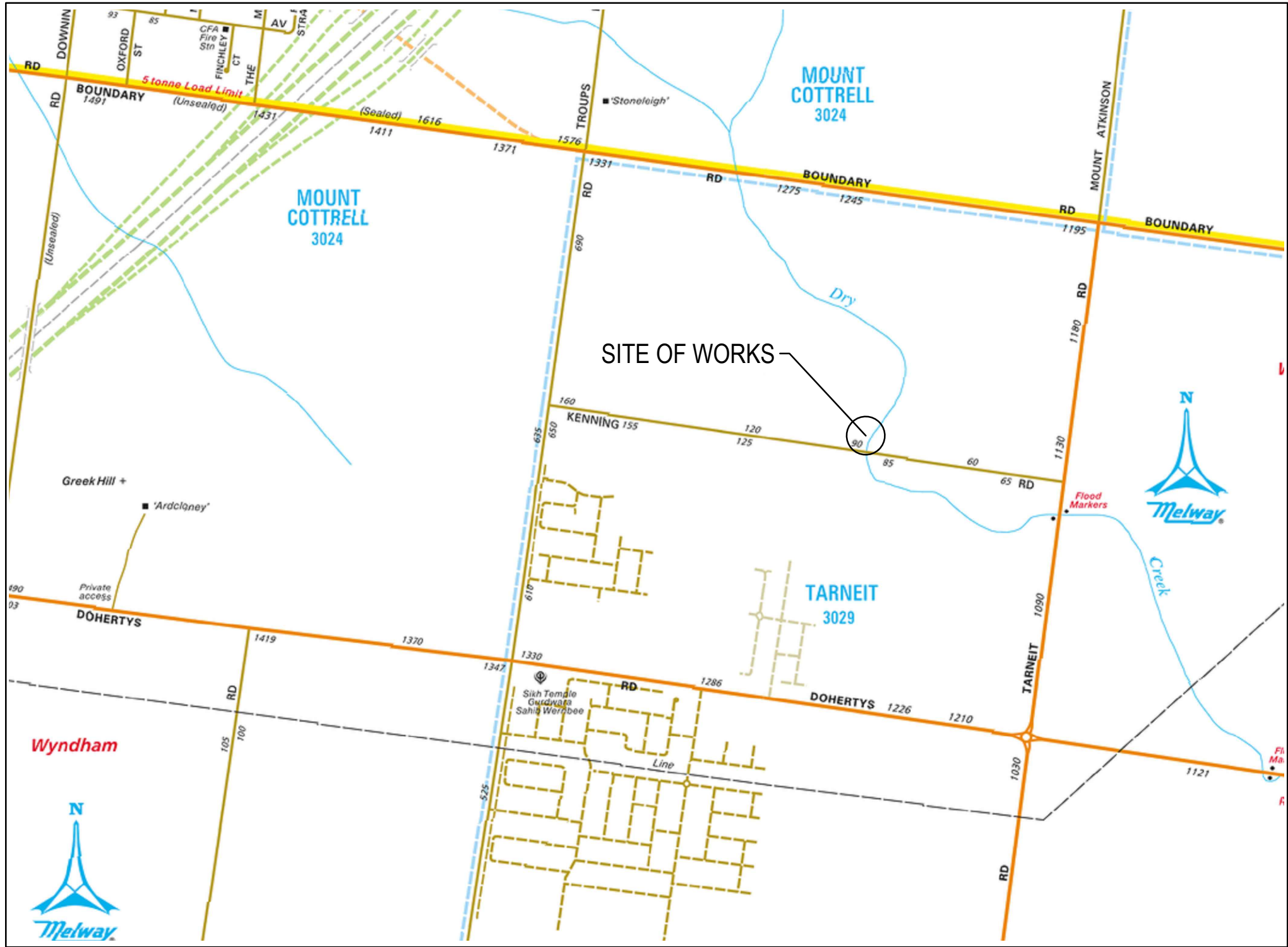


90 - 100 KENNING ROAD, TARNEIT

STAGE 1

FUNCTIONAL LAYOUT DRAWINGS

MELWAY MAP REF: 359 A7



LOCALITY PLAN
SCALE 1:15,000 @ A1

DRAWING INDEX

24035 -FP- 001	LOCALITY PLAN, DRAWING INDEX, SERVICES OFFSET TABLE & GENERAL NOTES
24035 -FP - 010	LAYOUT PLAN - SHEET 1 OF 3
24035 -FP - 011	LAYOUT PLAN - SHEET 2 OF 3
24035 -FP - 012	LAYOUT PLAN - SHEET 3 OF 3
24035 -FP - 060	PLAN OF SUBDIVISION
24035 -FP - 100	TYPICAL CROSS-SECTIONS
24035 -FP - 195	PARKING PLAN
24035 -FP - 200	TURNING MANOEUVRES PLAN - SHEET 1 OF 2
24035 -FP - 201	TURNING MANOEUVRES PLAN - SHEET 2 OF 2
24035 -FP - 250	MISCELLANEOUS DETAILS

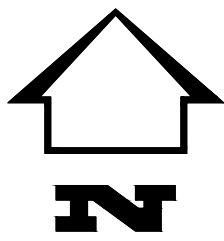
FUNCTIONAL LAYOUT PLANS GENERAL NOTES

- ALL MATERIALS ARE AS FOLLOWS UNLESS NOTED OTHERWISE
 - KERBS UNCOLOURED CONCRETE
 - FOOTPATHS UNCOLOURED CONCRETE
 - VEHICLE CROSSING UNCOLOURED CONCRETE
 - ROAD PAVEMENT ASPHALT & CRUSHED ROCK
- ALL KERBS ARE 600 B2 UNLESS NOTED OTHERWISE.
- ALL FOOTPATHS ARE 1.5 m WIDE UNLESS NOTED OTHERWISE.
- CONCRETE SURFACES TO BE BROOM FINISHED.

SERVICES OFFSET TABLE															
STREET NAME	ROAD RESERVE WIDTH	ELECTRICITY (E)		OPTIC FIBRE (FTTH)		WATER DRINKING (W)		WATER NON DRINKING (NDW)		GAS (G)		SEWER (S)		BOK	
		SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
KENNING ROAD (Ex)	25.5m	N	3.20	N	1.85	S	9.00 (Ex)	S	9.40 (Ex)	-	-	N S 1.00 6.50 (Ex)	N S 4.85 15.85(Ex)	N	4.85
KINGFISHER STREET	16.0m	E	2.40	E	1.80	W	2.90	W	2.50	W	2.10	E 1.00	E W 4.20 4.20	E	4.20
THORNBILL DRIVE	16.0m	S	2.40	S	1.80	N	2.90	N	2.50	N	2.10	S 1.00	N S 4.20 4.20	N	4.20
SITELLA STREET	16.0m	E	2.40	E	1.80	W	2.90	W	2.50	W	2.10	E 1.00	E W 4.20 4.20	E	4.20
HONEYEATER STREET	16.0m	S	2.40	S	1.80	N	2.90	N	2.50	N	2.10	N 1.00	N S 4.20 4.20	N	4.20

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REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
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DESIGN BY:	V.NAHAR
SURVEY BY:	-
APPROVED FOR CONSTRUCTION BY:	-
APPROVED DATE:	-



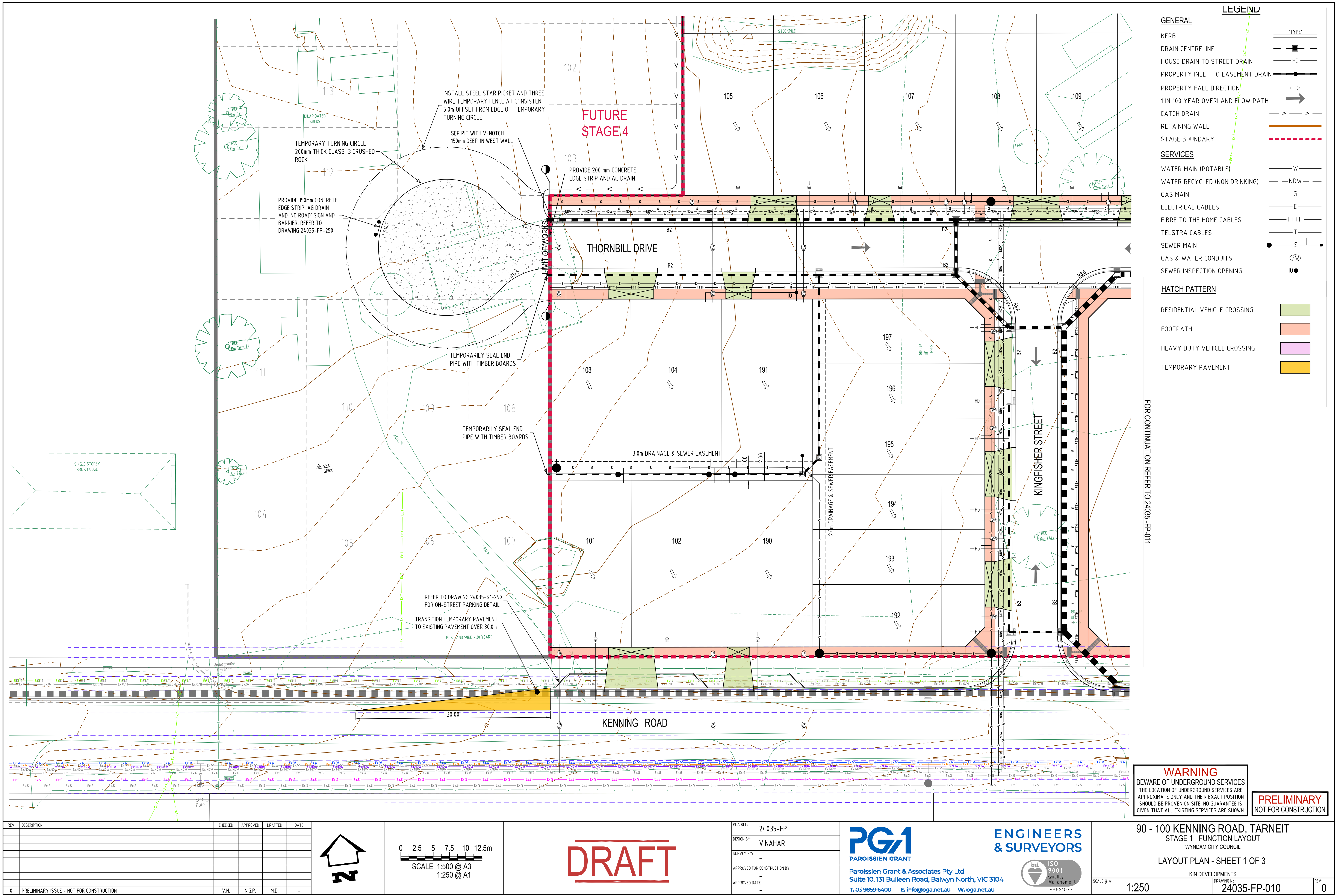
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& SURVEYORS

