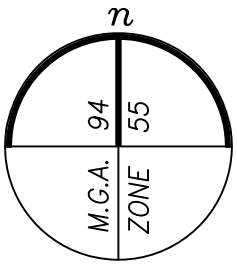

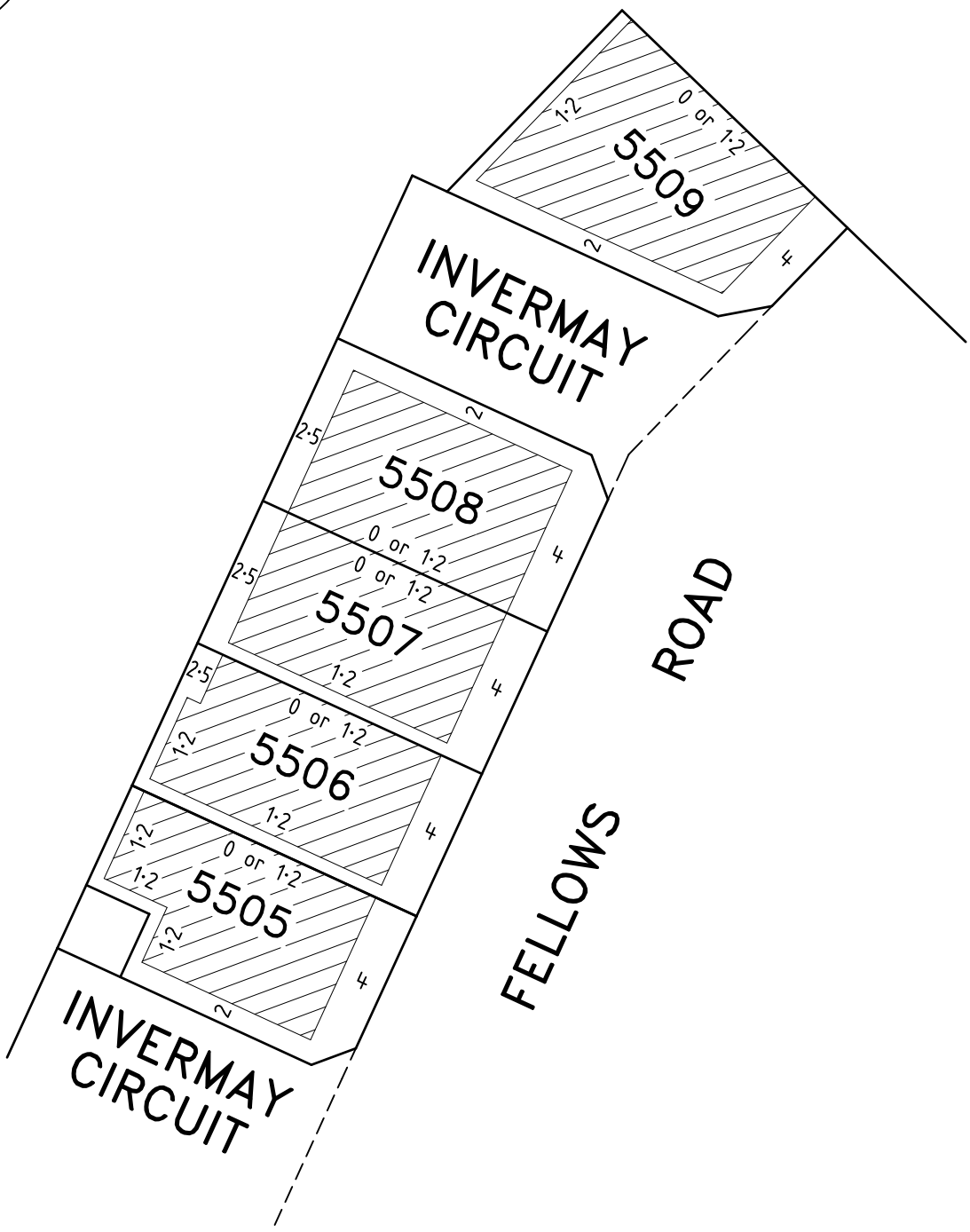

BUILDING ENVELOPE

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

0 8 16 32

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

n
94
55
M.G.A.
ZONE
FELLOWS ROAD
TWYFORD STREET
FELLOWS ROAD
YFORD REET
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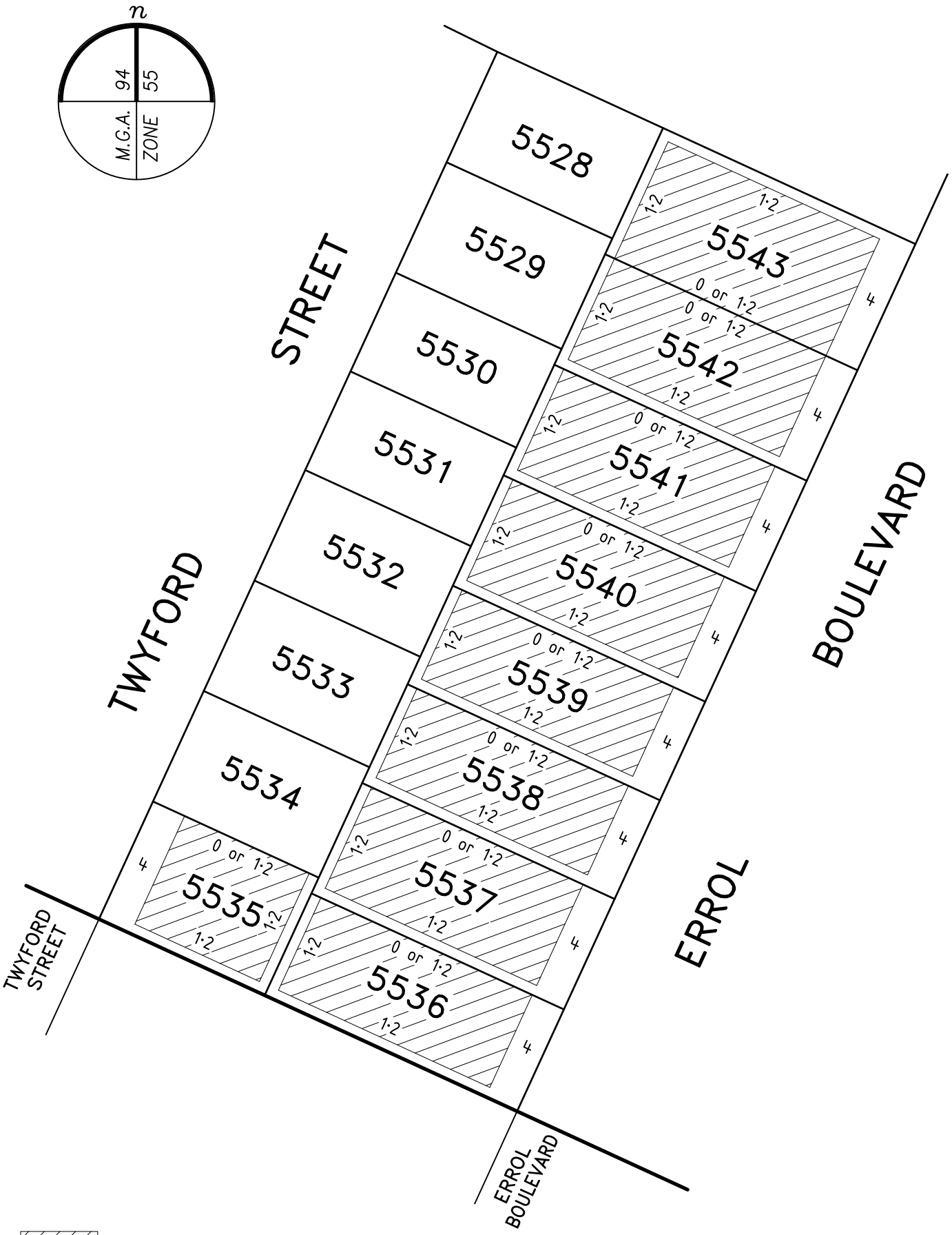

BUILDING ENVELOPE

NOTE

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

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

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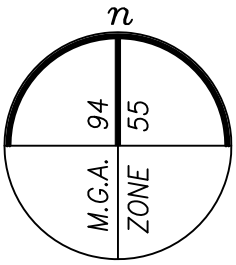

