kala

Design Guidelines

WHERE GREAT THINGS COME

1.6 – October 2026

Subject to Council Approval

Artist Impression

Contents

1. Overview 4

1.1 Introduction
1.2 Developer Approval Process
1.3 Submission Requirements
1.4 Submissions
1.5 Resubmissions
1.6 Timing
1.7 Definitions
1.8 Small Lot Housing Code (SLHC)
1.9 Developer Approvals
1.10 Other Approvals

2. Siting 6

2.1 Lot Layout

3. Building Envelope 7

3.1 Building Setbacks
3.2 Building Height
3.3 Interface Housing Area

4. House Exterior 8

4.1 Character and Visual Style
4.2 Massing and Articulation
4.3 Materials and Finishes
4.4 Roof Design
4.5 House Exterior
4.6 Corner Lots
4.7 Garages

5. External Elements 12

5.1 Driveway and Crossover
5.2 Fencing
5.3 Front Yard Landscaping
5.4 Retaining Walls
5.5 Outbuildings

6. Services and Ancillary Items 14

6.1 All Electric Community
6.2 Recycled Water
6.3 Opticomm
6.4 Letterbox
6.5 Solar Equipment
6.6 Screening

7. Appendix 15

1. Overview

1.1 Introduction

Kala Estate is a boutique master planned community designed to embrace a lifestyle of tranquillity with generous parklands, open spaces and wetlands.

Within easy reach of esteemed and future schools, community facilities and future town centres, and with seamless access to Princes Highway, Princes Freeway and train networks, Kala residents will enjoy the ongoing benefits of growth and convenience.

Designed and delivered by SIG Group, one of Australia's leading developers creating exceptional communities, these carefully considered guidelines have been developed to safeguard the best interest of residents and to enhance the natural character of its surrounds.

The Kala Estate Design Guidelines seek to ensure all homes meet community expectations of quality, contemporary style, presentation and finish.

Equally, they also determine how each property will sit comfortably and harmoniously within the natural beauty of the environment at Kala Estate.

1.2 Developer Approval Process

Awareness
Homes must be designed having regard to the Design Guidelines. Please ensure that your builder or designer has a copy of the current Design Guidelines before you start designing your home. The most up to date version can be downloaded at www.kalaestate.com.au.

Design
Upon understanding the Design Guidelines, design your home so that it complies.

Submission
Prepare your application and upload it to the Design Review Panel (DRP) portal. Find the link at the bottom of the Kala website home page.

Assessment
Allow 10 working days for your application to be processed. The DRP will approve your application if it complies with the Design Guidelines.

Not Yet Approved
Applications that do not yet comply with the Design Guidelines will be returned with suggestions on how to comply.

Resubmission
Amended plans may then be resubmitted for approval.

Approved
Following the approval, you must then obtain a building permit from a Building Surveyor.

Begin Construction
With a building permit, you may commence construction.

1.3 Submission Requirements

All submissions for Developer Approval must be in PDF format and include the following information:

- Site plan with dimensions and showing:
  - Lot boundaries and any easement(s) on title.
  - Proposed building footprint and all proposed setbacks.
  - On-site car parking and driveways.
  - Location and type of fences.
- All floor plans, roof plans and elevations, with dimensions, showing the internal layout, and any pergolas, decks, terraces, balconies, verandas, windows, doors and other openings.
- A Colour Board in PDF format with all external finishes, materials and colours clearly labelled to show which building element they represent.
- Landscape plan with dimensions and showing:
  - Extent of all hardscape and softscape.
  - Planting schedule that lists all proposed species referenced on landscape plan.
- For lots with a height difference of more than 1.5m between the highest point and the lowest, please include at least one sectional drawing that explains the extent of proposed cut and fill locations and heights of any proposed retaining walls.

1.4 Submissions

When you are ready to make your submission for Developer Approval, you can lodge it at the DRP portal. Find the link at the bottom of the Kala website home page. Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Developer Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

Written consent from the Responsible Authority is required if the Design Guidelines are not met.

1.5 Resubmissions

If submitting a revised proposal, highlighting the changes on the plans will help to speed up the processing and assessment.

1.6 Timing

1.6.1
Construction of your home must start within 1 year of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 2 years of settlement.

1.6.2
Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.6.3
All Front Gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 3 months of issue of the Certificate of Occupancy. The Front Garden must be kept presentable and well maintained at all times, with no excessive weed growth.

1.7 Definitions

For the purposes of these guidelines:

- Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.
- The Primary Frontage is:
  - The boundary that abuts the public realm on a lot with one boundary fronting the public realm.
  - On a lot with more than one boundary fronting the public realm, the primary frontage is the boundary with the shorter length.
- The Secondary Frontage is the longer boundary on a lot with two intersecting boundaries abutting the Public Realm.
- The Front Façade is the elevation that addresses the Primary Frontage.
- A Corner Lot is any lot with a boundary with a Secondary Frontage.
- On Corner Lots, the primary frontage is the shorter one abutting the Public Realm, unless noted otherwise on the Plan of Subdivision.
- For all lots, the Lot Width is the width of the lot at the front building line.
- Front Garden refers to the whole area between the front boundary of a lot and the dwelling, garage & return fence.
- Natural Ground Level means the ground level after engineering works associated with the subdivision.
- An Outbuilding is a structure not attached to the dwelling, such as a shed or gazebo.
- Building Envelope Plan means the Building Envelope detailed on the Plan of Subdivision for a particular lot.
- Front Loaded refers to a lot where the garage is accessed from the primary frontage.
- Rear loaded refers to a lot where the garage is accessed from the rear or side of the lot, usually from a lane or secondary street.