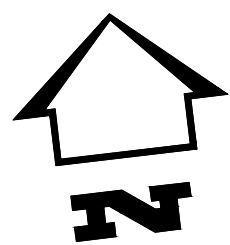


90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL
LOCALITY PLAN, DRAWING INDEX, SERVICES OFFSET TABLE
& GENERAL NOTES
KIN DEVELOPMENTS

SCALE @ A1:	DRAWING NO:	REV
-	24035-FP- 001	0



REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	V.N.	N.G.P.	M.D.	-



0 2.5 5 7.5 10 12.5m
SCALE 1:500 @ A3
1:250 @ A1

DRAFT

PGA REF: 24035-FP
DESIGN BY: V.NAHAR
SURVEY BY: -
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APPROVED DATE: -



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WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION 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.

PRELIMINARY
NOT FOR CONSTRUCTION

90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL

LAYOUT PLAN - SHEET 1 OF 3

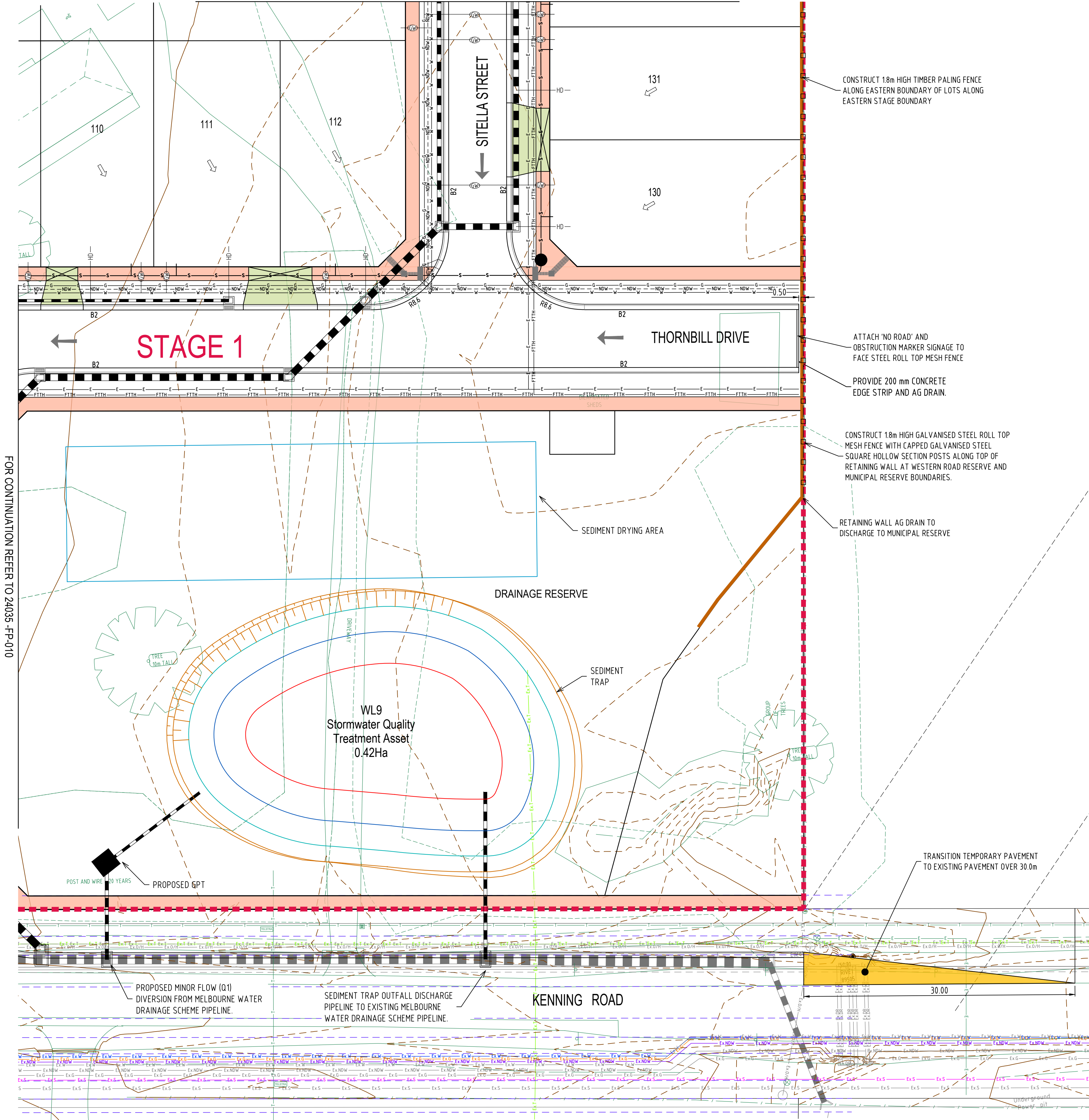
KIN DEVELOPMENTS

SCALE @ A1: 1:250

DRAWING NO: 24035-FP-010

REV: 0

FOR CONTINUATION REFER TO 24035-FP-012



LEGEND

GENERAL

KERB

DRAIN CENTRELINE

HOUSE DRAIN TO STREET DRAIN

PROPERTY INLET TO EASEMENT DRAIN

PROPERTY FALL DIRECTION

1 IN 100 YEAR OVERLAND FLOW PATH

CATCH DRAIN

RETAINING WALL

STAGE BOUNDARY

'TYPE'

SERVICES

WATER MAIN (POTABLE)

WATER RECYCLED (NON DRINKING)

GAS MAIN

ELECTRICAL CABLES

FIBRE TO THE HOME CABLES

TELSTRA CABLES

SEWER MAIN

GAS & WATER CONDUITS

SEWER INSPECTION OPENING

W

NDW

G

E

FTTH

T

S

GW

IO

HATCH PATTERN

RESIDENTIAL VEHICLE CROSSING

FOOTPATH

HEAVY DUTY VEHICLE CROSSING

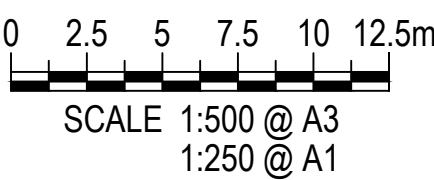
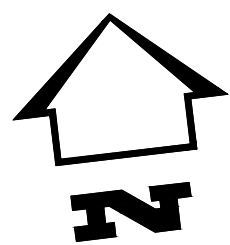
TEMPORARY PAVEMENT

FOR CONTINUATION REFER TO 24035-FP-010

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APPROVED DATE:	-

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90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL
LAYOUT PLAN - SHEET 2 OF 3

SCALE @ A1:	1:250	DRAWING NO:	24035-FP-011	REV	0
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GENERAL

KERB

DRAIN CENTRELINE

HOUSE DRAIN TO STREET DRAIN

PROPERTY INLET TO EASEMENT DRAIN

PROPERTY FALL DIRECTION

1 IN 100 YEAR OVERLAND FLOW PATH

CATCH DRAIN

RETAINING WALL

STAGE BOUNDARY

SERVICES

WATER MAIN (POTABLE)

WATER RECYCLED (NON DRINKING)