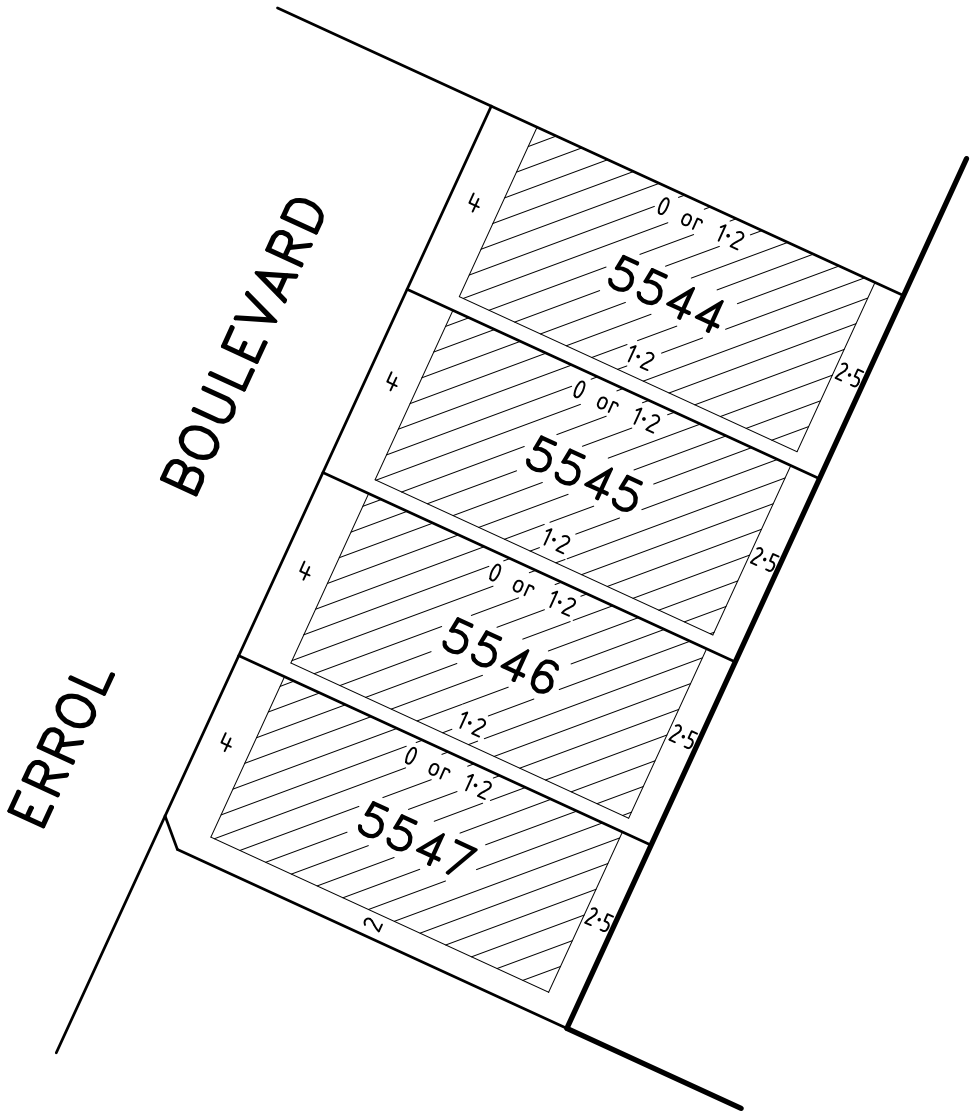

BUILDING ENVELOPE

NOTE

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

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

0 8 16 32

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MAINTAIN TEMPORARY OUTFALL CHANNEL

TEMPORARY TURNING AREA. REFER TO DRAWING 17040-55-112 FOR DETAILS

INTERFACE BATTER TO STAGE 54 EW SURFACE OR EXISTING SURFACE

PROVIDE CONCRETE EDGE AND NO ROAD SIGN

PROVIDE TEMPORARY 100Φ CLASS 400 PERVIOUS PIPE WITH SECOND STAGE GEOTEXTILE SOCK ALONG EDGE STRIP.

FOR KIOSK FENCING REFER APPROVED ELECTRICAL DRAWINGS

PROVIDE TEMPORARY 100Φ CLASS 400 PERVIOUS PIPE WITH SECOND STAGE GEOTEXTILE SOCK ALONG EDGE STRIP.

CONSTRUCT 450mm HIGH BUND FOR OVERLAND FLOW PROTECTION. FOR DETAILS REFER RD112

REMOVE TEMPORARY TURNING AREA AND MATCH NEATLY WITH EXISTING CONDITIONS. REFER TO PAVEMENT JOINT DETAIL ON DRAWING 17040-55-RD111

MAINTAIN TEMPORARY OUTFALL CHANNEL

EXISTING TEMPORARY SWALE FOR OVERLAND FLOW FORMED BY DRAINAGE BACKFILLING WORKS IN STAGE 54 MW PACKAGE

TEMPORARY TURNING AREA. REFER TO DRAWING 17040-55-112 FOR DETAILS

STAGE 54 EARTHWORKS EXTENT

PROVIDE EDGE STRIP AND NO-ROAD SIGNS FOR EACH LANE

INSTALL CLASS D PIT COVER

PROVIDE TEMPORARY FENCING FOR ROAD CLOSURE

REMOVE EXISTING NO ROAD SIGN

PROVIDE TEMPORARY 100Φ CLASS 400 PERVIOUS PIPE WITH SECOND STAGE GEOTEXTILE SOCK ALONG EDGE STRIP.

SERVICE VEHICLE TURNING AREA

- INSTALL 450mm N12 TIE BARS AT 300mm CENTRES CENTRALLY PLACED ALONG M3 KERB.
- PREPARE BEDDING OF 50mm COMPACTED CLASS 3 FCR AND FORM CROWN TO GRADE TO BOK AT MIN. 1 in 30.
- INSTALL 150mm DEPTH 32MPa CONCRETE PAVEMENT WITH CROWN (MIN 1:30 DUAL CROSS-FALL) COMPLETE WITH SL72 MESH WITH TOP 50mm COVER.

EXISTING 750mm HIGH BUND TO BE REMOVED

HEAVY DUTY VEHICLE CROSSING IN ACCORDANCE WITH EDCM 503

E 314900.451
N 5845348.951

CONTRACTOR TO EXTEND WORKS 1.0m BEYOND STAGE BOUNDARY TO ENSURE INLET TO PIT

EXISTING 450mm HIGH BUND TO BE MAINTAINED

PROVIDE CONCRETE EDGE STRIP AND NO ROAD SIGN

PROVIDE TEMPORARY 100Φ CLASS 400 PERVIOUS PIPE WITH SECOND STAGE GEOTEXTILE SOCK ALONG EDGE STRIP.

REMOVE EXISTING NO ROAD SIGN. REMOVE TEMPORARY SERVICE VEHICLE TURNING AREA AND CONSTRUCT MEDIAN AS SHOWN. MATCH NEATLY WITH EXISTING CONDITIONS

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.

LEGEND - DETAIL PLAN

- LOT GRADE
- EXISTING CONTOURS (0.2m INTERVAL)
- E232.00 EXISTING SURFACE LEVEL
- F232.00 FINISHED SURFACE LEVEL
- B232.00 TOP OF BATTER LEVEL
- B2 KERB AND TYPE
- PROPOSED VEHICLE CROSSING AND FOOTPATH
- R8.6 ARC RADIUS AT LIP OF KERB
- CH 49.000 CHAINAGE DERIVED FROM ROAD CENTRE
- PROPOSED FENCE
- PROPOSED STAGE BOUNDARY
- BOLLARDS
- LIMIT OF ROAD WORKS
- STREET SIGN
- NO ROAD SIGN
- PROPOSED BATTER
- TACTILE MARKERS (TGSIs)
- 2.0m D E EASEMENT LINE AND TYPE
- 450Φ PROPOSED COUNCIL DRAINAGE PIT, HAUNCH, PIPE AND DIAMETER
- 1050Φ PROPOSED MELBOURNE WATER OWNED MAIN DRAINAGE PIT, HAUNCH, PIPE AND DIAMETER
- PROPERTY INLET (EASEMENT DRAIN)
- PROPERTY INLET (STREET DRAIN)
- A PROPERTY INLET (PART A-REFER RD112)
- B PROPERTY INLET (PART B-REFER RD112)
- OUTFALL CHANNEL
- 01-11 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
- ExS EXISTING SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION
- ExS Br EXISTING BRANCH SEWER, MAINTENANCE STRUCTURE
- FutD FUTURE COUNCIL DRAINAGE PIPE, PIT
- FutMD FUTURE MAIN DRAINAGE PIPE, PIT
- FutS FUTURE SEWER, MAINTENANCE STRUCTURE AND PROPERTY CONNECTION
- FILL 0-300mm DEPTH
- FILL >300mm DEPTH
- EXISTING TREE TO BE REMOVED

REV	DESCRIPTION	APPROVED	DATE
1	COUNCIL COMMENTS	J.J	14.11.23
0	CONSTRUCTION ISSUE	J.J	27.09.23

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

H 1 : 500 @ A1 — 0 5 10 20 30 40

CLIENT: merrifield / MAB / GPC

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Ground Floor, 207-213 Waverley Road,
Malvern East VIC 3145
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COUNCIL: HUME CITY COUNCIL