1.8 Small Lot Housing Code (SLHC)

Lots that provide a single dwelling and have an area smaller than 300m² are also subject to the requirements of the Small Lot Housing Code (SLHC). In the event of any clash between the SLHC requirements and these Design Guidelines, the SLHC shall take preference. The DRP will not assess proposals against the requirements of the SLHC.

1.9 Developer Approvals

All homes built at Kala Estate must be approved by the Design Review Panel (DRP) prior to lodging for any Building Permit or commencing any construction works. The DRP is appointed by the developers of Kala Estate to oversee and implement the objectives of the Design Guidelines.

The Design Guidelines may be changed from time to time at the discretion of the estate developer.

Applications for the Developer's Approval will be assessed against the current version of the Design Guidelines. Interpretation and application of these Design Guidelines are at the sole discretion of the DRP. The DRP's decisions are final. No claims shall be made to the Developer, the DRP or their representatives with respect to the decisions made.

The DRP reserves the right to vary or waive the requirements of the Design Guidelines if it believes that a proposal (or an element of a proposal) that is not strictly in accordance with the wording of the Design Guidelines nonetheless makes a positive contribution to the overall objectives of the built form and/or streetscape at Kala Estate.

Resubmissions for a lot that has already had an application approved will incur a fee. Lots found to be non-compliant after a previously approved submission will be issued a corrective action notice and will incur a fee for its auditing work. If the corrective action is not completed, the estate developer may take legal action to enforce compliance.

1.10 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal or statutory requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

2. Siting

2.1 Lot Layout

2.1.1

Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.

2.1.2 Lot Coverage

The area covered by buildings must be no more than 60% of the lot's area.

2.1.3 Minimum Floor Area

Dwellings must have a minimum floor area as per the table below:

Lot size (excluding garages, balconies, porches, verandahs and alfresco areas)	*Min. Dwelling Size*
Less than 300m²	100m²
More than or equal to 300m² & less than 450m²	120m²
More than or equal to 450m²	150m²

3. Building Envelope

3.1 Building Setbacks

3.1.1

If the lot is designated as a Small Lot Housing Code lot, the setbacks given in the Small Lot Housing Code apply.

3.1.2

If a lot is not designated as a Small Lot Housing Code lot, the setbacks contained within the Building Envelope Plan for the lot apply.

3.1.3

If the lot is adjacent to the drainage reserve, the house must be set back at least 19 m from the waterway vegetation area.

3.1.4 Extend into the Front Setback

The following structures may extend from the Front Façade of the house towards the front of the lot:

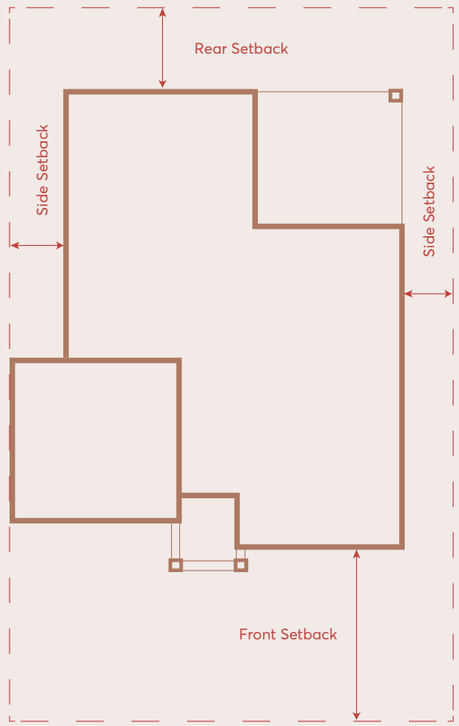
- up to 1.5m – balconies, verandas, open porches, covered walkways and porticos;
- up to 600mm – eaves, fascias and gutters.

3.1.5 Extend into the Side and Rear Setback

The following structures may extend from the house towards the side and rear boundaries of the lot up to 600mm:

- eaves
- facias
- gutters
- screens
- balconies
- verandas
- open porches
- covered walkways
- porticos

3.1.1 Building Setbacks



3.2 Building Height

The height of all buildings on the lot must be no more than 9m and must be no higher than two storeys above Natural Ground Level, unless otherwise stated in the lot's applicable zone.

3.3 Interface Housing Area

If the lot abuts Mt Ararat South Road:

- it must contain no more than one dwelling;
- the house must be set back from the front boundary of the lot by at least 8m;
- any fence within 3m of the front boundary of the lot must be no higher above Natural Ground Level than 1200mm;
- the house must be set back from the side boundary at least 1m for the first 3m of the building envelope; and
- the house must be an appropriate width for the lot.

4. House Exterior

4.1 Character and Visual Style

4.1.1
The exterior of the house must be a contemporary style. Historical styles, such as Edwardian and Georgian, are not permitted. Period elements, such as quoins, fretwork, gable vents and mouldings, may be approved as part of a contemporary façade. The determination of this issue is at the sole discretion of the DRP.

4.1.2 Identical Façades
The appearance of the front exterior of the house must not be identical or very similar to any other existing or planned houses within three lots in both directions on both sides of the street. The determination of this issue is at the sole discretion of the DRP. Precedence will be given to the earlier application.

