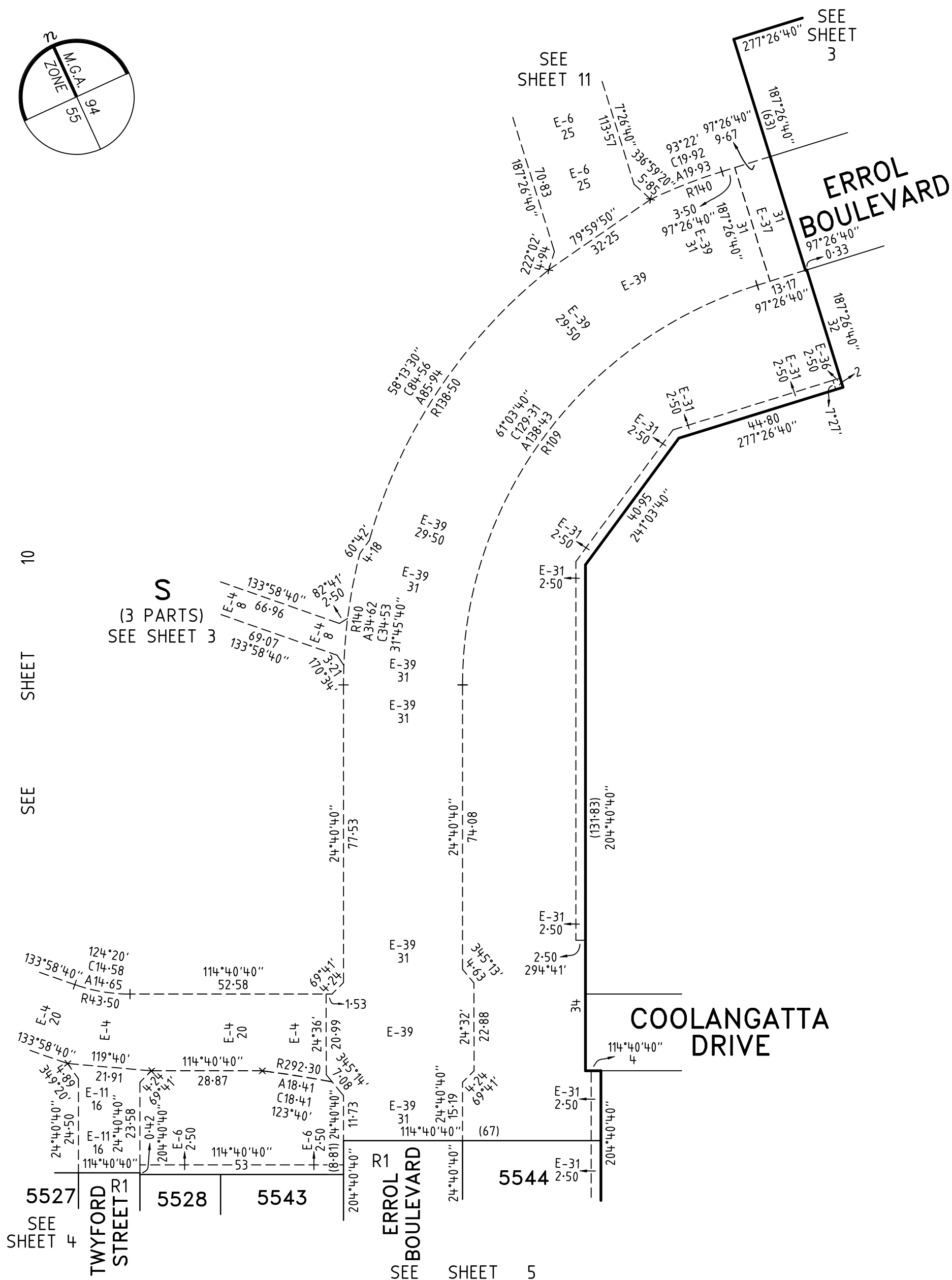
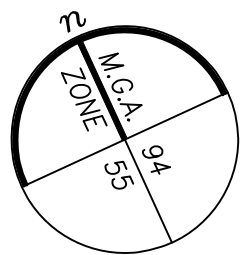