PROJECT: MERRIFIELD LIVING - SECTION D
STAGE 55
MICKLEHAM

TITLE: DETAIL PLAN

ISSUE:	MELWAY REF:	PROJECT No:	DWG No:	REVISION:
CONSTRUCTION	366 D1	17040-55	RD201	1

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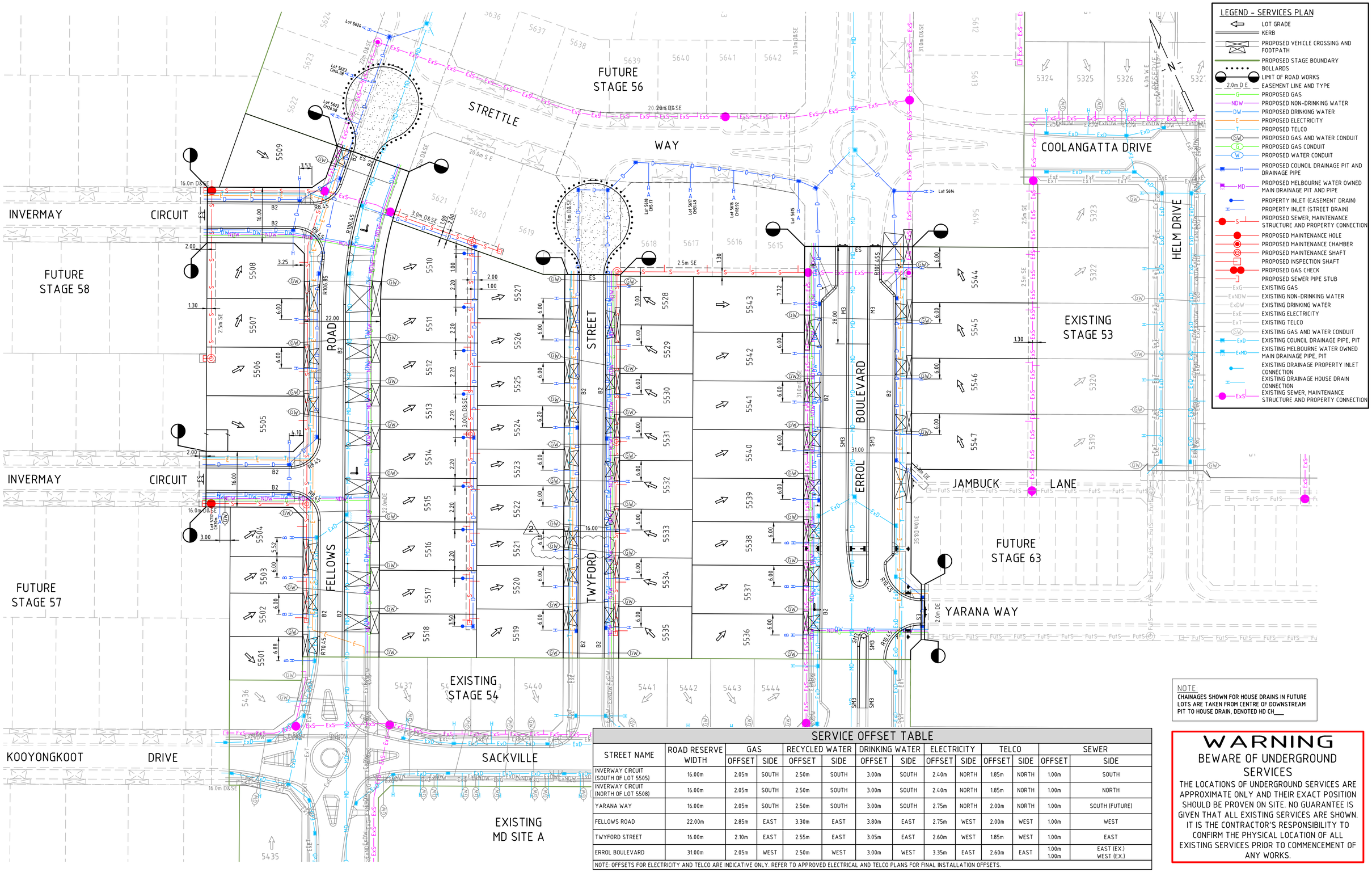
PLOT DATE: Thu Dec 14 09:35:22 2023



LEGEND - SERVICES PLAN

- LOT GRADE
- KERB
- PROPOSED VEHICLE CROSSING AND FOOTPATH
- PROPOSED STAGE BOUNDARY
- BOLLARDS
- LIMIT OF ROAD WORKS
- 2.0m D E — EASEMENT LINE AND TYPE
- G — 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
- D — PROPOSED COUNCIL DRAINAGE PIT AND DRAINAGE PIPE
- MD — PROPOSED MELBOURNE WATER OWNED MAIN DRAINAGE PIT AND PIPE
- PROPERTY INLET (EASEMENT DRAIN)
- PROPERTY INLET (STREET DRAIN)
- S — 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
- ExG — EXISTING GAS
- ExNDW — EXISTING NON-DRINKING WATER
- ExDW — EXISTING DRINKING WATER
- ExE — EXISTING ELECTRICITY
- ExT — EXISTING TELCO
- GW — EXISTING GAS AND WATER CONDUIT
- ExD — EXISTING COUNCIL DRAINAGE PIPE, PIT
- ExMD — EXISTING MELBOURNE WATER OWNED MAIN DRAINAGE PIPE, PIT
- EXISTING DRAINAGE PROPERTY INLET CONNECTION
- 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
INVERWAY 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
INVERWAY 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 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.

WARNING

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REV	DESCRIPTION	APPROVED	DATE
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

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PLOT DATE: Mon Dec 18 11:24:19 2023

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

H 1 : 500 @ A1 — 0 5 10 20 30 40

CLIENT: merrifield MAB GPC

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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:	PROJECT No:	DWG No:	REVISION:
366 D1	17040-55	RD301	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

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HUME CITY COUNCIL
RESERVE No.1	JEMENA ELECTRICITY NETWORKS (VIC) LTD

NOTATIONS

STAGING **THIS ~~IS~~ / IS NOT A STAGED SUBDIVISION**
PLANNING PERMIT NO. P21549

SURVEY **THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY** 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)

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:

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.

GROUNDS FOR REMOVAL OF EASEMENTS

BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

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	DRAINAGE	SEE DIAG	PS905697L	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	PS908920U	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	SEE DIAG	PS908920U	HUME CITY COUNCIL
E-4	SEWERAGE	SEE DIAG	PS908920U	YARRA VALLEY WATER CORPORATION
E-5	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-6	DRAINAGE	SEE DIAG	PS908920U	HUME CITY COUNCIL
E-6	DRAINAGE	SEE DIAG	PS908920U	MELBOURNE WATER CORPORATION
E-7	DRAINAGE	SEE DIAG	PS908920U	HUME CITY COUNCIL
E-8	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-9	DRAINAGE	SEE DIAG	PS908920U	MELBOURNE WATER CORPORATION
E-9	SEWERAGE	SEE DIAG	PS908920U	YARRA VALLEY WATER CORPORATION
E-10	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-10	DRAINAGE	SEE DIAG	PS908920U	MELBOURNE WATER CORPORATION
E-10	SEWERAGE	SEE DIAG	PS908920U	YARRA VALLEY WATER CORPORATION
E-11	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-11	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-13	SEWERAGE	SEE DIAG	PS845592H	YARRA VALLEY WATER CORPORATION
E-14	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-14	SEWERAGE	SEE DIAG	PS845592H	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	DRAINAGE	SEE DIAG	PS900054J	HUME CITY COUNCIL
E-27	SEWERAGE	SEE DIAG	PS900054J	YARRA VALLEY WATER CORPORATION
E-31	SEWERAGE	SEE DIAG	PS905697L	YARRA VALLEY WATER CORPORATION
E-32	DRAINAGE	SEE DIAG	PS845592H	HUME CITY COUNCIL
E-32	SEWERAGE	SEE DIAG	PS900054J	YARRA VALLEY WATER CORPORATION
E-35	DRAINAGE	SEE DIAG	PS905617M	HUME CITY COUNCIL
E-35	SEWERAGE	SEE DIAG	PS905617M	YARRA VALLEY WATER CORPORATION
E-36	SEWERAGE	SEE DIAG	PS905668T	YARRA VALLEY WATER CORPORATION
E-37	DRAINAGE	SEE DIAG	PS905668T	HUME CITY COUNCIL
E-37	DRAINAGE	SEE DIAG	PS908920U	MELBOURNE WATER CORPORATION
E-37	SEWERAGE	SEE DIAG	PS905668T	YARRA VALLEY WATER CORPORATION
E-38	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-39	DRAINAGE	SEE DIAG	PS908920U	HUME CITY COUNCIL
E-39	DRAINAGE	SEE DIAG	PS908920U	MELBOURNE WATER CORPORATION
E-39	SEWERAGE	SEE DIAG	PS908920U	YARRA VALLEY WATER CORPORATION