4.2 Massing and Articulation

4.2.1
Every façade facing a lot boundary abutting the Public Realm must be at least moderately articulated.

A façade will be deemed to meet this standard if it includes:

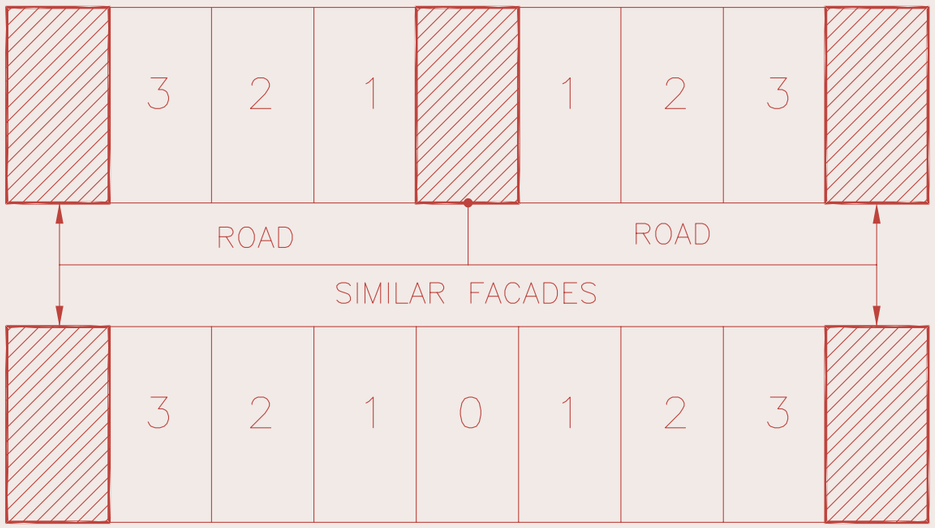
- A horizontal step of at least 500mm, excluding to a garage.
- A structure that helps articulate the façade, such as a balcony, veranda, porch, pergola, awning, sunshade or screen.

4.2.2 Upper-Level Articulation
If the Front Façade of the house has two or more storeys, it must be articulated by structures such as balconies or other protrusions, and a by a change in materials and or finishes.

4.2.3 Front Entry
The front door of the house must be prominent, visible from the primary street, and complement the Front Façade.

4.2.4 Entry Size
A front entry structure, such as a porch or veranda, must be provided as part of the Front Façade, with a covered area of at least 3m² and a depth of at least 1.5m.

4.1.2 Identical Façades



4.3 Materials and Finishes

4.3.1
The colour scheme of the front façade must use predominantly muted neutral colours in light tones. A solar absorptance rating of less than 0.65 will be considered a light tone. The wall surface of the front façade must use light tones over at least 70% of the area. In calculating the area, include the garage door and exclude all other openings.

4.3.2
The Front Façade must include at least two materials, finishes, or colours. Each must cover between 15% and 70% of the walls of the Front Façade, excluding all openings, such as windows and doors. Contrasting render colours will be deemed to comply, but not two colours of face brick.

4.3.3
Suggested materials for the Front Façade include: render, face brick, timber cladding, stone and painted weatherboards. Other materials may be approved by the DRP.

4.3.4
Both side façades must be treated with the same materials, colours and finishes as the Front Façade for at least the front 1.5m.

4.3.5
If the lot is 12.5m wide or narrower, the Front Façade of the house must include at least one habitable room window per level.

4.3.6
If the lot is more than 12.5m wide, the Front Façade of the house must include at least two habitable room windows per level.

4.4 Roof Design

4.4.1 Roof Pitch
The roof pitch of the house must be at least 20 degrees or less than 10 degrees.

4.4.2 Parapets
If the house has a flat roof, it must be concealed by a parapet above any façade facing the Public Realm and extending along any adjoining façades for at least 3m.

4.4.3 Roof Cladding
Roof cladding must complement the style of your house. Any part of the roof visible from the Public Realm must use metal sheets with a corrugated profile, or tiles with a flat profile.

4.4.4 Roof Finishing
All roof cladding, guttering and fascias must have a matte finish, be non-reflective, and be coloured muted grey, charcoal, bluey-grey or green. Roof cladding must have a solar absorptance rating over 0.45.

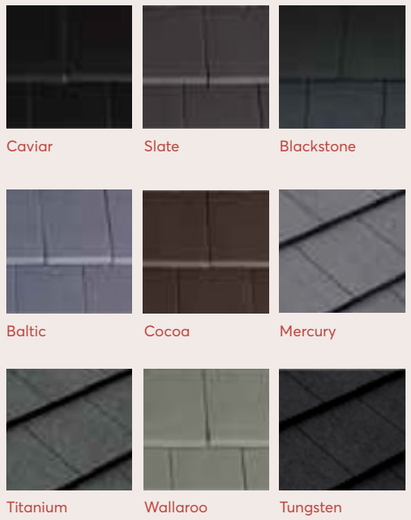
4.4.5 Metal Sheeting
All metal sheeting, such as roofing, tanks and fencing, must be painted. This includes galvanized iron and Zincalume.

4.4.6 Eaves
- On a single storey house, eaves at least 450mm deep must be provided over all façades facing the Public Realm. They must extend along adjoining façades at least 3m.
- On a house of two or more storeys, eaves at least 450mm deep must be provided around the entire house.
- Eaves are not required over a wall constructed on a lot boundary or in front of a parapet.

4.3 Materials and Finishes

Metal roof colour range

Tile roof colour range



4.5 House Exterior

4.5.1
Roller doors or roller shutters must not be used if visible from the Public Realm.

4.5.2
External glazing that is visible from the Public Realm must not contain leadlight, stained glass, reflective glass or patterned film.

4.5.3
Sliding windows must not be installed on any façade facing the Public Realm, unless on the ground floor behind a privacy fence.

4.5.4
Air-conditioning units and associated cabling on walls or roofs must not be prominent when viewed from the Public Realm. Typically locate them below the roof ridge line and in the rear of the lot. Colour them to match the adjoining wall or roof. The units, where appropriate, must be fitted with noise baffles.