GAS MAIN

ELECTRICAL CABLES

FIBRE TO THE HOME CABLES

TELSTRA CABLES

SEWER MAIN

GAS & WATER CONDUITS

SEWER INSPECTION OPENING

HATCH PATTERN

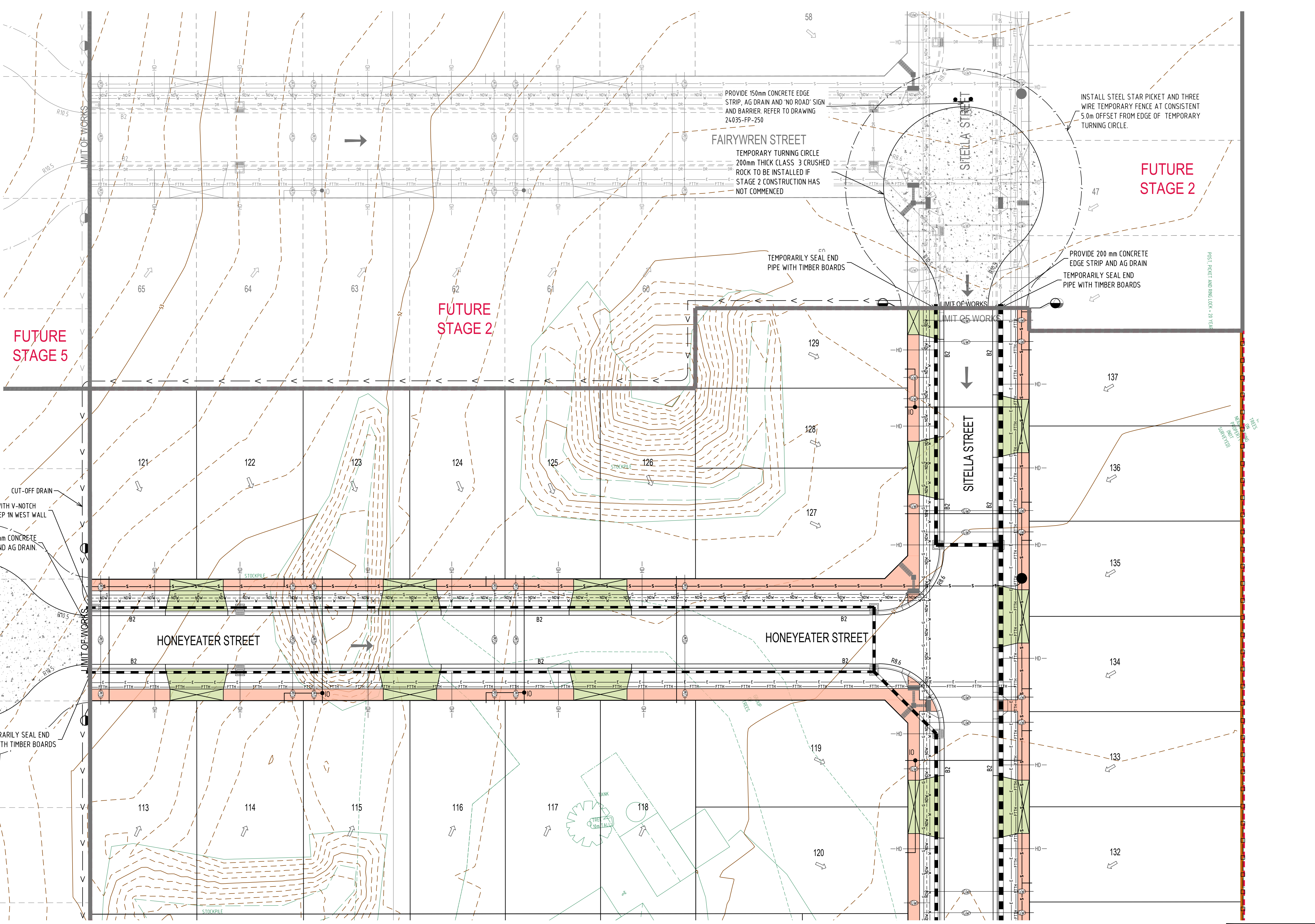
RESIDENTIAL VEHICLE CROSSING

FOOTPATH

HEAVY DUTY VEHICLE CROSSING

TEMPORARY PAVEMENT

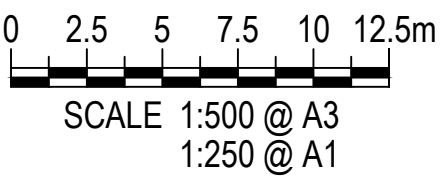
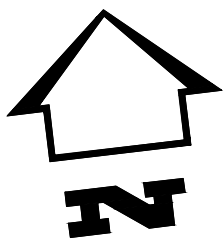
'TYPE'



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90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL

LAYOUT PLAN - SHEET 3 OF 3

KIN DEVELOPMENTS

SCALE @ A1: 1:250

DRAWING NO: 24035-FP-012

REV: 0

PLAN OF SUBDIVISION

EDITION 1

PS 928183Q

LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP: -----
SECTION: 23
CROWN ALLOTMENT: -----
CROWN PORTION: B (PART)
TITLE REFERENCE: Volume 9109 Folio 404
Volume 9109 Folio 405
LAST PLAN REFERENCE: LOTS 53 & 54 ON LP92857
POSTAL ADDRESS: 90 & 100 KENNING ROAD,
TARNEIT VIC 3029
MGA CO-ORDINATES: E: 294 780 ZONE: 55
(of approx centre of land in plan) N: 5612 970 GDA 2020

COUNCIL NAME: Wyndham City Council

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER

COUNCIL/BODY/PERSON

NOTATIONS

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: This plan is based on survey.
STAGING: This is not a staged subdivision.
Planning Permit No. WYP13568/22
This survey has been connected to permanent marks No(s) TARNEIT PM 88
in Proclaimed Survey Area No. ---

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE DIAG.	LP92856	LOTS ON LP92856
E-2	DRAINAGE	SEE DIAG.	LP92857	LOTS ON LP92857
E-3	DRAINAGE	2	THIS PLAN	GREATER WESTERN WATER CORPORATION
E-4	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL
	SEWERAGE	3	THIS PLAN	GREATER WESTERN WATER CORPORATION