MERRIFIELD - 55

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

REFERENCE 329005-ST55

DRAWING 329005-ST55-AH

ORIGINAL SHEET SIZE A3

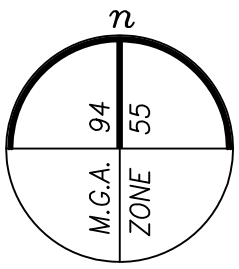
SHEET 2

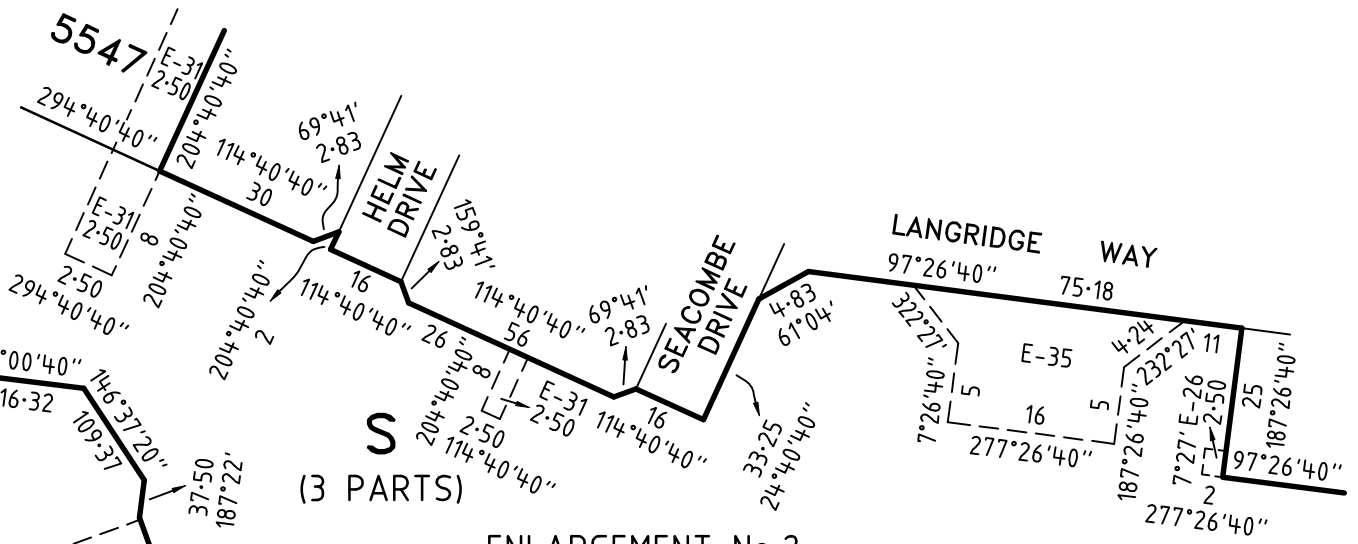
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (H), 20/11/2023, SPEAR Ref: S220127J