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	REFERENCE 329005-ST55				ORIGINAL SHEET SIZE A3
	DRAWING 329005-ST55-AH				SHEET 3
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J				Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J



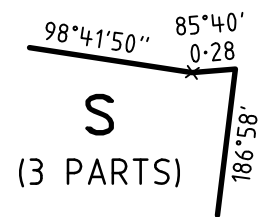
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	REFERENCE 329005-ST55			
	DRAWING 329005-ST55-AH			ORIGINAL SHEET SIZE A3
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J	

PS 913260H



MERRIFIELD - 55	LICENSED SURVEYOR	GREGORY STUART WILLIAMS	SCALE	1:1000	
					LENGTHS ARE IN METRES
	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			Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J		

PS 913260H

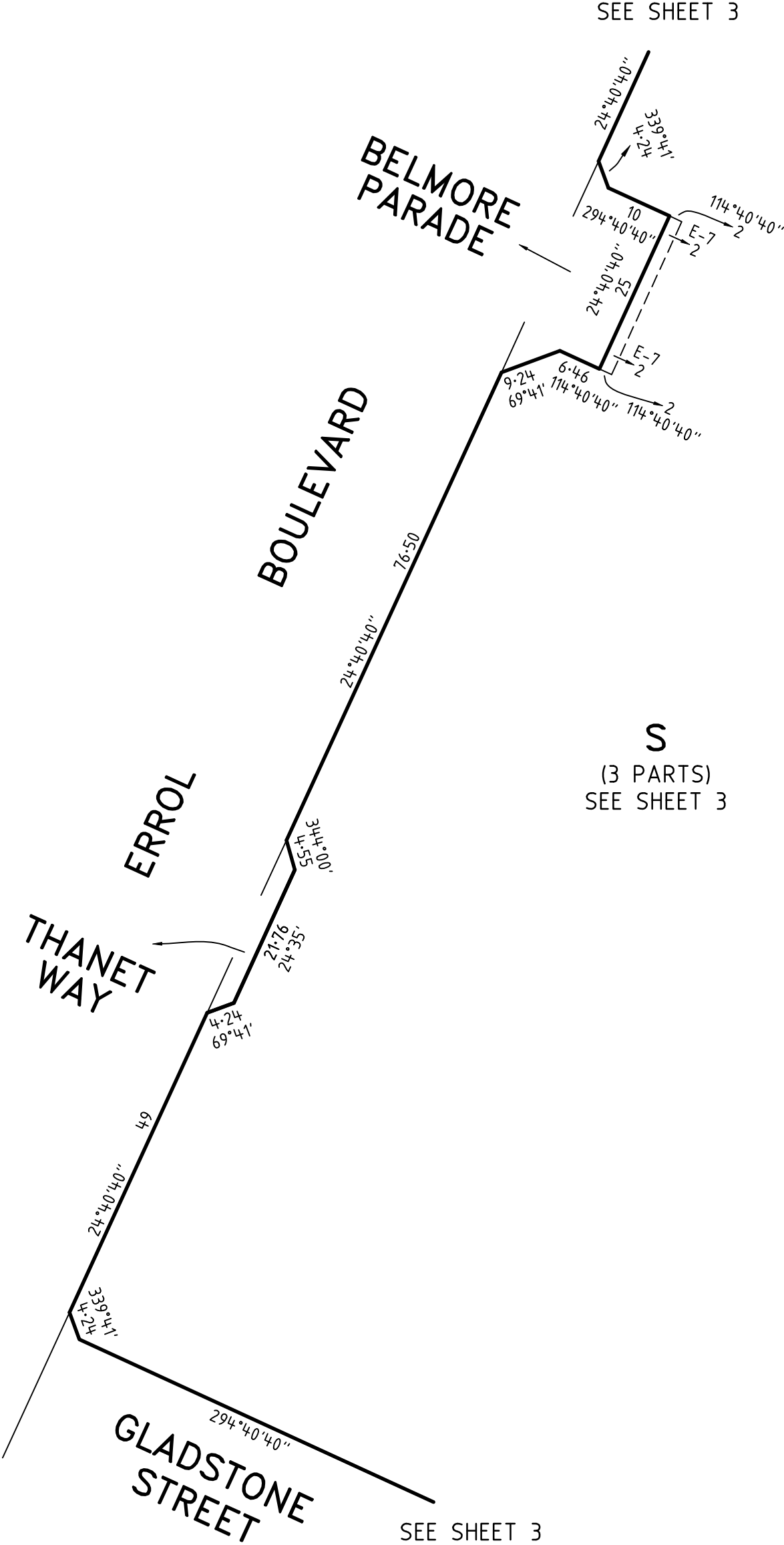
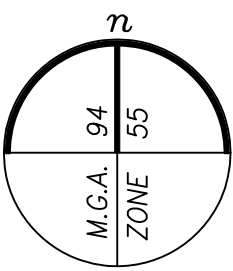