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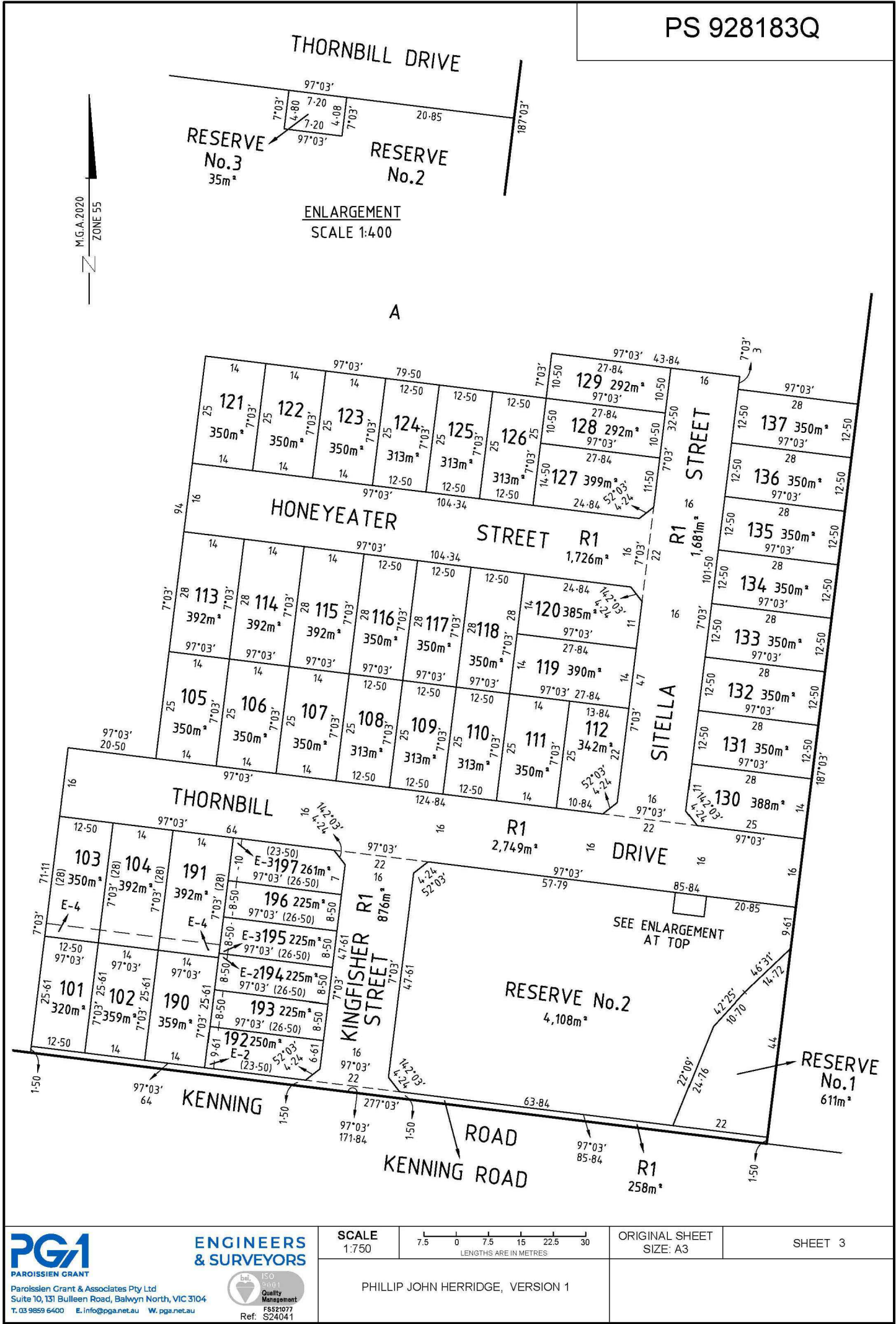
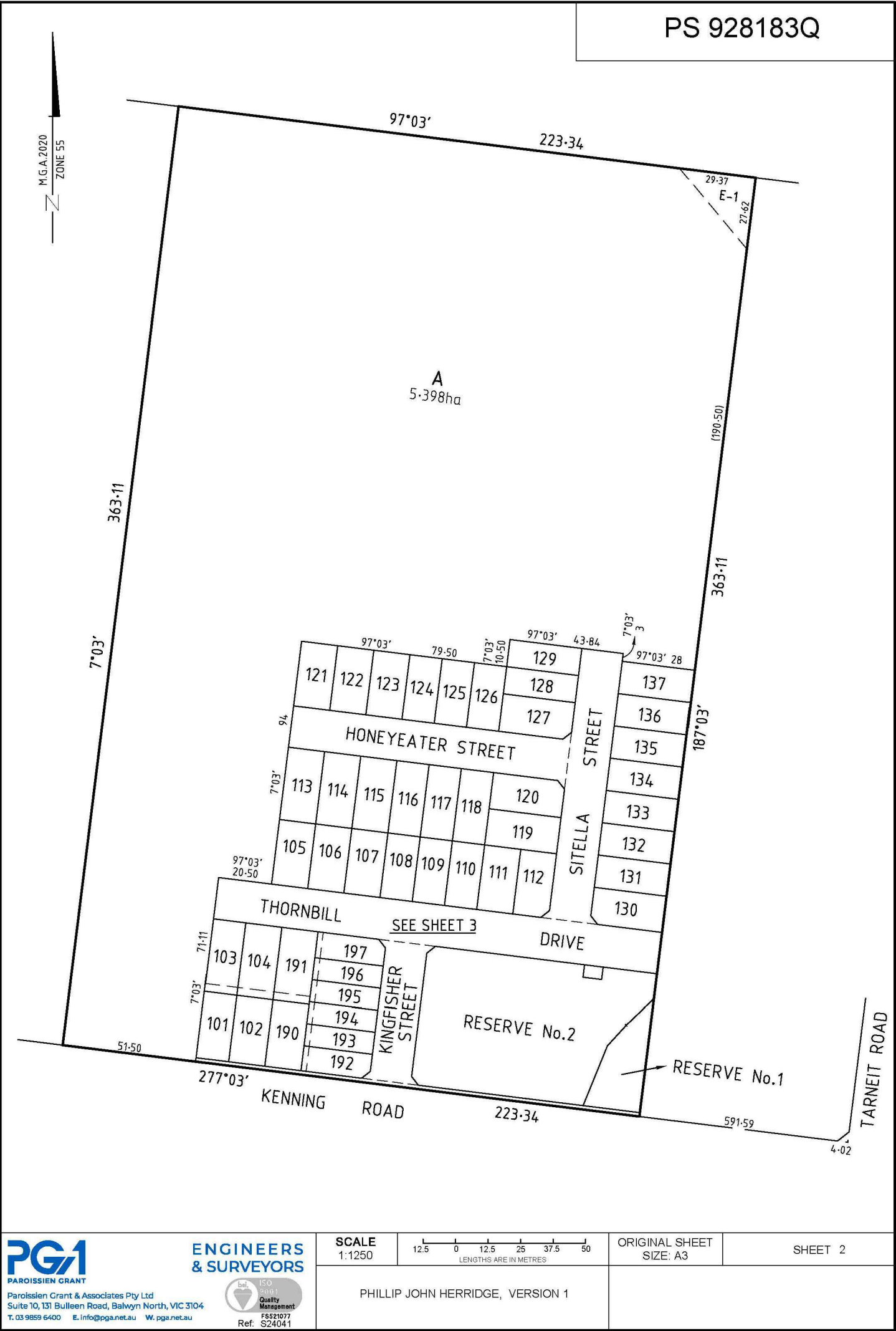
ENGINEERS & SURVEYORS

SURVEYORS FILE REF: S24041

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

PHILLIP JOHN HERRIDGE, VERSION 1



PS 928183Q

CREATION OF RESTRICTION No.1

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF 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.	BENEFITED LOTS
192	190, 193
193	190, 192, 194
194	190, 191, 193, 195
195	191, 194, 196
196	191, 195, 197
197	191, 196

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT 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 THE "SMALL LOT HOUSING CODE (TYPE B)". INCORPORATED UNDER THE WYNDHAM PLANNING SCHEME, UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT.

EXPIRY DATE: THE RESTRICTION SHALL EXPIRE 10 YEARS AFTER THE DATE OF RESTRICTION OF THIS PLAN.

CREATION OF RESTRICTION No.2

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF 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.	BENEFITED LOTS
128	126, 127, 129
129	128

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT 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 THE "SMALL LOT HOUSING CODE (TYPE A)". INCORPORATED UNDER THE WYNDHAM PLANNING SCHEME, UNLESS IN ACCORDANCE WITH A PERMIT GRANTED TO CONSTRUCT A DWELLING ON THE LOT.

EXPIRY DATE: THE RESTRICTION SHALL EXPIRE 10 YEARS AFTER THE DATE OF RESTRICTION OF THIS PLAN.

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ENGINEERS & SURVEYORS

PHILLIP JOHN HERRIDGE, VERSION 1

ORIGINAL SHEET SIZE: A3

SHEET 4 OF 4

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	V.N.	N.G.P.	M.D.	-

FILE: E:\KIN DEVELOPMENTS\24035-90 KENNING RD-S1\1\DRAWINGS\2.2D CAD (DWG)\3 CURRENT\FLP\24035-FP-060.DWG

PLOT INFO: MICHELLE DAY @ 11:46 AM on November 25, 2024

DRAFT

PGA REF: 24035-FP

DESIGN BY: V.NAHAR

SURVEY BY: -

APPROVED FOR CONSTRUCTION BY: -

APPROVED DATE: -



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90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDHAM CITY COUNCIL