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

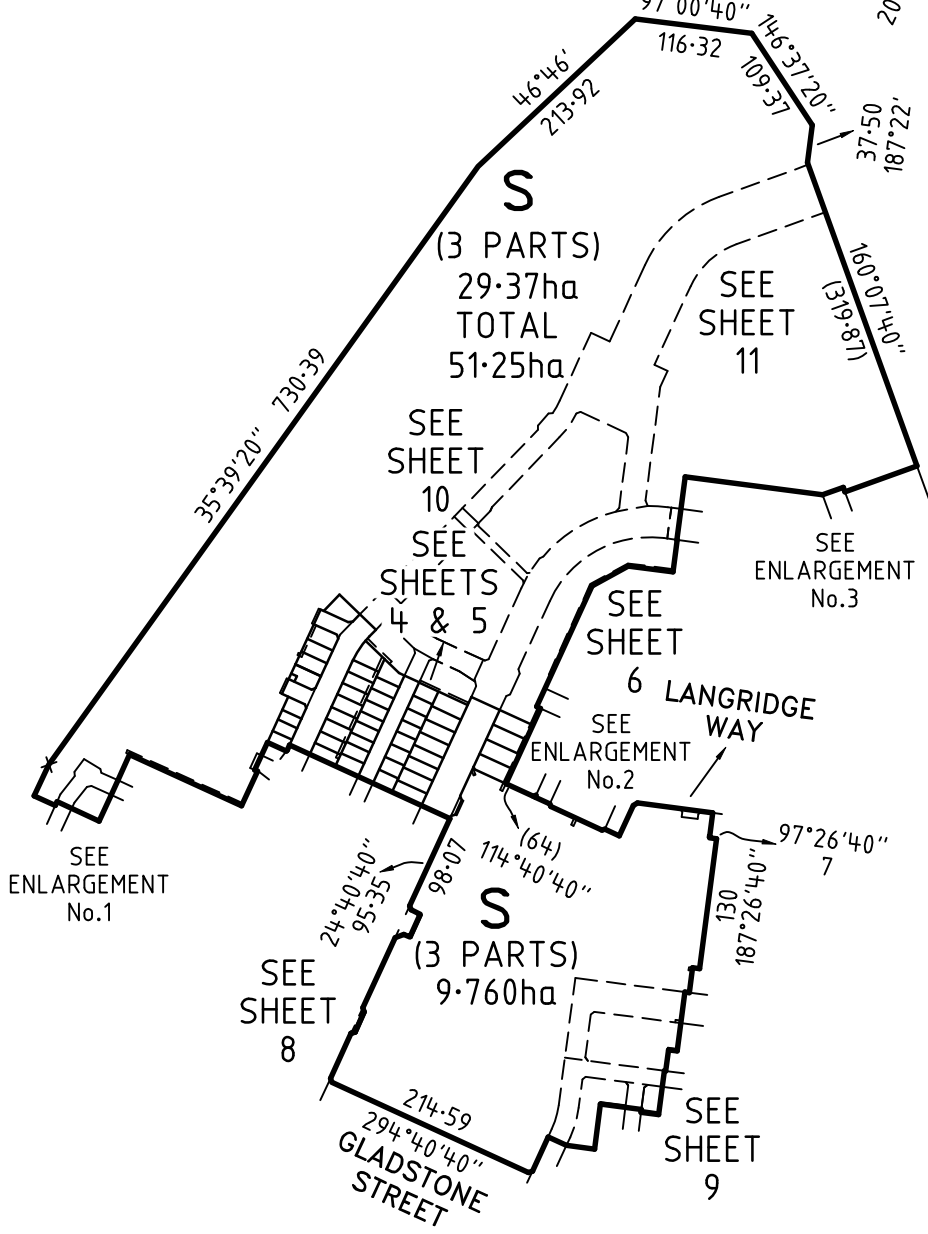
PLAN OF SUBDIVISION

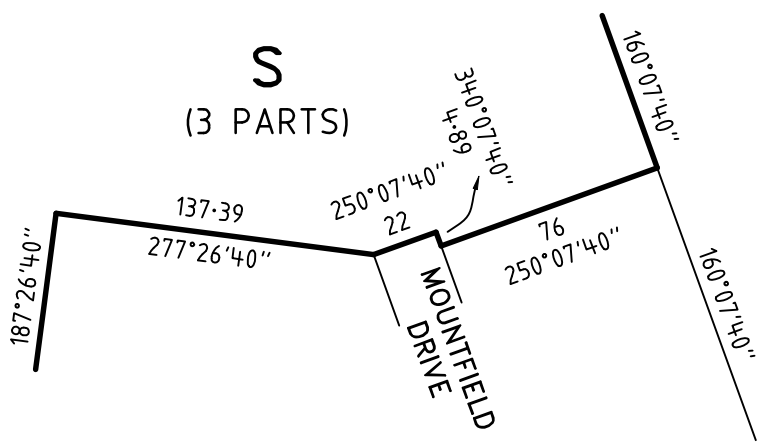
PS 913260H





ENLARGEMENT No.2
NOT TO SCALE





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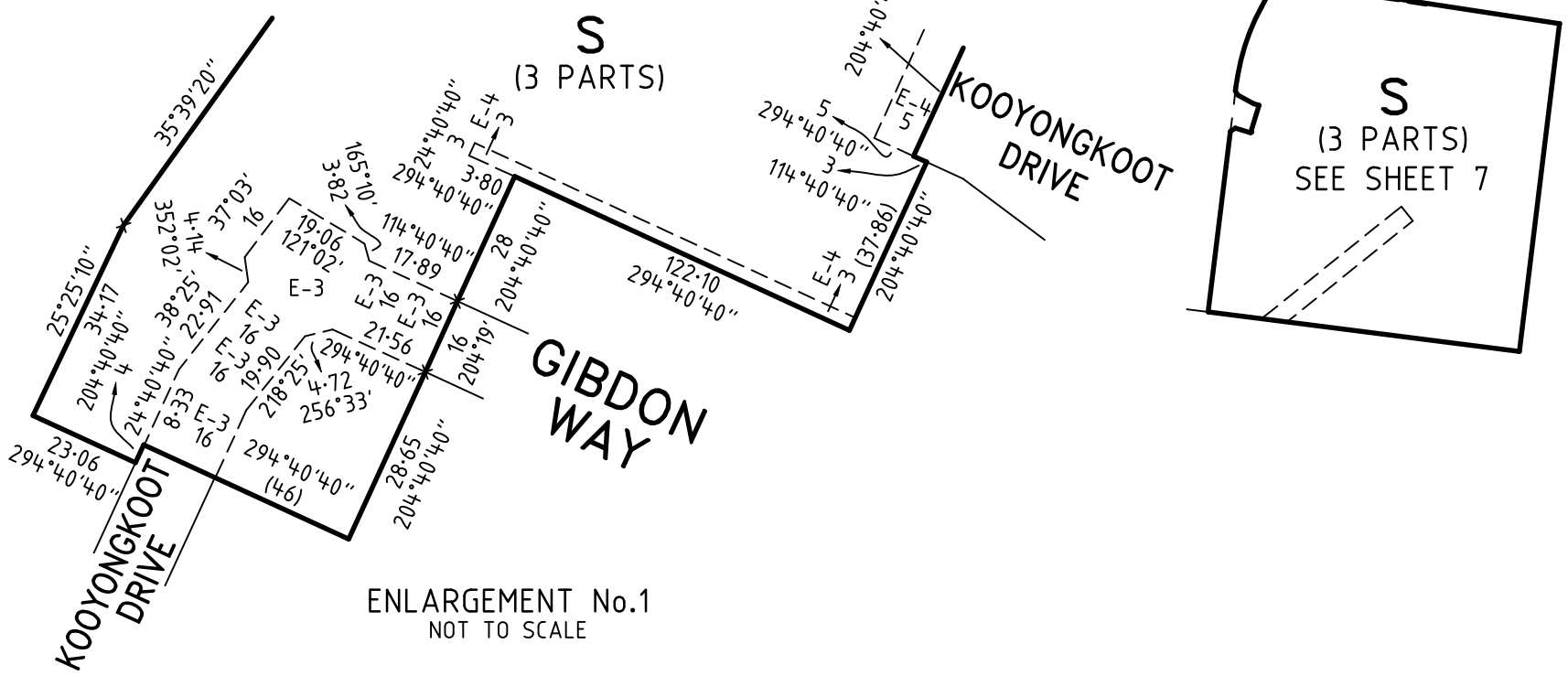

ENLARGEMENT No.1
NOT TO SCALE

MERRIFIELD - 55

LICENSED SURVEYOR GREGORY STUART WILLIAMS		**SCALE** 1:7500	75 0 150 300 LENGTHS ARE IN METRES
	REFERENCE 329005-ST55		**ORIGINAL SHEET SIZE A3**
	DRAWING 329005-ST55-AH		**SHEET** 3

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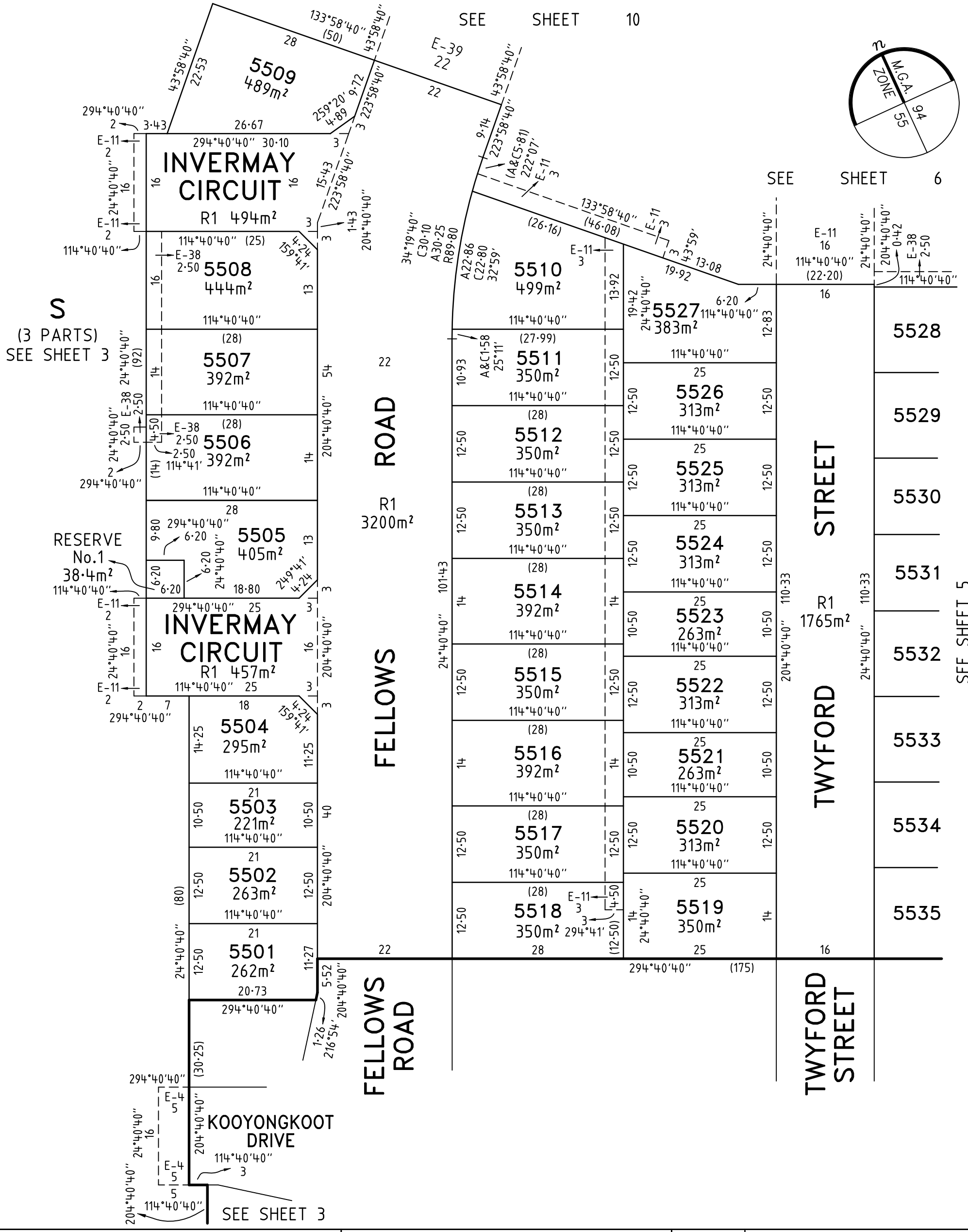
16/01/2024,
SPEAR Ref: S220127J

PLAN OF SUBDIVISION

PS 913260H



MERRIFIELD - 55

LICENSED SURVEYOR	**GREGORY STUART WILLIAMS**	**SCALE** 1:600	6 0 12 24 LENGTHS ARE IN METRES
REFERENCE	329005-ST55		**ORIGINAL SHEET SIZE A3**
DRAWING	329005-ST55-AH		**SHEET** 4

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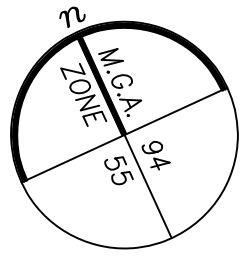
PLAN OF SUBDIVISION