4.6 Corner Lots

If a lot is a Corner Lot:

4.6.1
The façade facing the secondary street must be treated in a similar manner and quality as the Front Façade to at least as far back as the return fence. This includes: windows size, number and placement; materials and finishes; addition of articulating structures such as pergolas, porticos, porches, verandas and balconies; and roof elements, such as gables. The determination of this issue is at the sole discretion of the DRP.

4.6.2
Materials used on the Front Façade must extend along the Secondary Frontage at least 3m.

4.6.3
Corner features must be forward of the return fence and or readily visible from the Public Realm.

4.6.4
The side wall of the house in front of the place where a return fence is or could be must have at least a moderate level of visual interest.

4.6.5
If a wall in a façade facing a secondary street is longer than 10m, it must be varied along its length. Techniques to vary a long wall include: stepping the wall at least 300mm deep for at least 1m; or using a different material or colour for at least 2m.

4.6.6
A façade facing a secondary street must contain at least two habitable room windows per level, or must contain windows to at least 50% of the rooms on that façade, whichever is the greater number.

4.7 Garages

4.7.1
Development of the lot must include a fully enclosed garage. A carport or an open sided garage is not sufficient.

4.7.2 Double Garage
If the lot is 12.5m wide or wider, development on the lot must include a garage with capacity for at least two cars.

4.7.3 Garage Setback
- The garage must be set behind the Front Façade of the house at least 500mm. This distance is measured from the front wall, not from a veranda or porch.
- If the lot is a Corner Lot and the vehicle access is from the secondary street, the garage must be set back from the lot boundary by at least 2m.
- If the vehicle access is from the rear of the lot, the garage may be on the lot's rear boundary.

4.7.4 Garage Opening
- If the Front Façade of the house includes a garage opening, the total width of any openings must not be more than 40% of the Lot Width.
- If the Front Façade of the house is more than one storey, the area of the garage opening must be no larger than 30% of the total area of the Front Façade.

4.7.5 Garage Door Type
If a garage door is visible from the Public Realm, it must be either a sectional overhead or tilt panel type only.

5. External Elements

5.1 Driveway and Crossover

5.1.1
Each lot must have not more than one crossover per frontage.

5.1.2
The width of the driveway at the lot boundary must match the width of the crossover.

5.1.3
The driveway must be no wider than the garage opening.

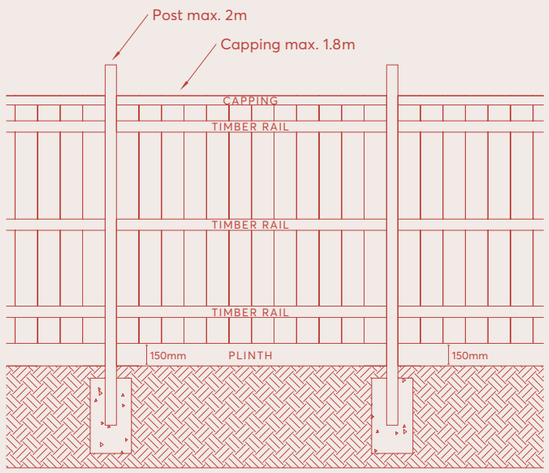
5.1.4
The driveway's material must be exposed aggregate concrete, concrete coloured throughout, or brick or concrete pavers. Uncoloured concrete or stencilled concrete must not be used.

5.1.5
The driveway's colour must be muted.

5.1.6
A garden bed at least 500mm wide must be provided between the driveway and the nearest side boundary of the lot.

5.1.7
The driveway must be constructed within 3 months of the issue of the Certificate of Occupancy.

5.2 Fencing



5.2 Fencing

5.2.1
Side and rear boundary privacy fencing must be made from exposed timber posts no more than 2.0m high; timber rails; a 150mm bottom plinth; lapped vertical timber palings; and timber capping no more than 1.8m high.

5.2.2 Privacy Fencing
Privacy fencing must be set back at least 1m behind the closest front wall of the house, except where the lot boundary is also the rear boundary of an adjoining lot.

5.2.3 Secondary Frontage Fencing
A privacy fence along the lot boundary adjacent to a secondary street must be set behind the closest front wall of the house at least 3m.

5.2.4 Return Fencing
A return fence, with or without a gate, must be provided between the side boundary of the lot and the house. It must be:

- Constructed with materials and finishes to match or complement the adjacent fence; and
- The same height as the adjacent fence.

5.2.5 Front Fencing

- Front fences are discouraged. If a front fence is constructed, it must be no more than 1.2m high above natural ground level.
- Any part of the front fence higher than 700mm above Natural Ground Level must include openings in at least 50% of the area.
- The front fence must complement the dwelling's style, materials and colour. Acceptable material combinations may include: timber slats; masonry pillars with timber or metal infills; and timber posts with metal infills. Wooden palings, and heritage styles, such as Victorian or Edwardian fence types, are prohibited.

5.2.6
Fences along the side boundaries of the lot in front of the house must only occur if: the lot has a front fence; they have a maximum height of 1.2m; they are made of the same materials and specification as either the front fence or side boundary privacy fences. Side boundary fencing is not permitted where the lot has no front fence.

5.2.7 Gate
Any gate in a fence must match or complement the fence in terms of materials and finishes.

5.2.8
A fence higher than 1m and within 9m of a point of intersection of street alignments must only be approved with the written report and consent of the municipal building surveyor.

5.3 Front Yard Landscaping

5.3.1
The Front Garden must complement the design of your house and be contemporary in style.

5.3.2
At least half the front yard must consist of permeable surfaces. This may include areas such as lawn, garden beds and compacted stone toppings. To this end, it is suggested that pedestrian access to the front door be via the driveway, rather than via a separate path.

5.3.3
At least half the number of plants in the front yard must be native species. Drought tolerant plants are encouraged.