SEE
SHEET
3



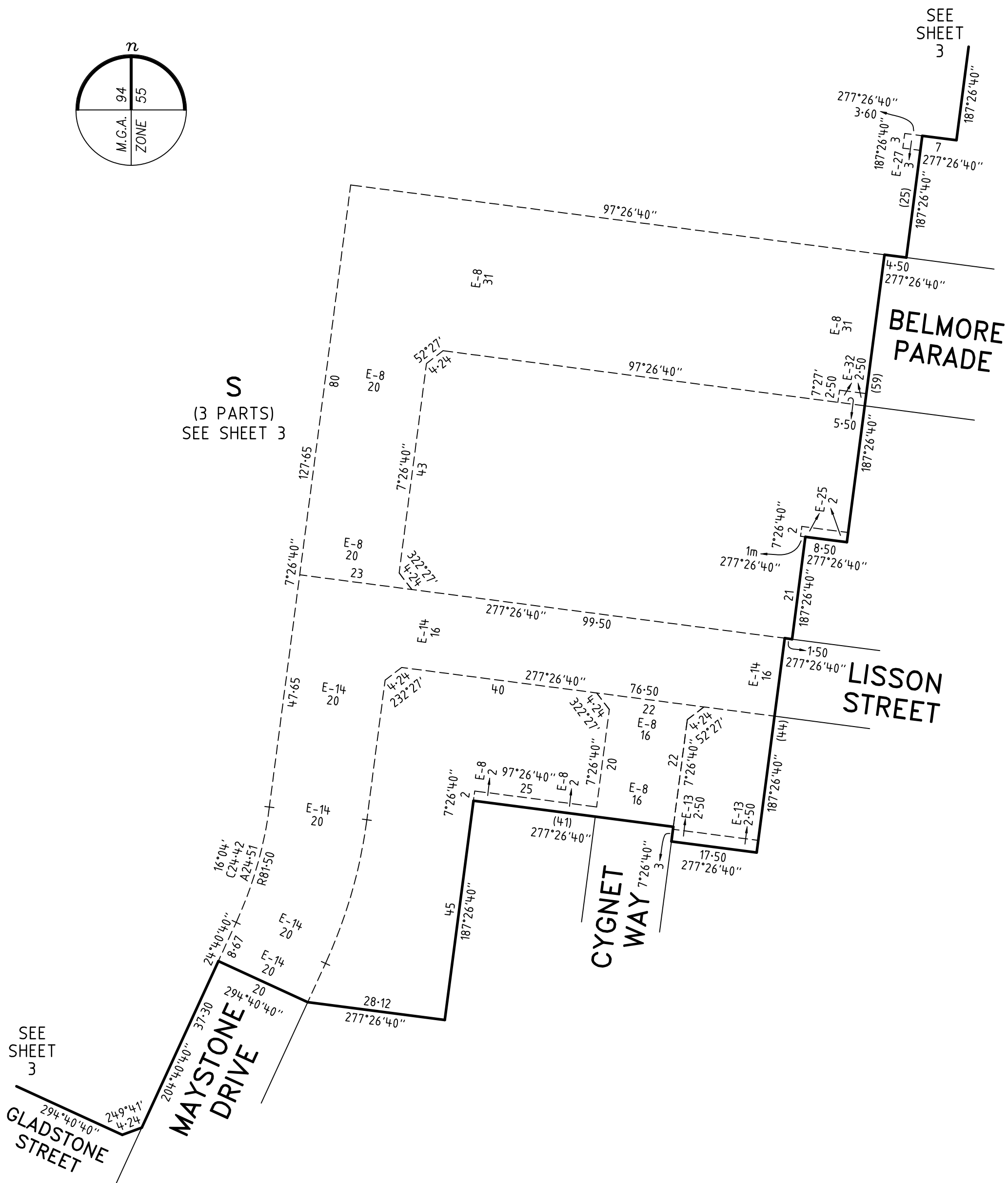
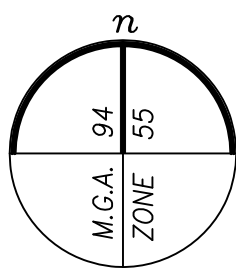
ENLARGEMENT No.7
NOT TO SCALE