PS 913260H



S
(3 PARTS)
SEE SHEET 3

SEE SHEET 6

COOLANGATTA DRIVE

SEE SHEET 6

TWYFORD STREET

SEE SHEET 4

R1

ERROL BOULEVARD

R1
3680m²

SEE SHEET 6

SEE SHEET 3

S
(3 PARTS)
SEE SHEET 3

YARANA WAY
R1 57m²

SEE ENLARGEMENT No.4

TWYFORD STREET

ERROL BOULEVARD

SEE SHEET 3

ENLARGEMENT No.4
NOT TO SCALE

MERRIFIELD - 55

GREGORY STUART WILLIAMS

SCALE 1:600

6 0 12 24
LENGTHS ARE IN METRES

REFERENCE 329005-ST55

DRAWING 329005-ST55-AH

ORIGINAL SHEET SIZE A3

SHEET 5

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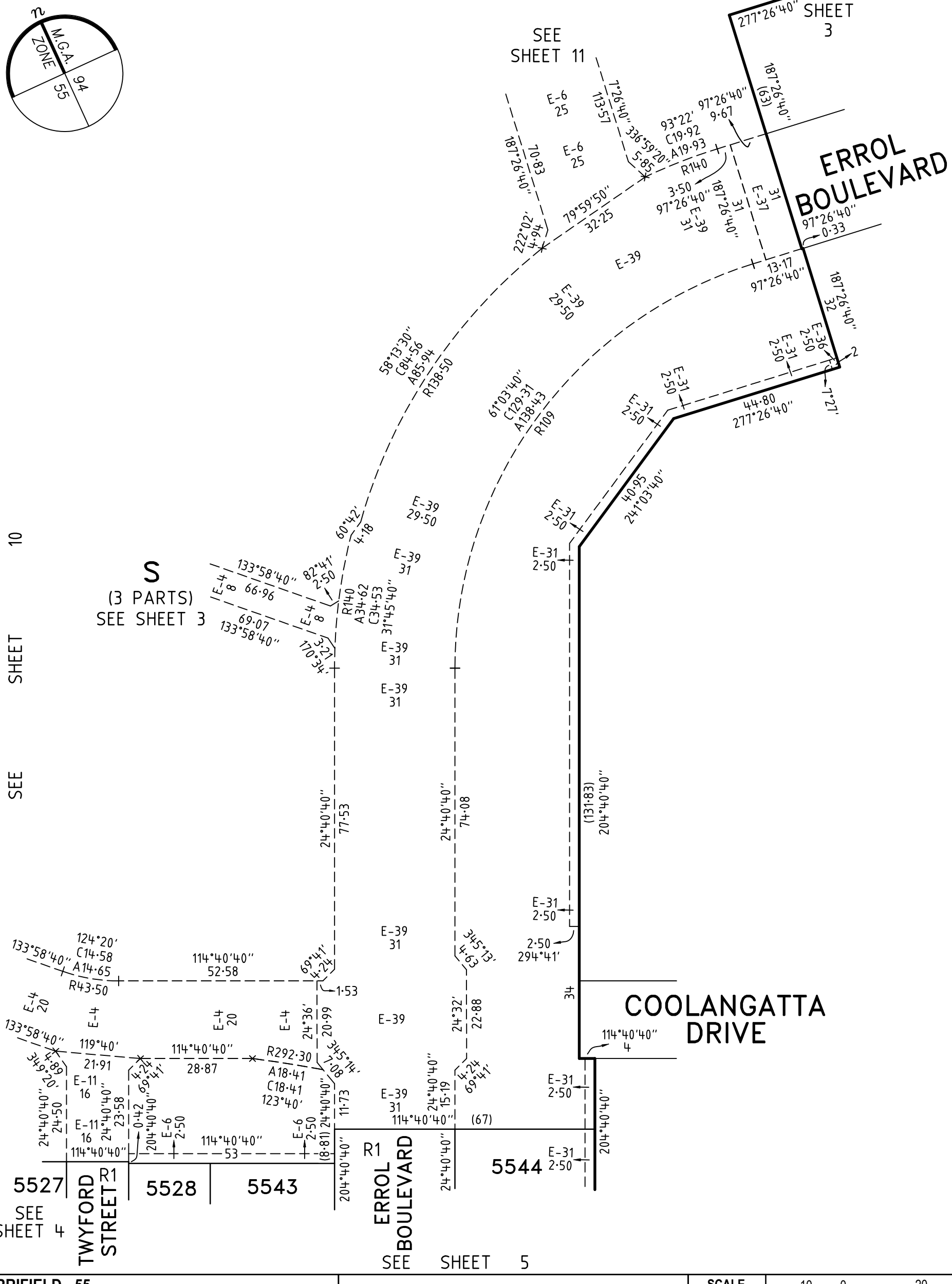
PLAN OF SUBDIVISION

PS 913260H



MERRIFIELD - 55

LICENSED SURVEYOR GREGORY STUART WILLIAMS	**SCALE** 1:1000	10 0 20 40 LENGTHS ARE IN METRES
REFERENCE 329005-ST55		**ORIGINAL SHEET SIZE A3**
DRAWING 329005-ST55-AH		**SHEET** 6

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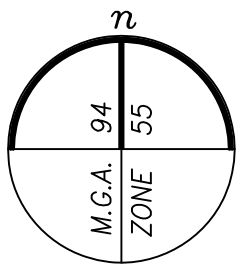
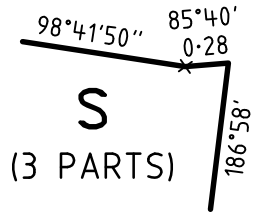
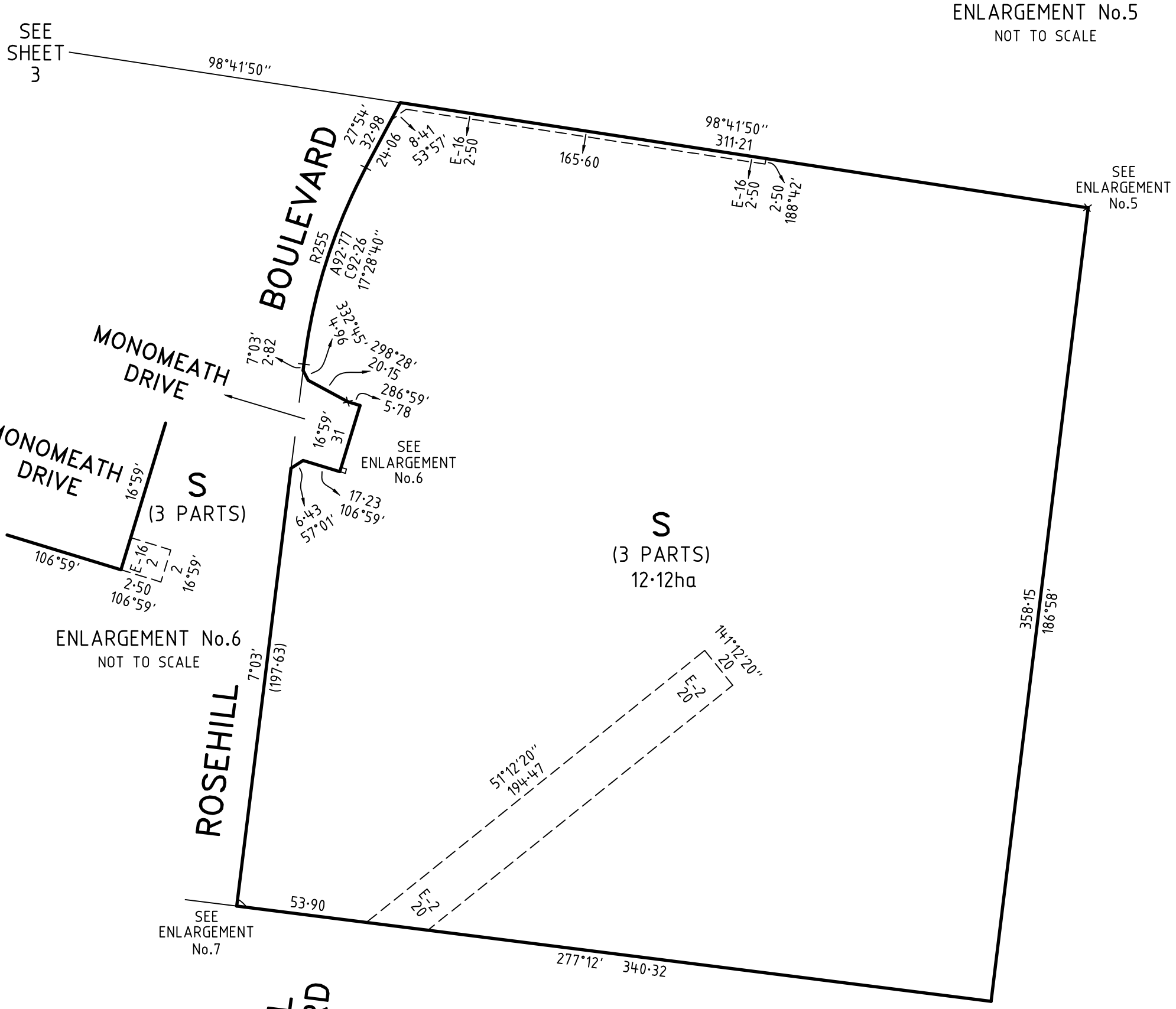
PLAN OF SUBDIVISION