5.3.4
At least one tree must be planted in the front yard with a height at maturity of at least 4m and a height after planting and any associated pruning of at least 1.5m.

5.3.5
All garden beds in the front yard must be edged using metal, plastic or timber.

5.3.6
Garden beds must be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles. Note, brightly coloured or coarsely textured wood mulches (such as dyed shredded wood or shredded pallet wood) and brightly coloured pebbles (such as reds or whites) are not permitted.

5.3.7
The front yard must be landscaped within three months of the Certificate of Occupancy being issued.

5.3.8
The Front Garden must be kept presentable and well maintained. This includes but is not limited to being free of weeds, litter and debris. Lawns must be regularly mown and kept free of weeds.

5.3.9
Environmental weeds must not be planted or grown on the lot. See the list of environmental weeds by the Cardinia Shire Council and the Department of Environment, Land, Water and Planning.

5.4 Retaining Walls

5.4.1
Use graded slopes or freestanding retaining walls to accommodate differences in ground level. Landscape these areas to soften their appearance.

5.4.2
A retaining wall must be no more than 1m high, with a garden bed at least 200mm wide provided below it. For more height, use more than one wall, with each set back from the lower one with a planting strip at least 1m wide. A staggered retaining wall must be no more than 2m high.

5.4.3
The total height of a retaining wall with a fence above must be no more than 2.9m.

5.4.4
A retaining wall must be set back at least 1m from the house.

5.4.5
A freestanding retaining wall visible from the Public Realm must be constructed from aesthetically suitable materials such as: painted or stained smooth sawn timber; coloured and textured concrete sleepers; and blockwork with a bagged and painted, rendered or stone clad finish. Unpainted timber and unfinished blockwork are prohibited.

5.4.6
The extent, height and finish of all proposed retaining walls must be included in any application for developer approval. Council approval may be required for retaining walls. Owners should make their own enquiries.

5.4.7
The minimisation of cut and fill, and integrating any dwelling into the existing slope, through the use of retaining walls and batters, is encouraged.

6. Services and Ancillary Items

6.1 All Electric Community

6.1.1
In line with the new Victorian Government requirements as of January 1, 2024, Kala will be a fully electric community. All homes will have access to three-phase power to accommodate all their electricity needs.

6.2 Recycled Water

6.2.1
The house must be connected to the purple pipe recycled water system.

6.3 Opticomm

6.3.1
The house must be connected to Opticomm.

6.4 Letterbox

6.4.1
The letterbox must complement the style of the house, be substantial, and be constructed from metal, timber, brick or rendered masonry. A 'box on a stick' is prohibited. The make and model or construction drawings must be included on the plans.

6.5 Solar Equipment

6.5.1
Photovoltaic panels and solar water heating panels must not be attached to any wall or roof where they will be prominent from an adjacent street.

6.6 Screening

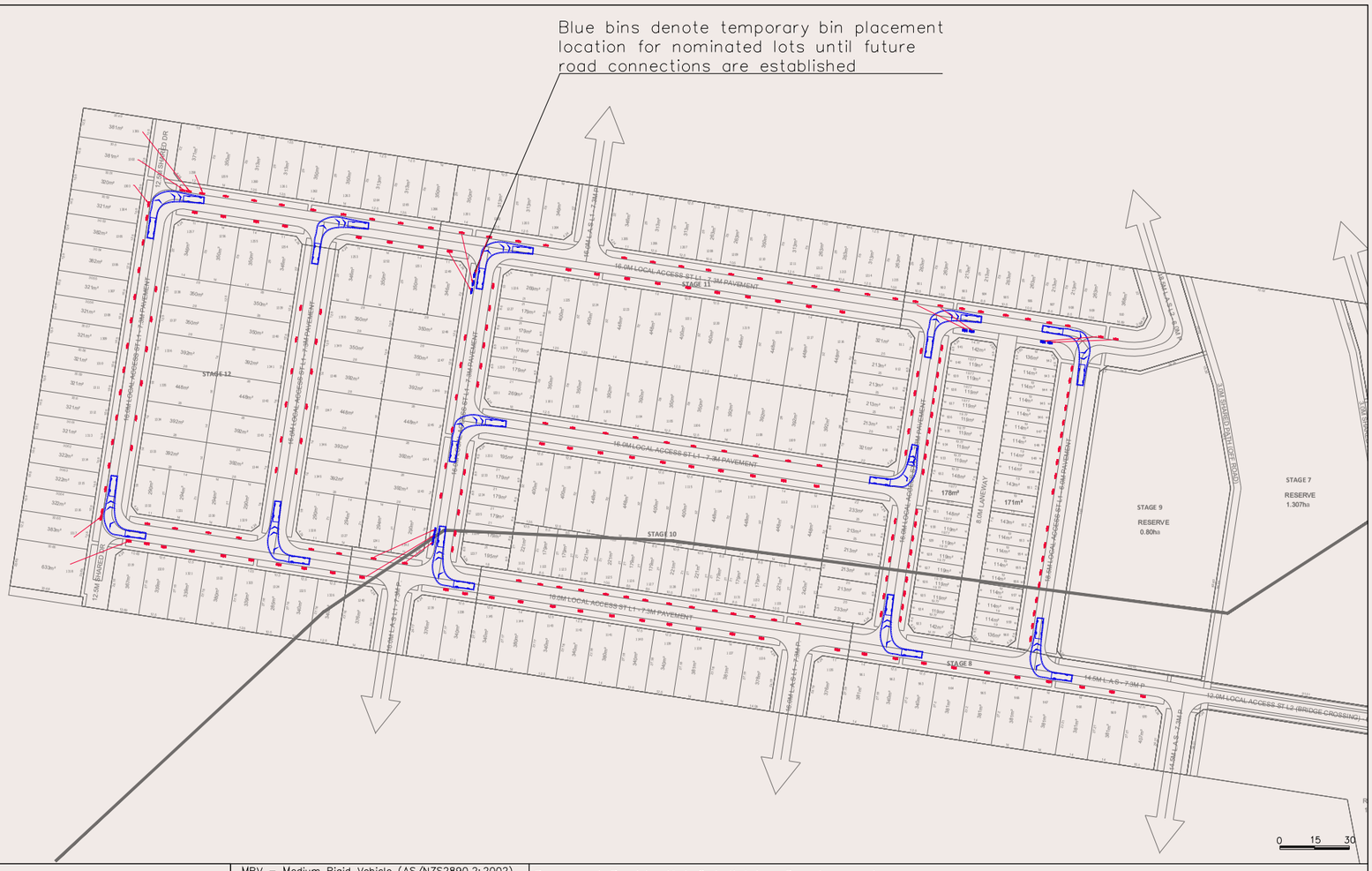
6.6.1
Ancillary structures and items must be located so that they are not readily visible from the Public Realm. This includes items such as: rubbish bin storage areas, washing lines, hot water systems, any water storage tanks, swimming pools, spa pumps, and external plumbing other than that for rainwater.

