



**LEGEND - FUNCTIONAL LAYOUT PLAN**

- STORMWATER DRAIN, PIT & PROPERTY INLET
- EXISTING STORMWATER DRAIN
- SEWER & MAINTENANCE STRUCTURES
- EXISTING SEWER
- HOUSE DRAIN
- TACTILE PAVERS
- SERVICE CONDUITS
- PROPOSED ELECTRICITY (UNDERGROUND)
- PROPOSED GAS
- PROPOSED OPTIC
- PROPOSED WATER
- PROPOSED RECYCLED WATER
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING GAS
- EXISTING OPTIC
- EXISTING WATER
- EXISTING RECYCLED WATER
- RETAINING WALL
- OVERLAND FLOW
- DIRECTION OF FALL (ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED)
- CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PROPOSED PAVEMENT, KERB & CHANNEL, FOOTPATH & DRIVEWAY
- PROPOSED PAVEMENT, KERB & CHANNEL, FOOTPATH & HEAVY DUTY OR NON-STD DRIVEWAY
- 0.25m EXISTING CONTOUR
- ARBORIST SITE SUPERVISION REQUIRED
- VEGETATION TO BE RETAINED AND PROTECTED
- VEGETATION TO BE RETAINED

**SERVICES OFFSET SCHEDULE**

ROAD NAME	GAS		RECYCLED WATER		WATER		OPTIC FIBRE		ELECTRICITY		PUBLIC LIGHTING		SEWER	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
CANOPY WAY	NORTH	2.10	NORTH	2.60	NORTH	3.10	NORTH	4.10	NORTH	4.70	NORTH	1.00*	NORTH	1.00**
ROAD A	EAST	1.00	EAST	1.50	EAST	2.00	WEST	1.60	WEST	1.00	WEST	1.00*	EAST	4.25

1. \* DENOTES OFFSET FROM BACK OF KERB.  
2. \*\* DENOTES SEWER WHERE APPLICABLE.

**NOTE: STREET TREE LOCATIONS SHOWN ARE INDICATIVE ONLY. ULTIMATE LOCATION IS TO BE PROVIDED/CONFIRMED BY LANDSCAPE ARCHITECTS**

**WARNING**  
**BEWARE OF UNDERGROUND & OVERHEAD SERVICES**  
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works  
**BEFORE YOU DIG**  
www.byda.com.au

**LOT LEVELS ARE PRELIMINARY ONLY**  
NOT TO BE USED FOR CONSTRUCTION (SUBJECT TO CHANGE)

**NON STANDARD VEHICLE CROSSING SCHEDULE**

LOT NO.	VEHICLE CROSSING WIDTH (m) (AT BOUNDARY)	VEHICLE CROSSING OFFSET (m)	VEHICLE CROSSING LOCATION
7102	3.7	0.8	EAST BL
7105	3.7	0.8	WEST BL
7106	5	0	SOUTH BL
7107	5	7	WEST BL
7108	5	4.6	NORTH BL
7109	5	0	SOUTH BL
7110	5	0	NORTH BL

REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
E	23/02/2026	COUNCIL COMMENTS DATED 20/02/2026	J.RAMSAY	J.RAMSAY	M.TROUNCE
D	12/12/25	COUNCIL COMMENTS DATED 10/12/25	C.DCOSTA	J.RAMSAY	M.TROUNCE
C	14/11/25	ISSUED FOR APPROVAL	C.DCOSTA	J.RAMSAY	M.TROUNCE
B	26/02/25	COUNCIL COMMENTS DATED 11/02/25	I.HOGAN	J.RAMSAY	M.TROUNCE
A	20/01/25	PRELIMINARY	I.HOGAN	J.RAMSAY	M.TROUNCE

**villawood properties**  
Communities Designed for Living

**creo CIVIL**  
Suite 1, 2 Bloomsbury Street  
Newtown, VIC, Australia 3220

**ARMSTRONG**  
M.TROUNCE

**ARMSTRONG STAGE 71 LAYOUT PLAN**  
PLANNING PERMIT No: PP-496-2012

**PRELIMINARY NOT FOR CONSTRUCTION**  
SCALE @ A1: 1:250

DESIGNED C.DCOSTA	PROJECT ENGINEER J.RAMSAY PE 0015586
DRAWN C.DCOSTA	PROJECT MANAGER M.TROUNCE
PROJECT No. <b>180016.71</b>	DRAWING No. <b>F100</b>
REVISION <b>E</b>	