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				1:2000	2000 0 40 80 LENGTHS ARE IN METRES			
	REFERENCE			329005-ST55		ORIGINAL SHEET SIZE A3		
	DRAWING			329005-ST55-AH		SHEET 7		
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					



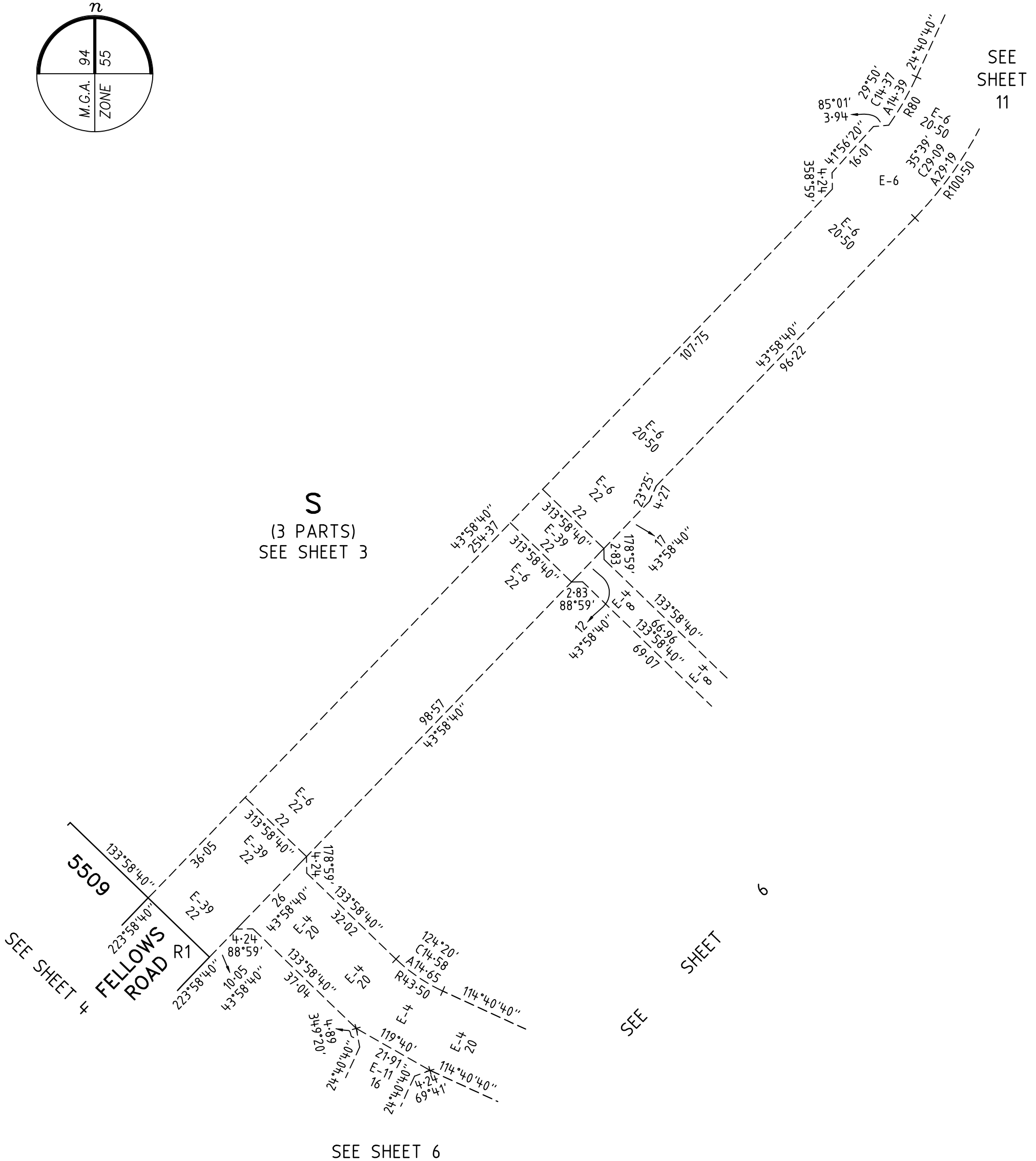
MERRIFIELD - 55	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:750	7.5001530 LENGTHS ARE IN METRES
	06/11/23		REFERENCE 329005-ST55	
	DRAWING 329005-ST55-AH			ORIGINAL SHEET SIZE A3
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J	