6.6.2
Rubbish bin storage location and collection points must be shown on the plans. The collection points are shown in the Waste Management Plan in the appendix.

6.6.3
If a truck, commercial vehicle exceeding 1.5 tonnes, recreational vehicle, trailer, caravan, boat, horse float or any other similar vehicle is parked or stored on the lot, it must not be easily seen from the Public Realm.

7. Appendix

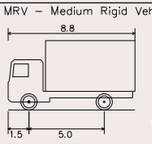
7.1 Waste Management Plan



ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

MRV – Medium Rigid Vehicle (AS/NZS2890.2:2002)



VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

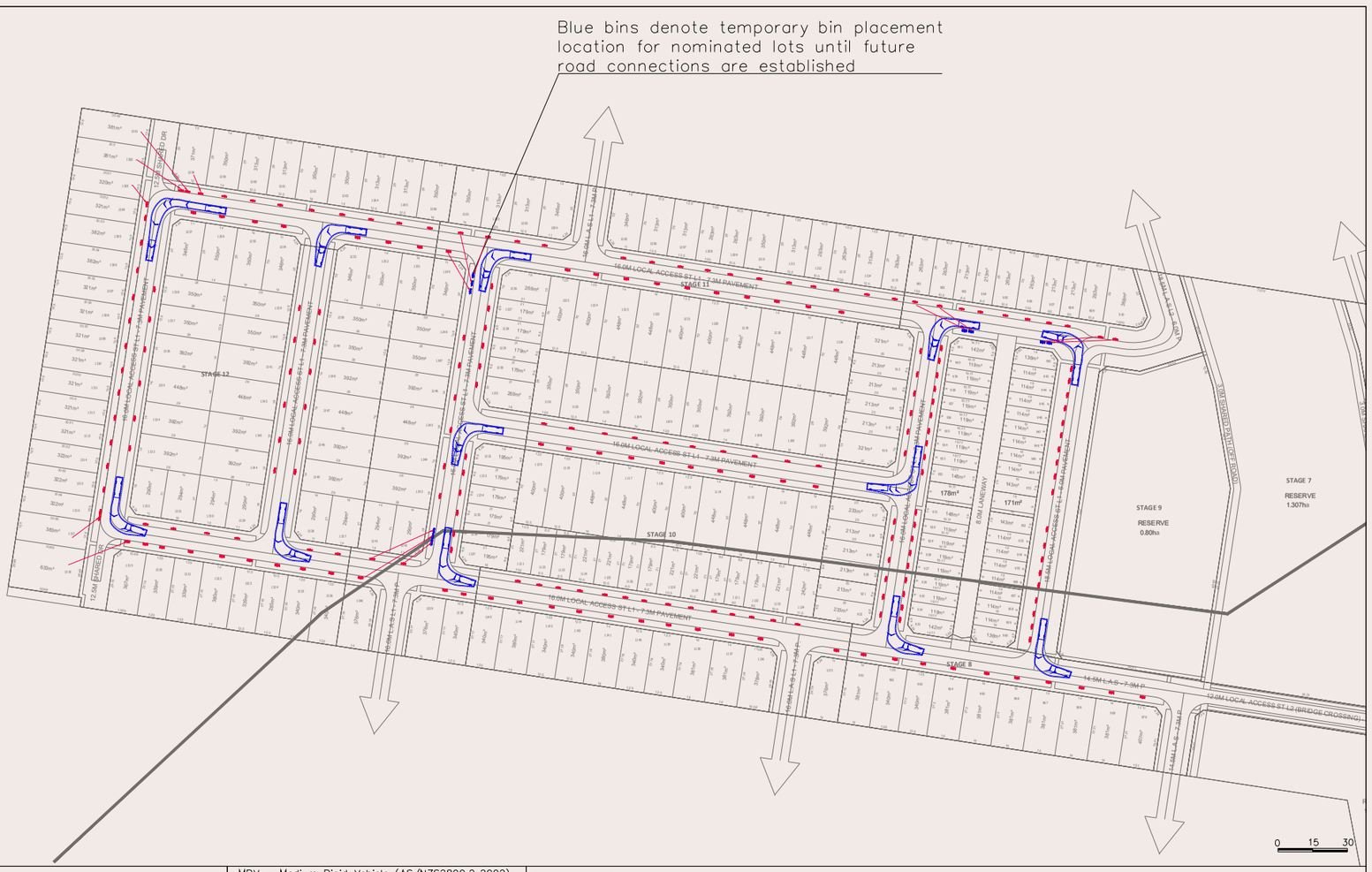
Overall Length	8.800m
Overall Width	2.500m
Track Width	2.500m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	10.000m