PS 913260H





ENLARGEMENT No.5
NOT TO SCALE



ENLARGEMENT No.7
NOT TO SCALE

MERRIFIELD - 55

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:2000

20 0 40 80
LENGTHS ARE IN METRES

REFERENCE 329005-ST55

DRAWING 329005-ST55-AH

ORIGINAL SHEET SIZE A3

SHEET 7

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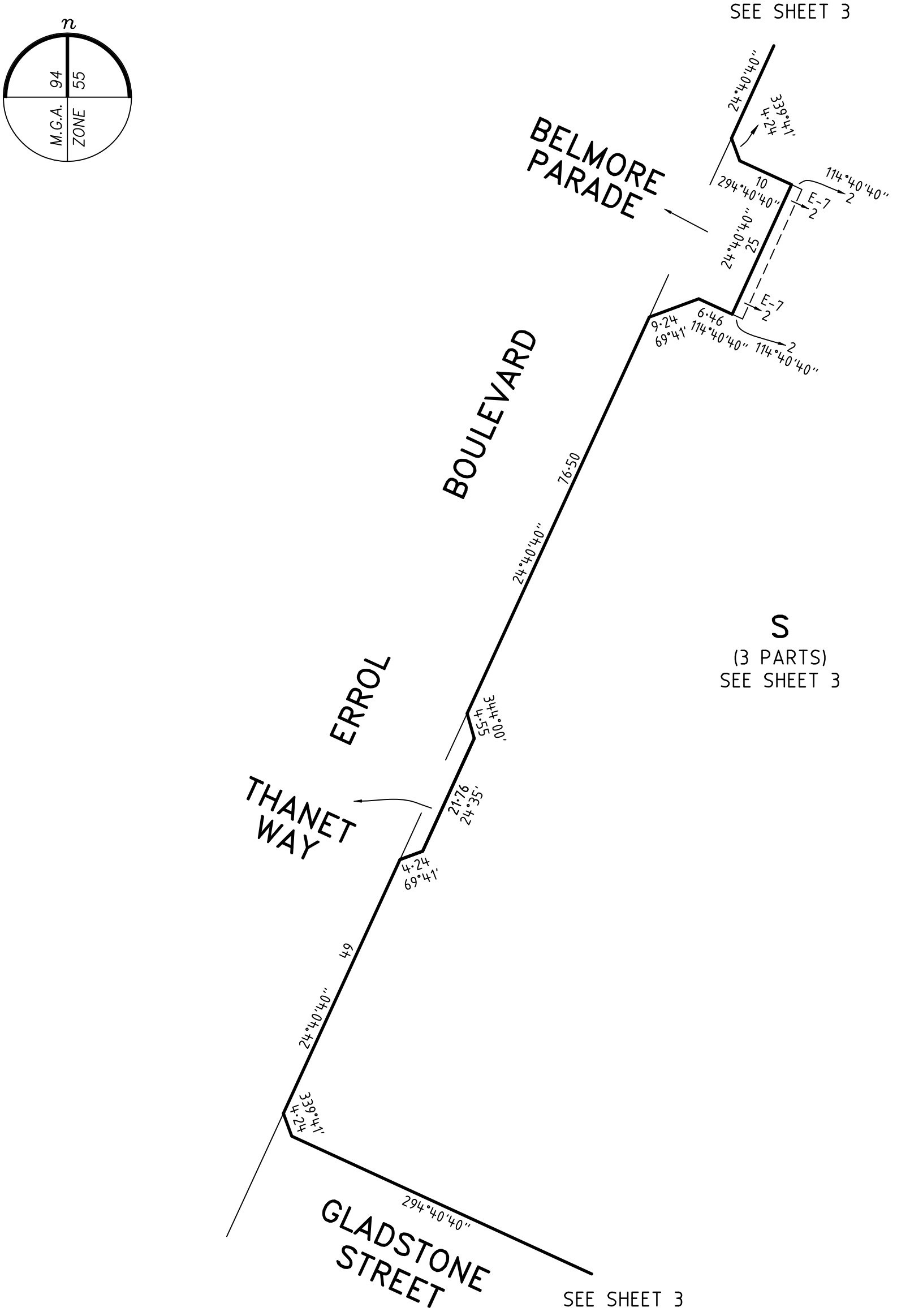
PLAN OF SUBDIVISION

PS 913260H



MERRIFIELD - 55	**LICENSED SURVEYOR** GREGORY STUART WILLIAMS	**SCALE** 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	06/11/23 **REFERENCE** 329005-ST55		**ORIGINAL SHEET SIZE A3**
	DRAWING 329005-ST55-AH		**SHEET** 8
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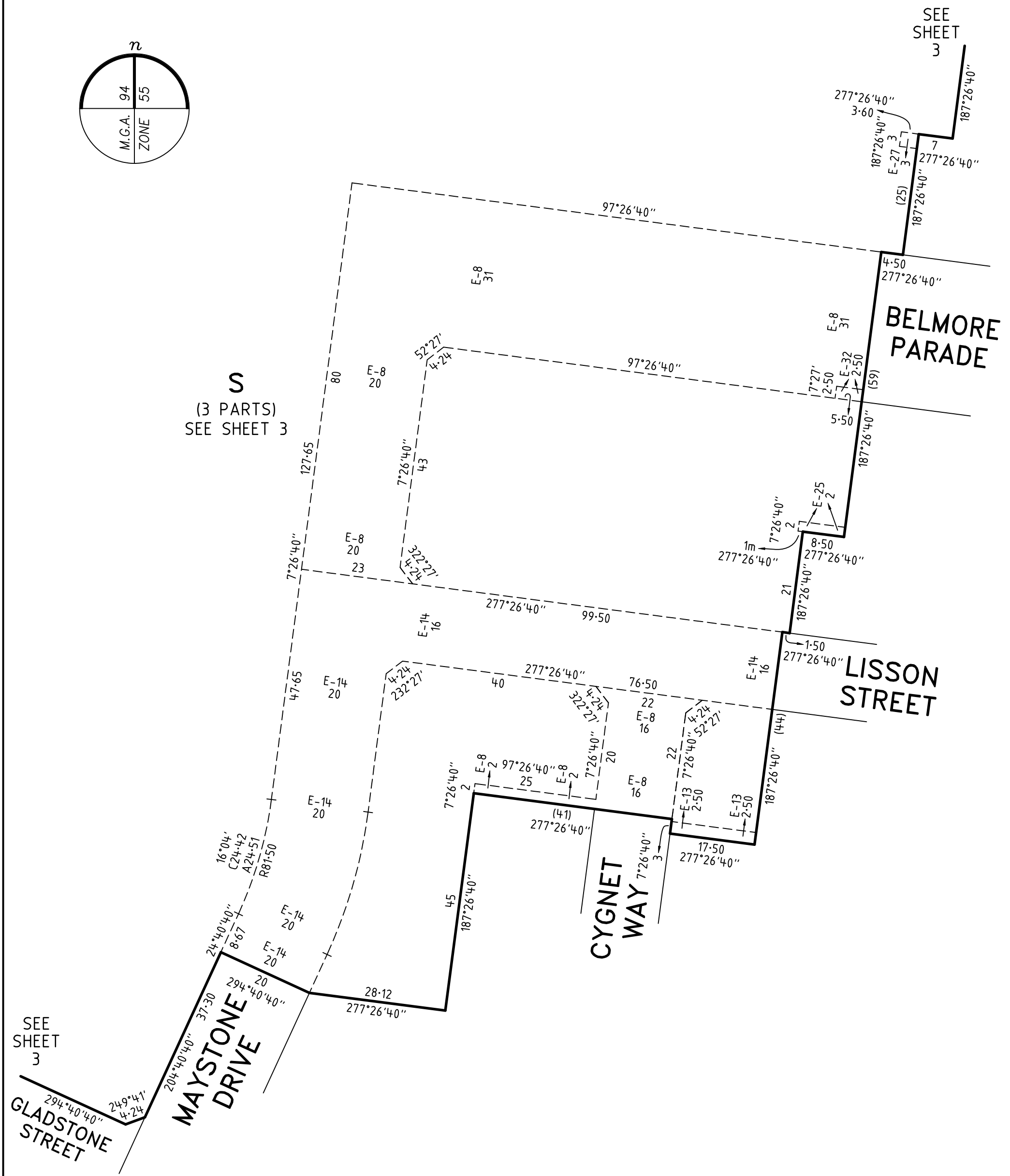
PLAN OF SUBDIVISION