PLAN OF SUBDIVISION

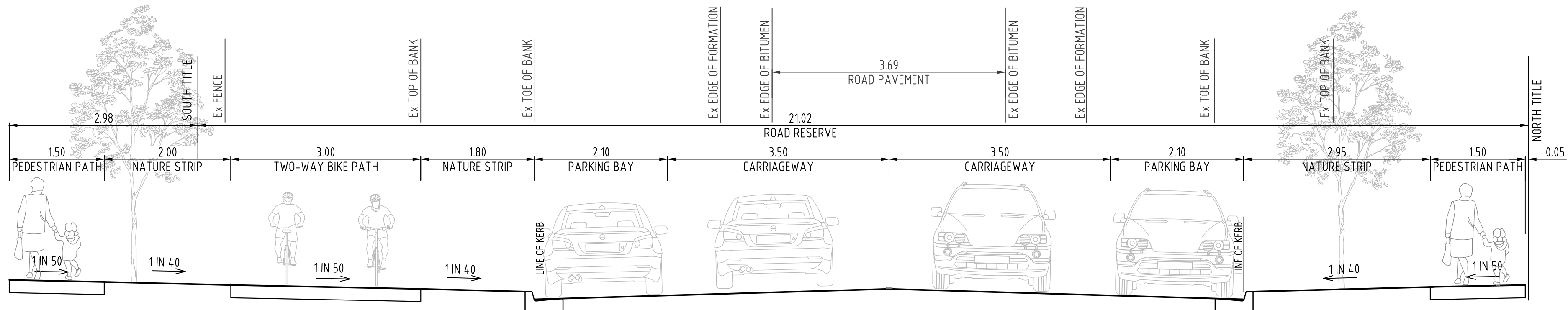
KIN DEVELOPMENTS

SCALE @ A1: AS SHOWN

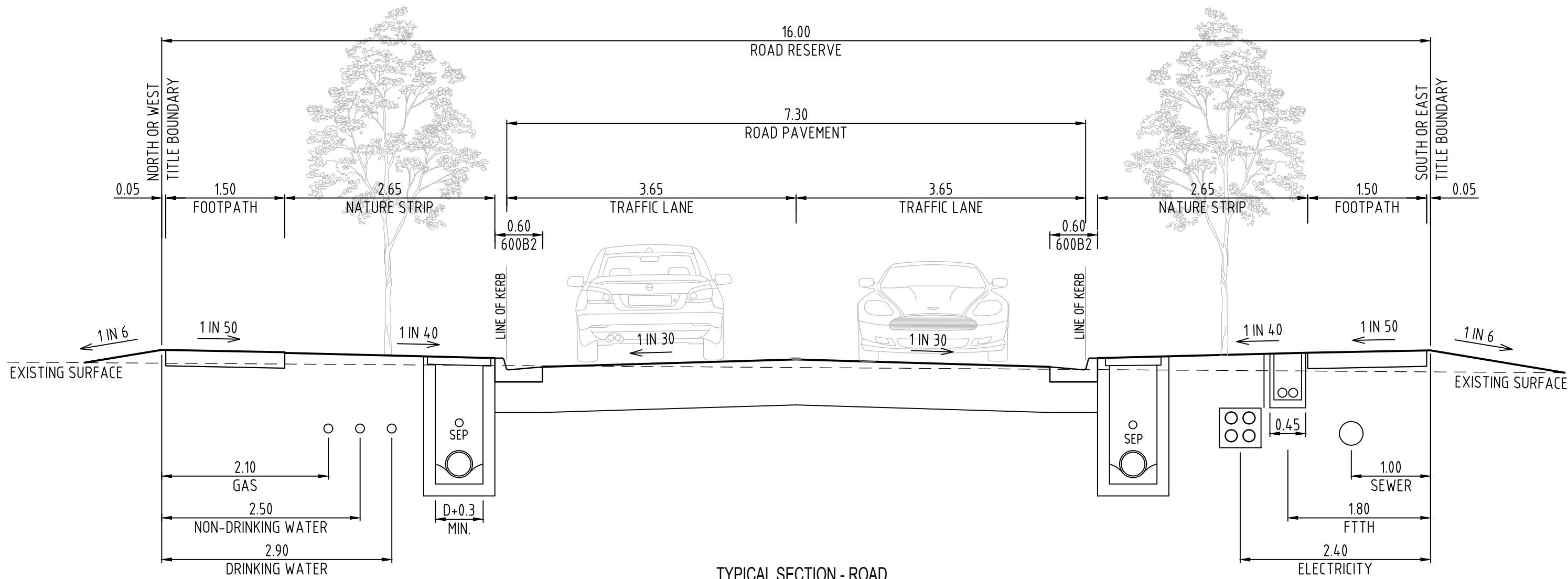
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REV: 0

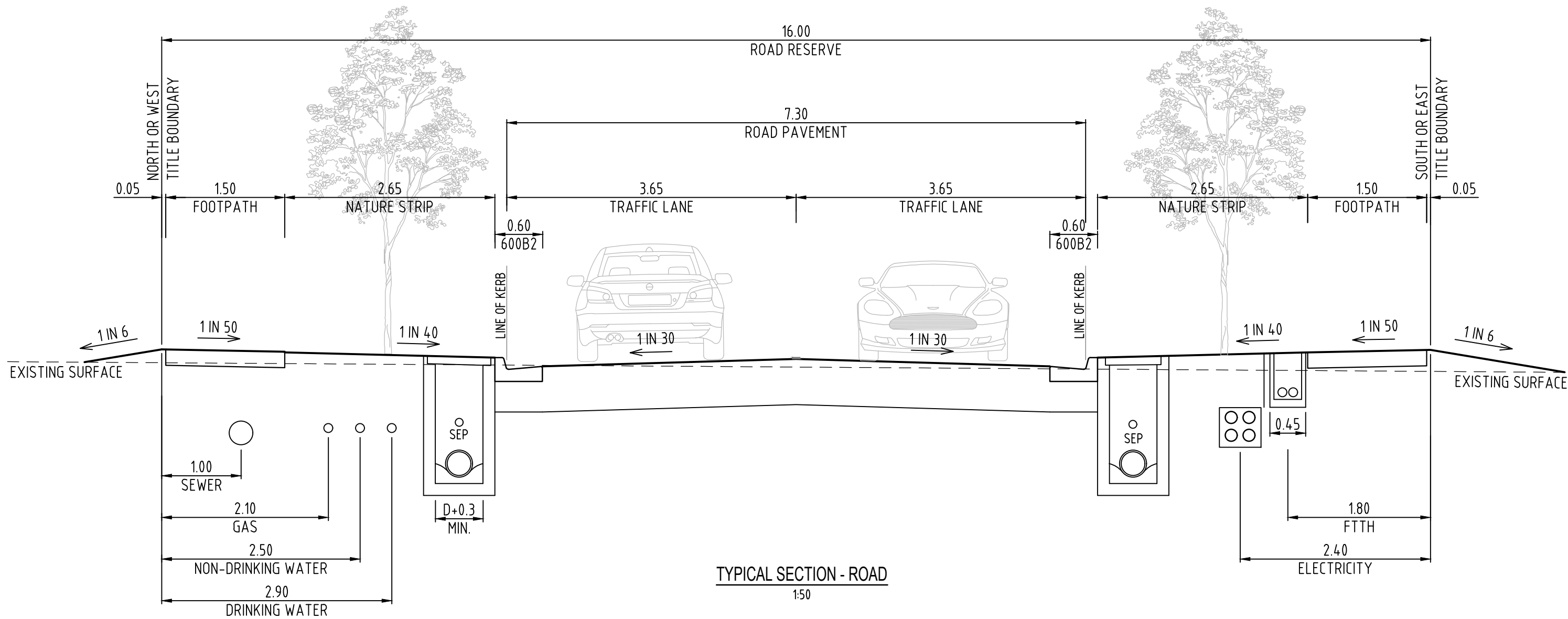
PRELIMINARY
NOT FOR CONSTRUCTION



TYPICAL SECTION - KENNING ROAD
1:50



TYPICAL SECTION - ROAD
1:50



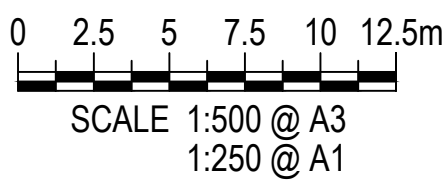
TYPICAL SECTION - ROAD
1:50

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	V.N.	N.G.P.	M.D.	-

FILE: E:\KIN DEVELOPMENTS\K24035-90 KENNING RD-S\1\DRAWINGS\2.2D CAD (DWG)\3 CURRENT\FLP\24035-FP-100.DWG

PLOT INFO: MICHELLE DAY @ 6:25 PM ON November 20, 2024



DRAFT

PGA REF:	24035-FP
DESIGN BY:	V.NAHAR
SURVEY BY:	-
APPROVED FOR CONSTRUCTION BY:	-
APPROVED DATE:	-



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90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL

TYPICAL SECTIONS

KIN DEVELOPMENTS

SCALE @ A1:

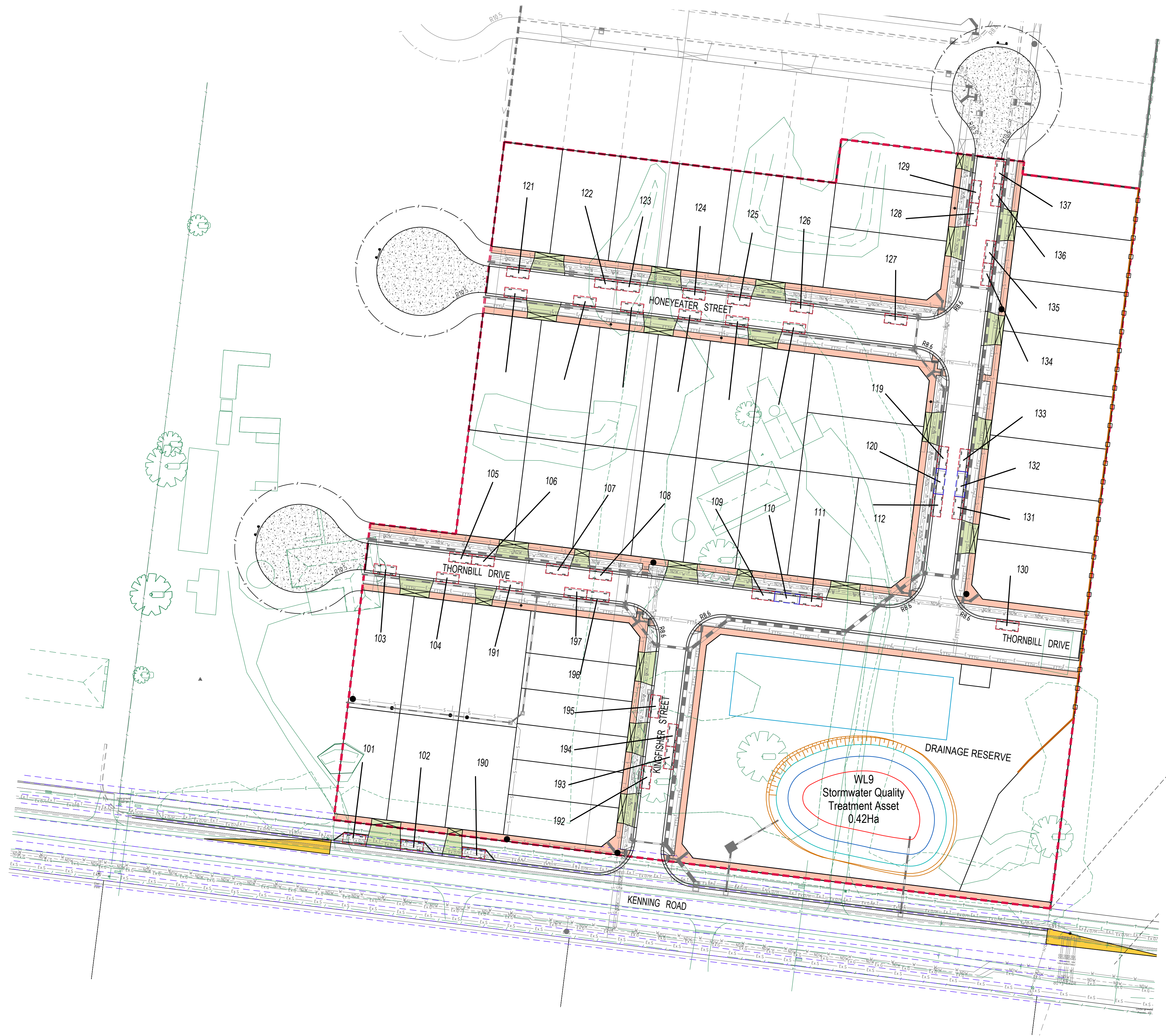
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DRAWING NO:

24035-FP-100

REV

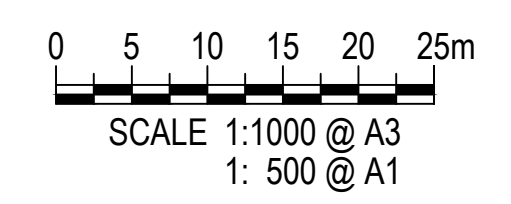
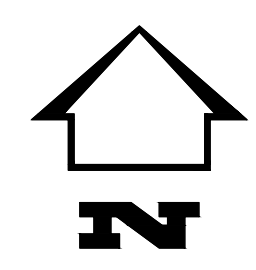
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- PARKING LEGEND - STAGE 1
- 6.0m x 2.3m BAY - 3 No.
 - 5.4m x 2.3m BAY - 42 No.

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	V.N.	N.G.P.	M.D.	-



DRAFT

PGA REF: 24035-FP
DESIGN BY: V.NAHAR
SURVEY BY: -
APPROVED FOR CONSTRUCTION BY: -
APPROVED DATE: -



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90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL

PARKING PLAN

KIN DEVELOPMENTS

SCALE @ A1: 1:500

DRAWING NO: 24035-FP-195

REV: 0

FOR CONTINUATION REFER TO 24035 -FP-201

TURNING MANOEUVRES LEGEND

VEHICLE PATH

BODY CLEARANCE

FRONT TYRES

FUTURE
STAGE 4

THORNBILL DRIVE

STAGE 1

THORNBILL DRIVE

DRAINAGE RESERVE

WL9
Stormwater Quality
Treatment Asset
0.42Ha

KINGFISHER STREET

SITELLA STREET

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	V.N.	N.G.P.	M.D.	-



0 2.5 5 7.5 10 12.5m
SCALE 1:500 @ A3
1:250 @ A1

DRAFT

PGA REF:	24035-FP
DESIGN BY:	V.NAHAR
SURVEY BY:	-
APPROVED FOR CONSTRUCTION BY:	-
APPROVED DATE:	-

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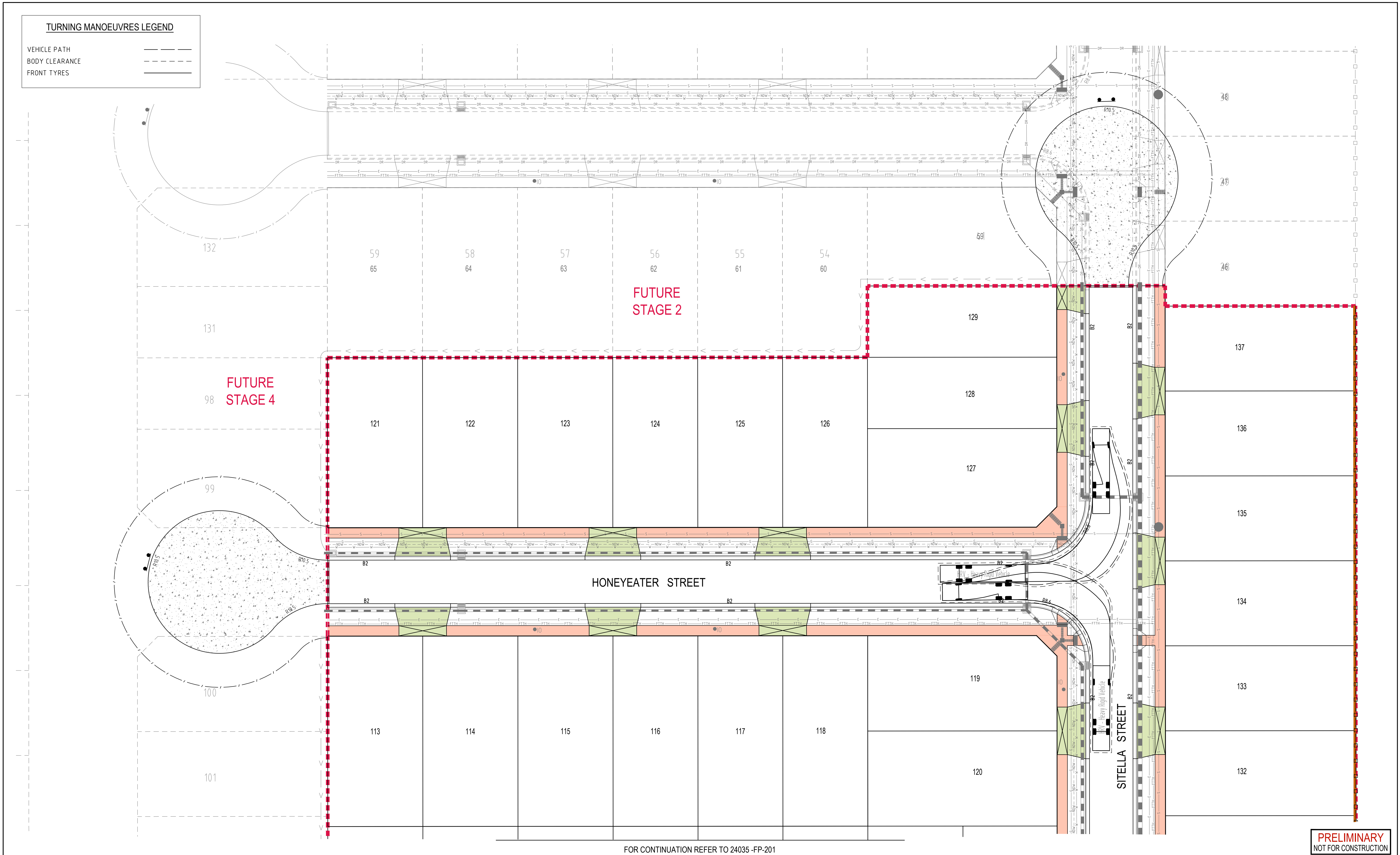


90 - 100 KENNING ROAD, TARNEIT STAGE 1 - FUNCTION LAYOUT WYNDAM CITY COUNCIL		
TURNING MANOEUVRES PLAN - SHEET 1 OF 2		
KIN DEVELOPMENTS		
SCALE @ A1:	1:250	DRAWING NO. 24035-FP-200
		REV 0

PRELIMINARY
NOT FOR CONSTRUCTION

TURNING MANOEUVRES LEGEND

VEHICLE PATH
BODY CLEARANCE
FRONT TYRES



FOR CONTINUATION REFER TO 24035-FP-201

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
0	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	V.N.	N.G.P.	M.D.	-

0 2.5 5 7.5 10 12.5m
SCALE 1:500 @ A3
1:250 @ A1

DRAFT

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90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL

TURNING MANOEUVRES PLAN - SHEET 2 OF 2

KIN DEVELOPMENTS

SCALE @ A1: 1:250
DRAWING NO: 24035-FP-201
REV: 0

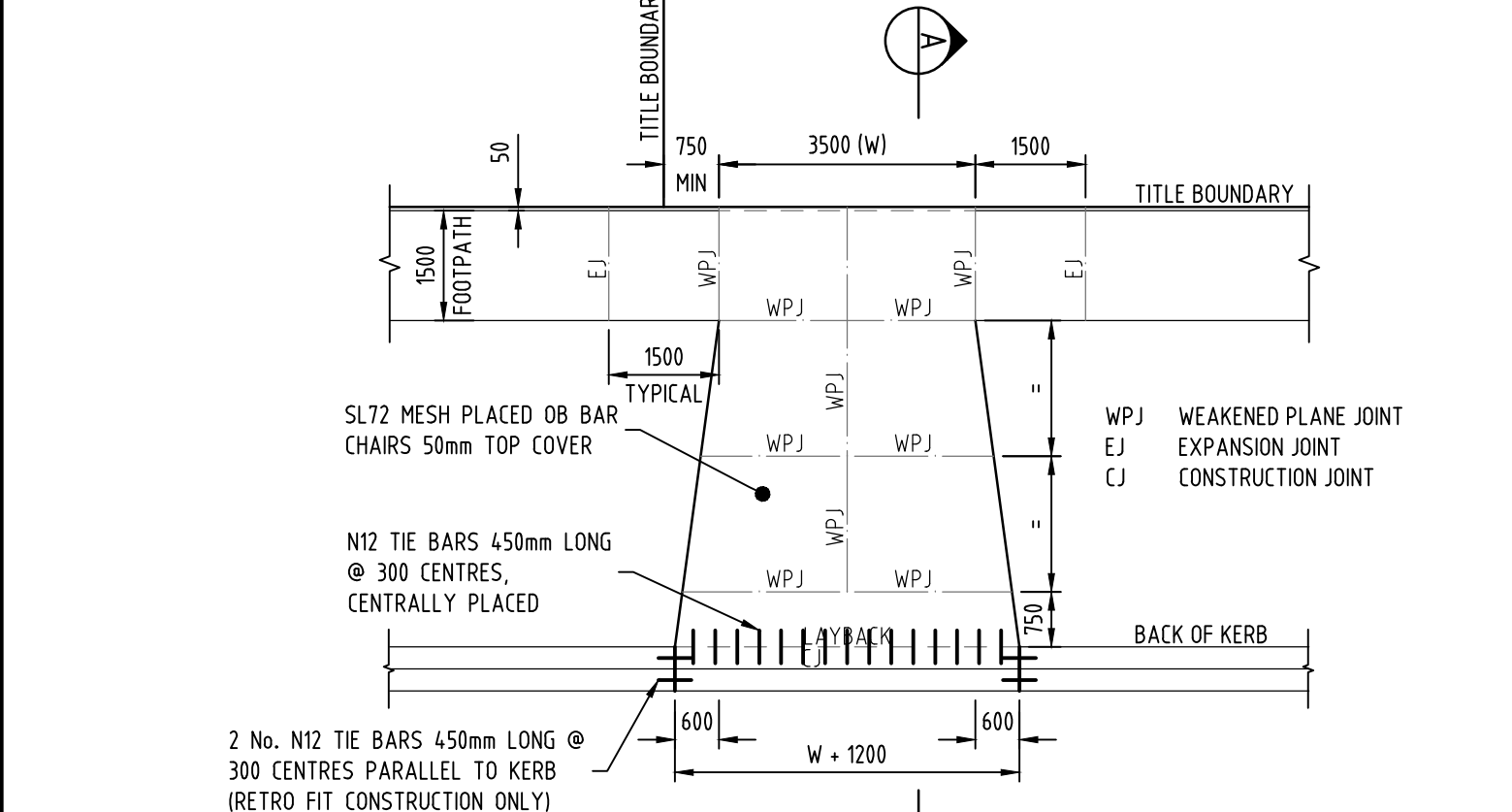
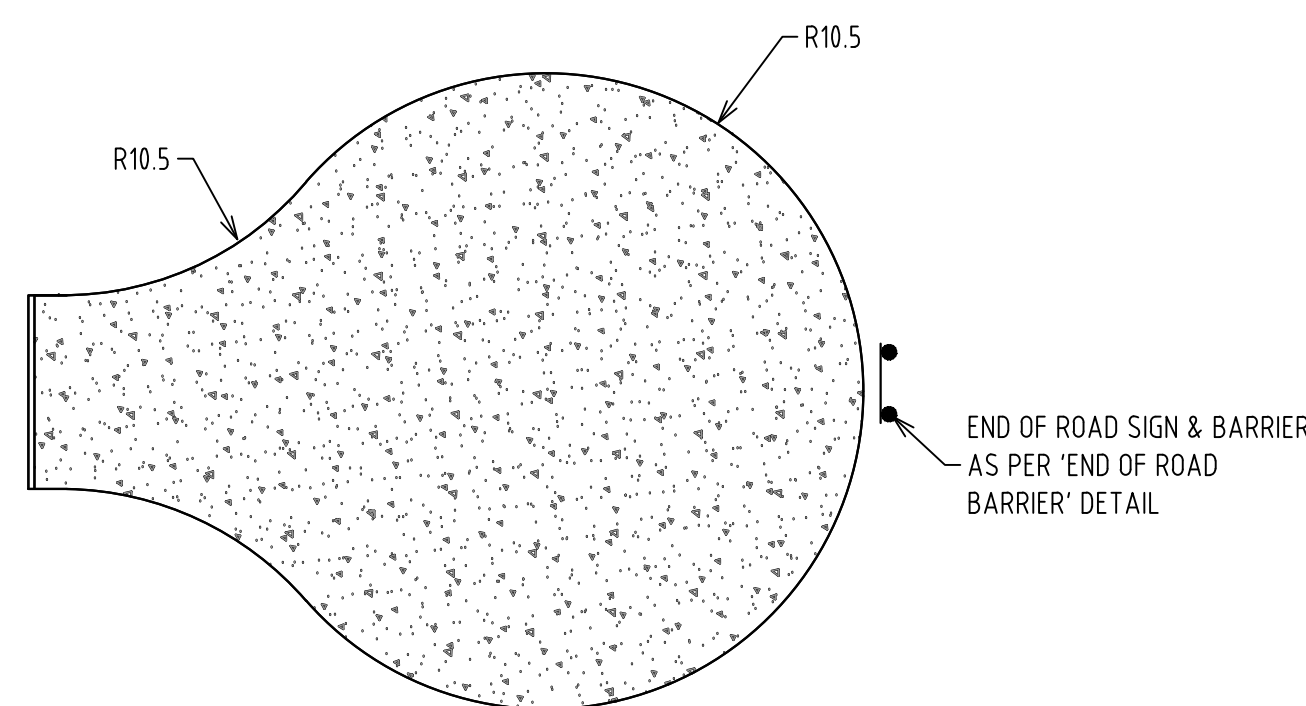
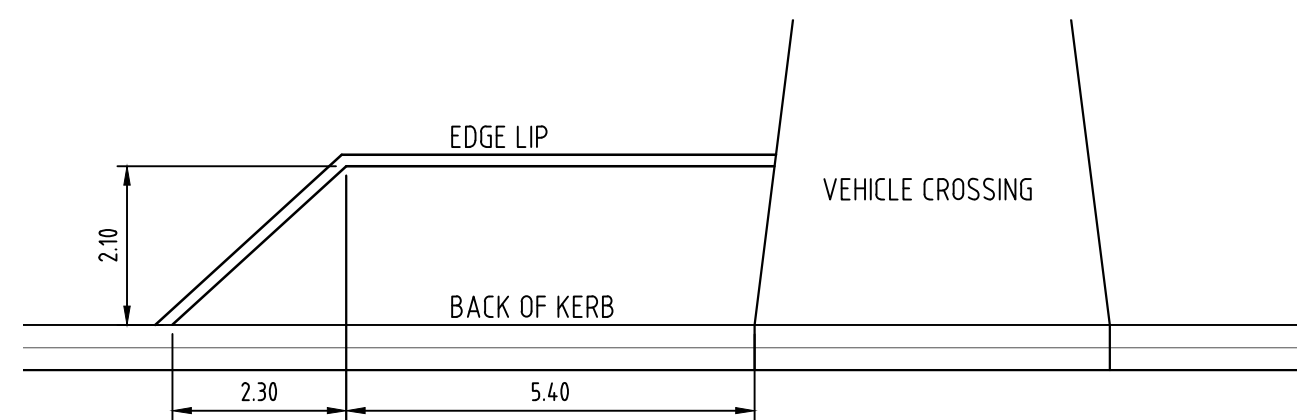
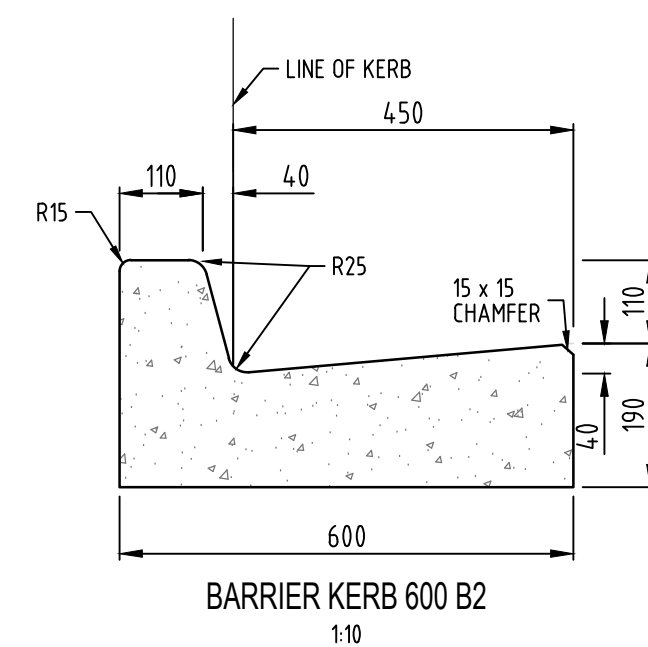
[illegible]

Diagram illustrating a typical catch drain profile. The profile shows a dashed line for the "NATURAL SURFACE" and a solid line for the "TYPICAL CATCH DRAIN". The catch drain has a depth of 30mm and a slope of 3 in 1 minimum. The catch drain is shown as a hatched area.