Proposed Residential Subdivision Development
90 Mt Ararat Road South, Nar Nar Goon
Swept Paths and Indicative Bin Placement Plan

NOTE:
1) Base Plan Supplied on 11/10/2024
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
21028W-SP06/MF	1 of 4	1:1500@A3	25/08/2026

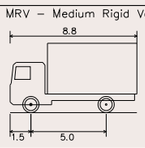
25/08/2026 6:08:38 PM C:\USERS\MITCHELLF\DOWNLOADS\SP05\SP05\21028W-SP06.DWG



ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

MRV – Medium Rigid Vehicle (AS/NZS2890.2:2002)



VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

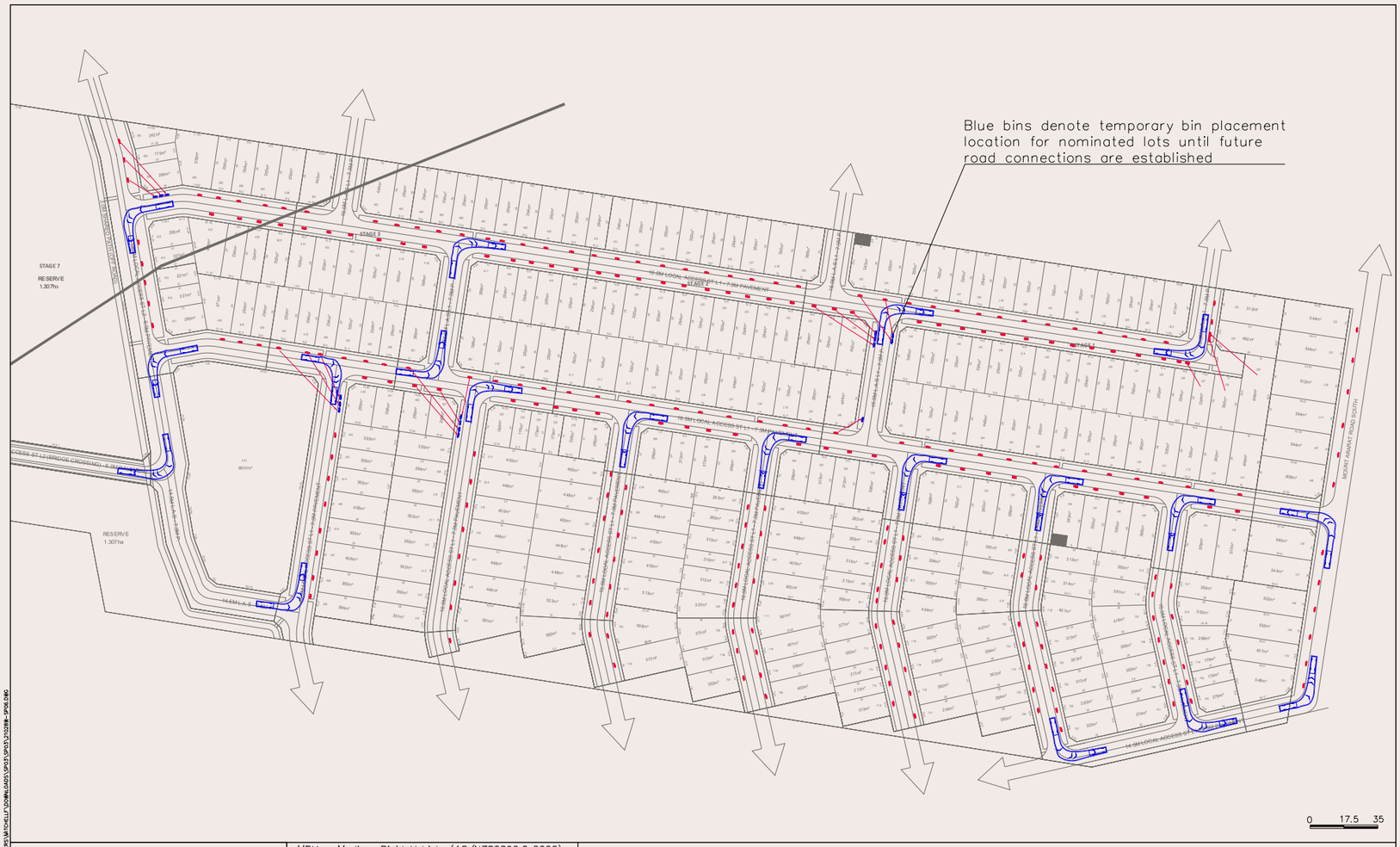
Overall Length	8.800m
Overall Width	2.500m
Track Width	2.500m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	10.000m

Proposed Residential Subdivision Development
90 Mt Ararat Road South, Nar Nar Goon
Swept Paths and Indicative Bin Placement Plan

NOTE:
1) Base Plan Supplied on 11/10/2024
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
21028W-SP06/MF	2 of 4	1:1500@A3	25/08/2026

25/08/2026 6:08:43 PM C:\USERS\MITCHELLF\DOWNLOADS\SP05\SP05\21028W-SP06.DWG

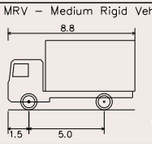


25/08/2026 6:08:47 PM C:\USERS\MITCHELLY\DOWNLOADS\SP03\SP03\21028W-SP06.DWG

ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

MRV – Medium Rigid Vehicle (AS/NZS2890.2:2002)