PS 913260H



MERRIFIELD - 55	**LICENSED SURVEYOR** GREGORY STUART WILLIAMS	**SCALE** 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
	06/11/23 **REFERENCE** 329005-ST55		**ORIGINAL SHEET SIZE A3**
	DRAWING 329005-ST55-AH		**SHEET** 9
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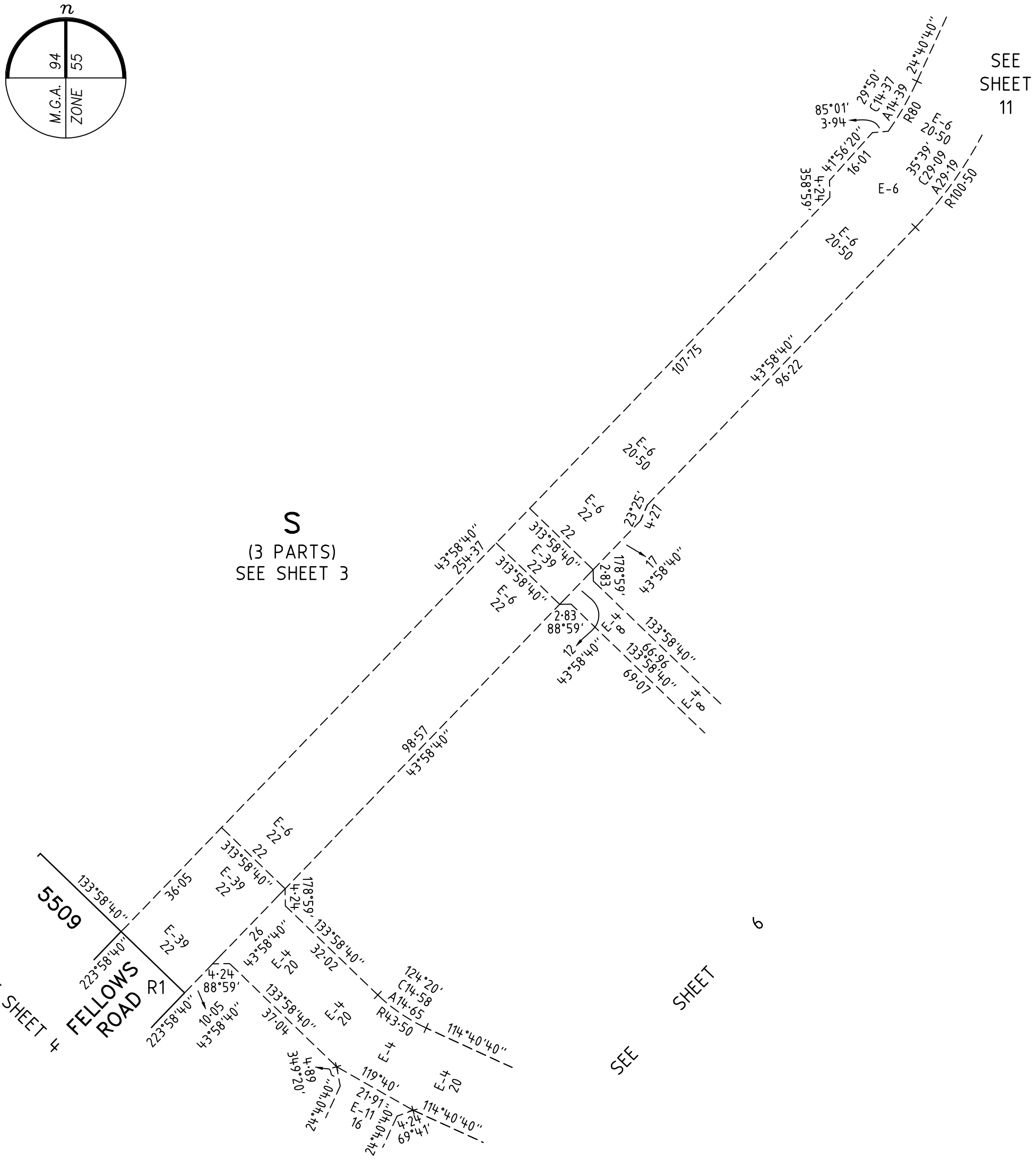
PLAN OF SUBDIVISION

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** 10
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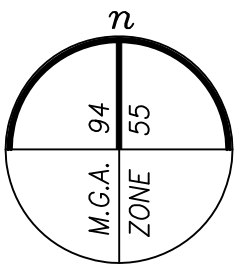
PLAN OF SUBDIVISION

PS 913260H



SEE SHEET 3

70°07'40"
93·81

160°07'40"

E-6
50

47°24'10"
C100·44
A103·12
R130

E-6
50

E-6
50

70°07'40"
93·81

SEE SHEET 3

47°24'10"
C61·81
A63·46
R80

E-6
50

E-6
50

24°40'40"
83·13

S
(3 PARTS)
SEE SHEET 3

24°40'40"
85·84

114°40'40"
20·50

E-6
50

E-6
85

294°40'40"
14·50

24°40'40"
74·05

24°40'40"
17·47

E-6

R80

E-6
20·50

70°35'
4·31

35°39'
C29·09
A29·19
R100·50

114°40'40"
49·56

151°04'
4·83

7°26'40"
113·57

E-6
25

70·83
187°26'40"

E-6
25

SEE SHEET 10

SEE SHEET 6

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

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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.

MERRIFIELD - 55

LICENSED SURVEYOR **GREGORY STUART WILLIAMS**

SCALE

0

LENGTHS ARE IN METRES

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

H **DRAWING** 329005-ST55-AH

ORIGINAL SHEET SIZE A3

SHEET 12

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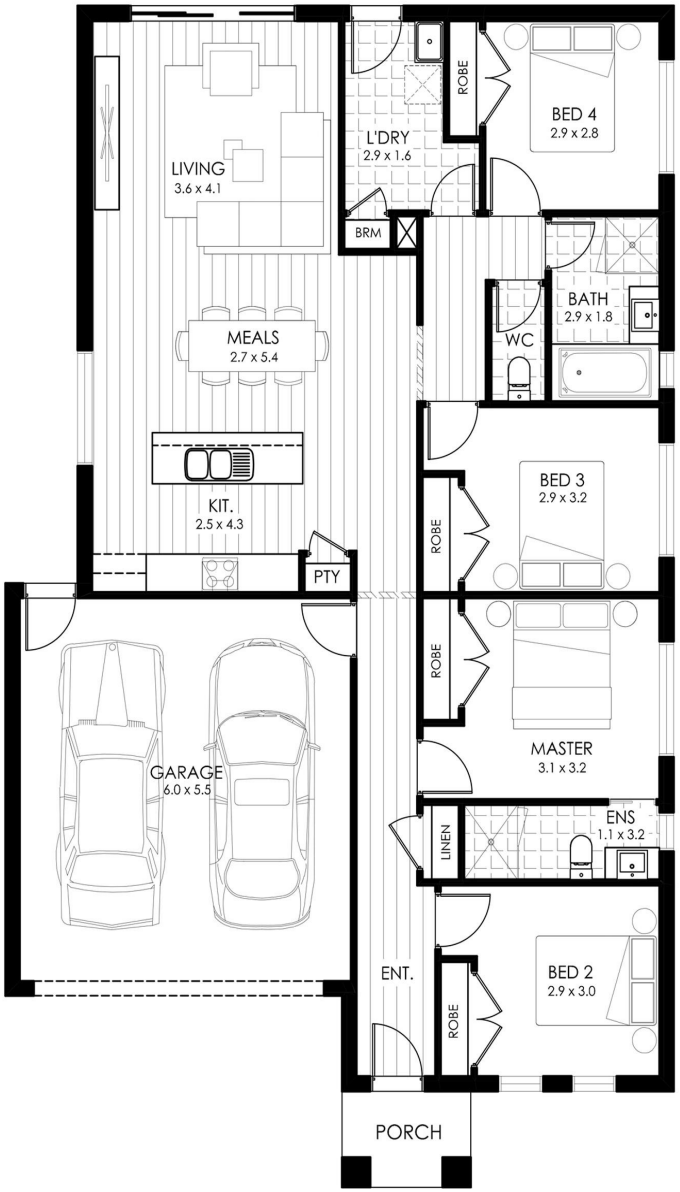
Digitally signed by: Hume City Council, 16/01/2024, SPEAR Ref: S220127J


LIVING
3.6 x 4.1
L'DRY
2.9 x 1.6
ROBE
BED 4
2.9 x 2.8
BRM
BATH
2.9 x 1.8
WC
MEALS
2.7 x 5.4
KIT.
2.5 x 4.3
BED 3
2.9 x 3.2
ROBE
PTY
ROBE
MASTER
3.1 x 3.2
GARAGE
6.0 x 5.5
LINEN
ENS
1.1 x 3.2
ENT.
BED 2
2.9 x 3.0
ROBE
PORCH

The Inclusions

Pre-Construction

Fixed site costs

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

2700mm ceiling height

Carpet to Bedrooms and Robes

Porcelain wall tiles to Bathroom and Ensuite

Porcelain 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 diveway 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

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