- | MINIMUM CLEARANCES | |
|----------------------------|---|
| BETWEEN CROSSOVERS | 7.0m AT KERB |
| DRAINAGE PITS | 0.75m
(WITHIN 0.75m-INSTALL CLASS D PIT LID) |
| TRAFFIC MANAGEMENT DEVICES | 1.0m |
| UTILITY SERVICE ASSETS | 1.0m |
| STREET LIGHT | 2.0m |
| INTERSECTIONS | 6.0m FROM TANGENT POINT |
| PRAM CROSSING | 2.0m |
| TREES | 2.5m |
| FIRE HYDRANT | 1.0m |
| LEGAL POINT OF DISCHARGE | 1.0m |

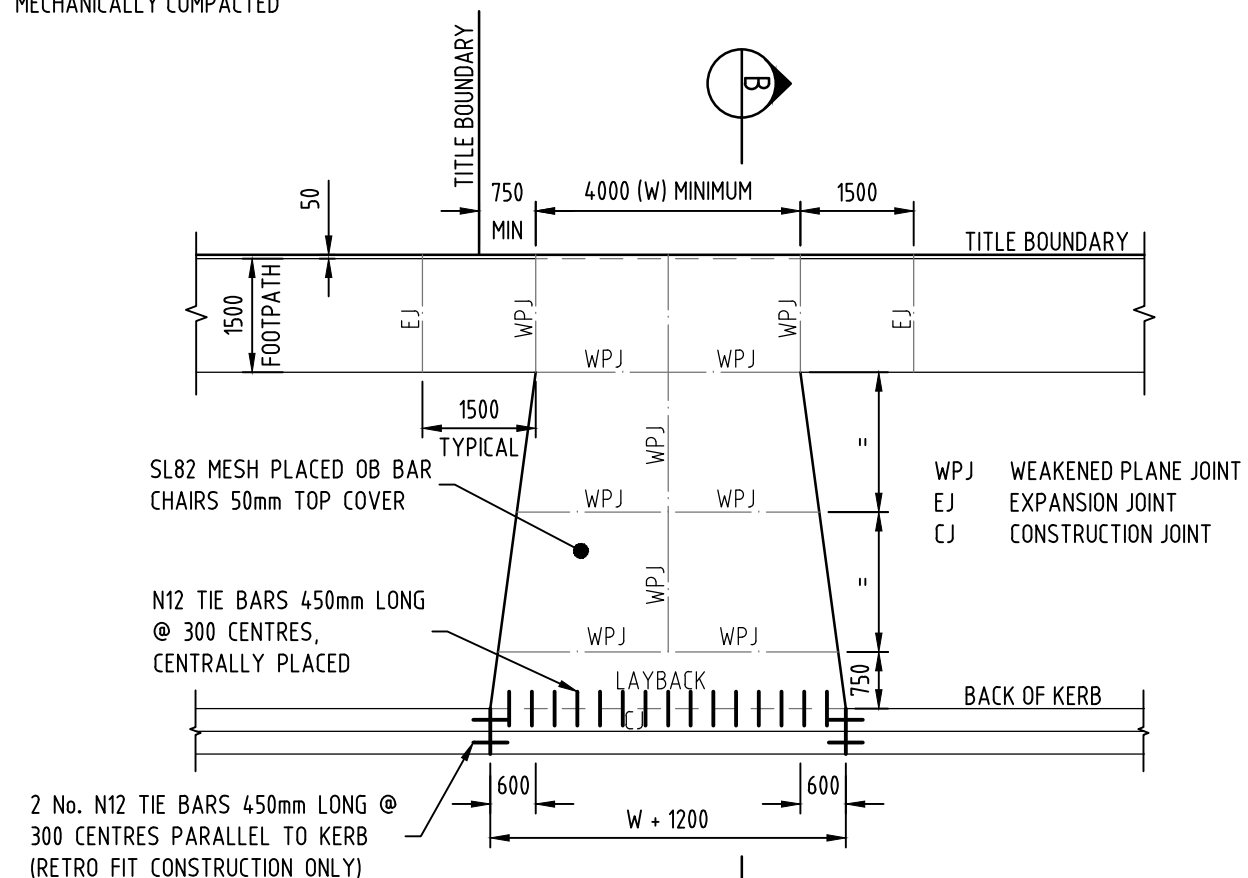
[illegible]

- ON-STREET CAR PARKING
SINGLE BAY NEXT TO VEHICLE CROSSING
1:100 @ A1



NOTE: 1:25 @ A1

1. CONCRETE FINISH TO BE LIGHT BROOM FINISH, NEATLY TOOLED UNLESS OTHERWISE SPECIFIED.
2. ALL BARRIER KERB IS TO BE REINSTATED WITH MWB? KERB PROFILE (REFER SD1-3)
3. CONCRETE STRENGTH OF 25MPa AT 28 DAYS.
4. WHERE PERMISSION IS GRANTED TO USE COLOURED CONCRETE STRENGTH TO BE 32MPa.
5. WEAKENED PLANE JOINTS LOCATED AT SPACINGS EQUAL TO THE WIDTH OF THE PARKING BAY AND MADE WITH A "T" IRON OR CONCRETE SAW CUT AS PER SD2-4.



Technical drawing of an end-of-road barrier. The drawing includes a side view and an end view. The side view shows a barrier with a central 'NO ROAD' sign and two side panels with alternating black and white reflective markers. Dimensions include a total width of 1.80m, a central sign width of 1.20m, and a sign height of 0.75m. The end view shows a cross-section of the barrier with a concrete footing and a post. Dimensions include a footing width of 0.30m and a post diameter of 300mm. Callouts include 'NO ROAD' SIGN BLACK ON YELLOW REFLECTIVE HAZARD MARKERS, BLACK ON WHITE REFLECTIVE HAZARD MARKERS T4-5, and 8x38mm DIA 1500mm LONG GALVANISED IRON PIPE POSTS FITTED WITH END CAP.

1.80

0.20

1.20

0.20

1.80

0.30

0.75

NO ROAD

'NO ROAD' SIGN BLACK ON YELLOW REFLECTIVE HAZARD MARKERS

BLACK ON WHITE REFLECTIVE HAZARD MARKERS T4-5

0.60

0.15

0.30

TYP 300Ø CONCRETE FOOTING

8x38mm DIA 1500mm LONG GALVANISED IRON PIPE POSTS FITTED WITH END CAP

END OF ROAD BARRIER

SCALE: 1:20 @ A1

NOTES:

1. SIGNS ATTACHED TO EACH POST WITH 2 No. 12mm DIA. AND 75mm LONG GALV. BOLTS OR APPROVED BRACKETS
2. THE WORDS 'NO ROAD' SHALL BE SIGN WRITTEN AND NOT LESS THAN 150mm HIGH AND 900mm IN LENGTH.
3. INSTALL CONCRETE EDGE STRIP AND AG DRAIN
4. CONCRETE SHALL BE 25MPa AT 28 DAYS.

- NOTES:
1. SIGNS ATTACHED TO EACH POST WITH 2 No. 12mm DIA. AND 75mm LONG GALV. BOLTS OR APPROVED BRACKETS
 2. THE WORDS 'NO ROAD' SHALL BE SIGN WRITTEN AND NOT LESS THAN 150mm HIGH AND 900mm IN LENGTH.
 3. INSTALL CONCRETE EDGE STRIP AND AG DRAIN
 4. CONCRETE SHALL BE 25MPa AT 28 DAYS.

MINIMUM CLEARANCES	
BETWEEN CROSSOVERS	7.0m AT KERB
DRAINAGE PITS	0.75m (WITHIN 0.75m-INSTALL CLASS D PIT LID)
TRAFFIC MANAGEMENT DEVICES	1.0m
UTILITY SERVICE ASSETS	1.0m
STREET LIGHT	2.0m
INTERSECTIONS	6.0m FROM TANGENT POINT
PRAM CROSSING	2.0m
TREES	2.5m
FIRE HYDRANT	1.0m
LEGAL POINT OF DISCHARGE	1.0m

PLOT INFO: MICHELLE F DAY @ 10:31 AM ON November 21, 2024

DRAFT

PGA REF:	24035-FP	 PAROISSIEN GRANT E & Paroissien Grant & Associates Pty Ltd Suite TQ, 131 Bulleen Road, Balwyn North, VIC 3104 T. 03 9859 6400 E. info@pga.net.au W. pga.net.au
DESIGN BY:	V.NAHAR	
SURVEY BY:	-	
APPROVED FOR CONSTRUCTION BY:	-	
APPROVED DATE:	-	

**ENGINEERS
& SURVEYORS**



90 - 100 KENNING ROAD, TARNEIT
STAGE 1 - FUNCTION LAYOUT
WYNDAM CITY COUNCIL

MISCELLANEOUS DETAILS

KIN DEVELOPMENTS

SCALE @ A1:	AS SHOWN	DRAWING No.:	24035-FP-250
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PRELIMINARY
NOT FOR CONSTRUCTION

REV: 0