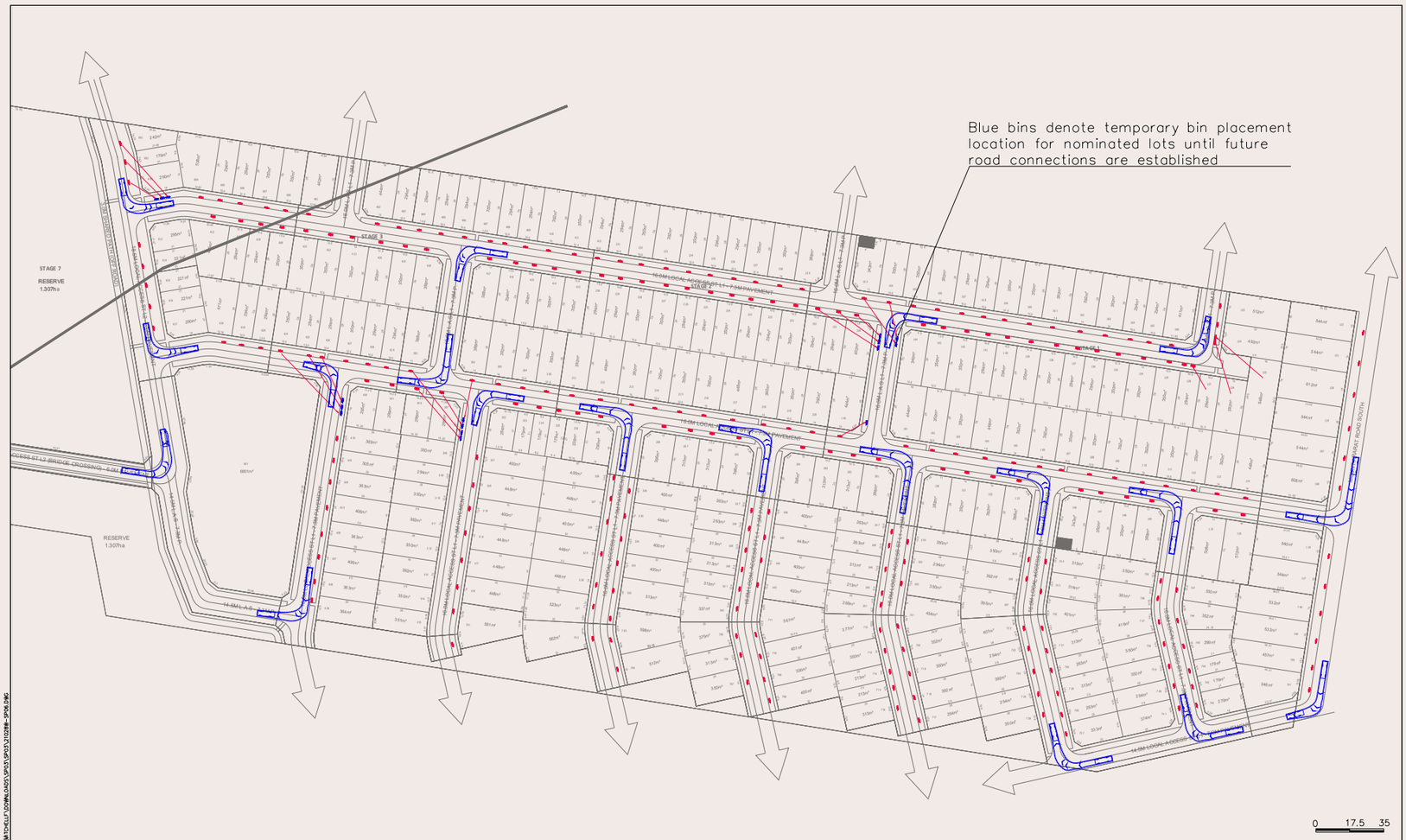
VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

Overall Length	8.800m
Overall Width	2.500m
Track Width	2.500m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	10.000m

Proposed Residential Subdivision Development
90 Mt Ararat Road South, Nar Nar Goon
Swept Paths and Indicative Bin Placement Plan

NOTE:
1) Base Plan Supplied on 11/10/2024
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
21028W-SP06/MF	3 of 4	1:1750@A3	25/08/2026

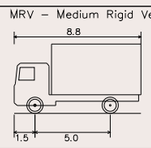


25/08/2026 6:08:52 PM C:\USERS\MITCHELLY\DOWNLOADS\SP03\SP03\21028W-SP06.DWG

ratio:

RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GWYNNE STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

MRV – Medium Rigid Vehicle (AS/NZS2890.2:2002)



VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

Overall Length	8.800m
Overall Width	2.500m
Track Width	2.500m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	10.000m

Proposed Residential Subdivision Development
90 Mt Ararat Road South, Nar Nar Goon
Swept Paths and Indicative Bin Placement Plan

NOTE:
1) Base Plan Supplied on 11/10/2024
2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
21028W-SP06/MF	4 of 4	1:1750@A3	25/08/2026

kala

Sold by

CORE

Developed by

SIG GROUP

ZONECITY

SITE ADDRESS:

90 Mount Ararat South Road,
Pakenham East VIC 3810

Call 1300 809 194

@kalapakenhameast

KALAESTATE.COM.AU

This publication is for information purposes only and is intended to be general in nature. All images, illustrations and renders are for presentation purposes, are not actual images of the development and are intended to be indicative only. Every care is taken to ensure information contained in this publication is accurate at the date of printing however Kala cannot guarantee its accuracy after that time. Prospective purchasers should carefully review any contract of sale, endorsed plans make their own enquiries and obtain independent advice before proceeding. The lot sizes, layout and means of access may change without notice, the developer reserves the right to withdraw or alter any lot or stage layout at any time at its absolute discretion.