PS 913260H



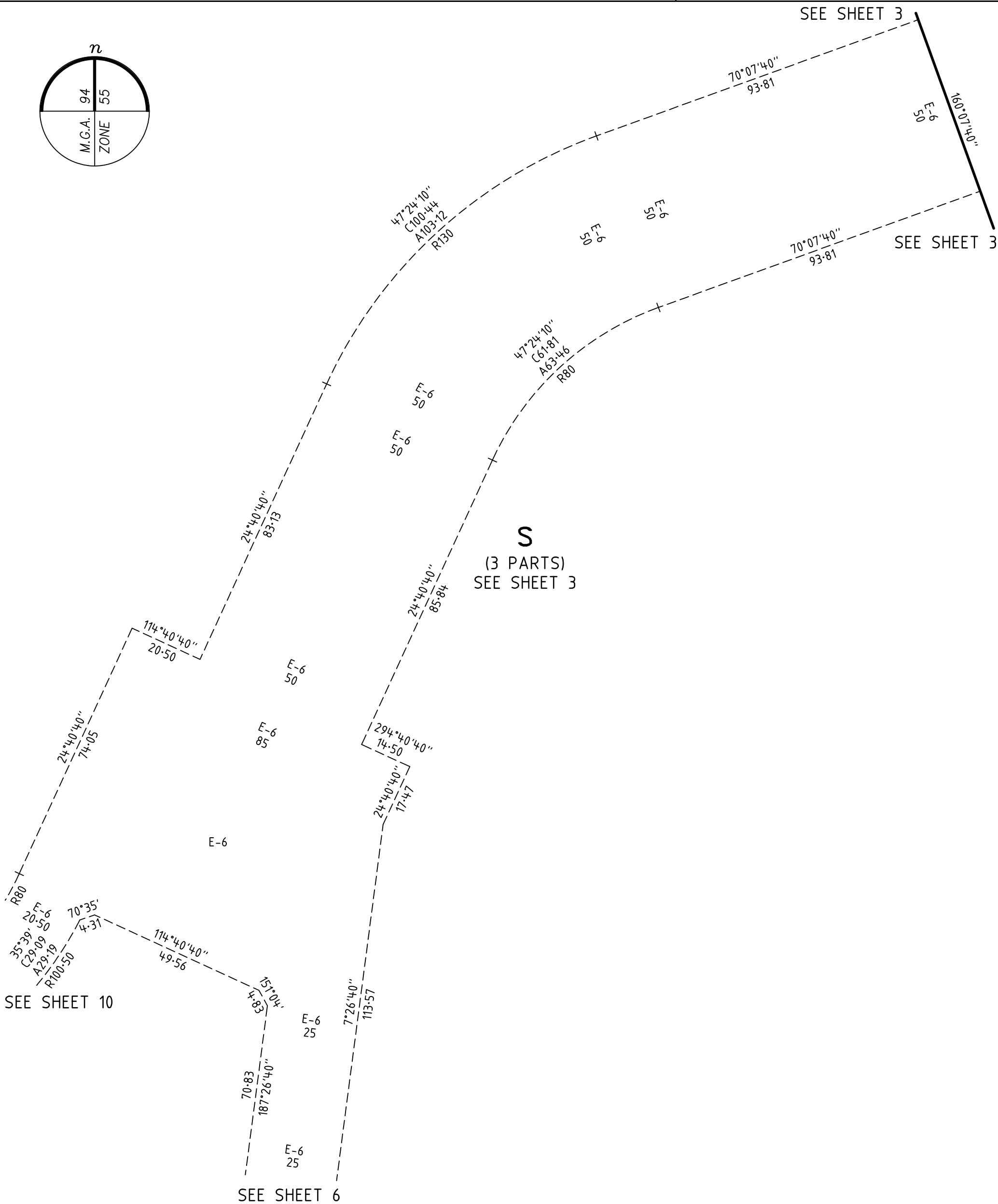
MERRIFIELD - 55	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:750	
	06/11/23	REFERENCE 329005-ST55	ORIGINAL SHEET SIZE A3	
		DRAWING 329005-ST55-AH	SHEET 9	
	Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J		Digitally signed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

PS 913260H



MERRIFIELD - 55	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:1000	10002040 LENGTHS ARE IN METRES
	06/11/23	REFERENCE 329005-ST55	ORIGINAL SHEET SIZE A3	
		DRAWING 329005-ST55-AH	SHEET 10	
	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

PS 913260H



MERRIFIELD - 55	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:1000	10 0 20 40 LENGTHS ARE IN METRES	
	06/11/23		REFERENCE 329005-ST55		ORIGINAL SHEET SIZE A3
	DRAWING 329005-ST55-AH		SHEET 11		
	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		

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
5505	5504, 5506, 5513, 5514	5517	5502, 5503, 5516, 5518, 5519, 5520	5537	5534, 5535, 5538, 5539
5506	5505, 5507, 5512, 5513	5518	5501, 5502, 5517, 5519, 5520	5538	5533, 5534, 5537, 5539
5507	5506, 5508, 5511, 5512	5519	5517, 5518, 5520, 5535	5539	5532, 5533, 5538, 5540, 5547
5508	5507, 5509, 5510, 5511	5520	5516, 5517, 5518, 5519, 5521, 5534	5540	5531, 5532, 5539, 5541, 5547
5509	5507, 5508, 5510, 5511	5522	5515, 5516, 5521, 5523, 5532, 5533	5541	5530, 5531, 5540, 5542, 5546, 5547
5510	5507, 5508, 5511, 5527	5524	5513, 5514, 5523, 5525, 5530, 5531	5542	5529, 5530, 5541, 5543, 5545, 5546
5511	5506, 5507, 5510, 5512, 5526, 5527	5525	5512, 5513, 5524, 5526, 5529, 5530	5543	5528, 5529, 5542, 5544, 5545
5512	5506, 5507, 5511, 5513, 5525, 5526	5526	5511, 5512, 5525, 5527, 5528, 5529	5544	5542, 5543, 5545, 5546
5513	5505, 5506, 5512, 5514, 5524, 5525	5527	5510, 5511, 5526, 5528, 5529	5545	5542, 5543, 5544, 5546
5514	5504, 5505, 5513, 5515, 5523, 5524	5535	5519, 5520, 5534, 5536, 5537	5546	5541, 5542, 5545, 5547
5515	5504, 5505, 5514, 5516, 5522, 5523	5536	5534, 5535, 5537, 5538	5547	5539, 5540, 5541, 5546
5516	5504, 5515, 5517, 5520, 5521, 5522				

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	BURDENED LOT SUBJECT TO THE 'SMALL LOT HOUSING CODE (TYPE A)'	BENEFITING LOTS ON THIS PLAN
5501	5502, 5503, 5517, 5518	5529	5525, 5526, 5528, 5530, 5542, 5543
5502	5501, 5503, 5517, 5518	5530	5524, 5525, 5529, 5531, 5541, 5542
5503	5502, 5504, 5516, 5517	5531	5523, 5524, 5530, 5532, 5540, 5541
5504	5503, 5505, 5515, 5516	5532	5522, 5523, 5531, 5533, 5539, 5540
5521	5516, 5517, 5520, 5522, 5533, 5534	5533	5521, 5522, 5532, 5534, 5538, 5539
5523	5514, 5515, 5522, 5524, 5531, 5532	5534	5520, 5521, 5533, 5535, 5537, 5538
5528	5526, 5527, 5529, 5543		

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.

