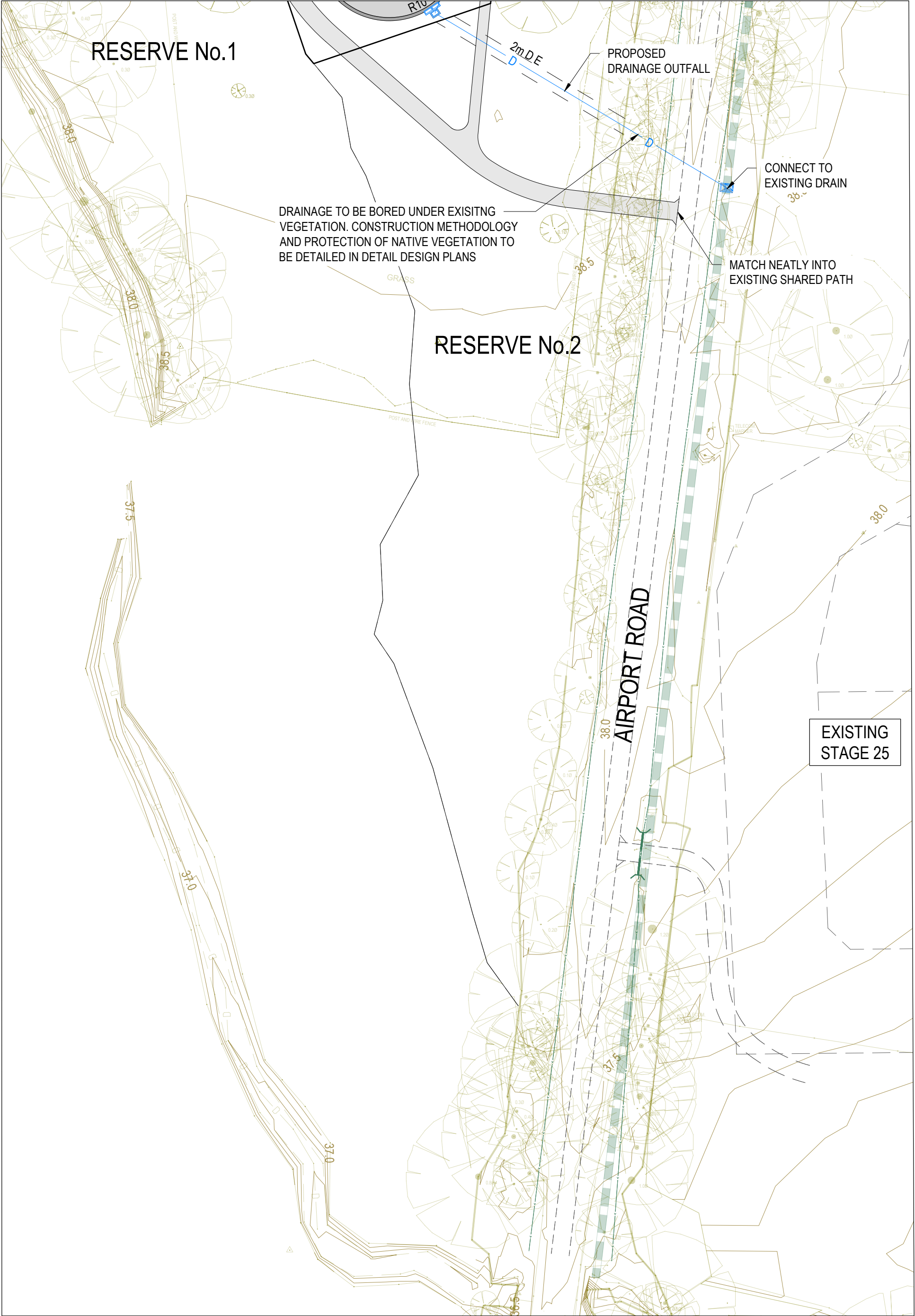


SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		POTABLE WATER		OPTIC FIBRE		ELECTRICITY		PUBLIC LIGHTING		DISTRIBUTION WATER	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
ANNUAL COURT	E	2.10	E	2.50	E	3.10	W	2.80	W	3.30	W	1.00*	-	-
FRANKLIN ROAD (W OF PENEDREL DR)	N	Ex 2.10	N	Ex 2.60	N	Ex 3.20	S	Ex 1.80	S	Ex 2.80	S	Ex 1.00*	S	Ex 1.00**
FRANKLIN ROAD (LOTS 3801 - 3802)	N	Ex 2.10	N	Ex 2.60	N	Ex 3.20	S	Ex 2.80	S	Ex 3.60	S	Ex 1.00*	-	-

1. * DENOTES OFFSET FROM BACK OF KERB
2. ** DENOTES SERVICE TO BE UNDER ROAD PAVEMENT AND OFFSET MEASURED FROM LIP OF KERB



- LEGEND - FUNCTIONAL LAYOUT PLAN
- STORMWATER DRAIN, PIT & PROPERTY INLET
 - EXISTING STORMWATER DRAIN
 - SEWER & MAINTENANCE STRUCTURES
 - EXISTING SEWER
 - EXISTING SEWER BRANCH
 - HOUSE DRAIN
 - 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
 - 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 & NON-STANDARD DRIVEWAY
 - 0.25m EXISTING CONTOUR
 - RETAINING WALL

- NOTES:
- ALL VEHICLE AND PRAM CROSSING LAYBACKS, TO BE MINIMUM OF 1.0m FROM PITS.
 - ALL PRAM CROSSINGS TO BE A MINIMUM 2.0m FROM VEHICLE CROSSINGS.
 - ALL PRAM CROSSINGS TO BE DDA COMPLIANT.
 - VEHICLE EXCLUSION MEASURES BETWEEN ROAD RESERVE AND RESERVE TO FORM PART OF LANDSCAPE WORKS.
 - THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
 - SEWER MAINTENANCE HOLE CONVERTER SLAB OR CONE, TO BE ROTATED TO ENSURE COVER POSITION IS CENTRALLY LOCATED WITHIN FOOTPATH
 - CHAINAGES FOR SETOUT OF PROPERTY INLET POINTS, SERVICING FUTURE LOTS, ARE MEASURED FROM THE DOWNSTREAM PIT
 - CONTRACTOR TO LOCATE ALL EXISTING ASSETS PRIOR TO COMMENCEMENT OF WORKS, ANY DAMAGE TO EXISTING ASSETS TO BE RECTIFIED AT CONTRACTORS EXPENSE.
 - CONTRACTOR TO VERIFY DEPTH OF EXISTING SERVICES, PRIOR TO COMMENCEMENT OF CONSTRUCTION

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

NOTE: REFER F200 FOR VEGETATION REMOVAL WITHIN STAGE BOUNDARY

REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT
B	29/01/2025	AMENDED LOT LAYOUTS	C.DCOSTA	J.RAMSAY	M.TROUNCE	
A	29/08/24	ISSUED FOR APPROVAL	K.MCKELVIE	J.RAMSAY	M.TROUNCE	

villawood
properties
Communities Designed for Living

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

ARMSTRONG
MT DUNEED

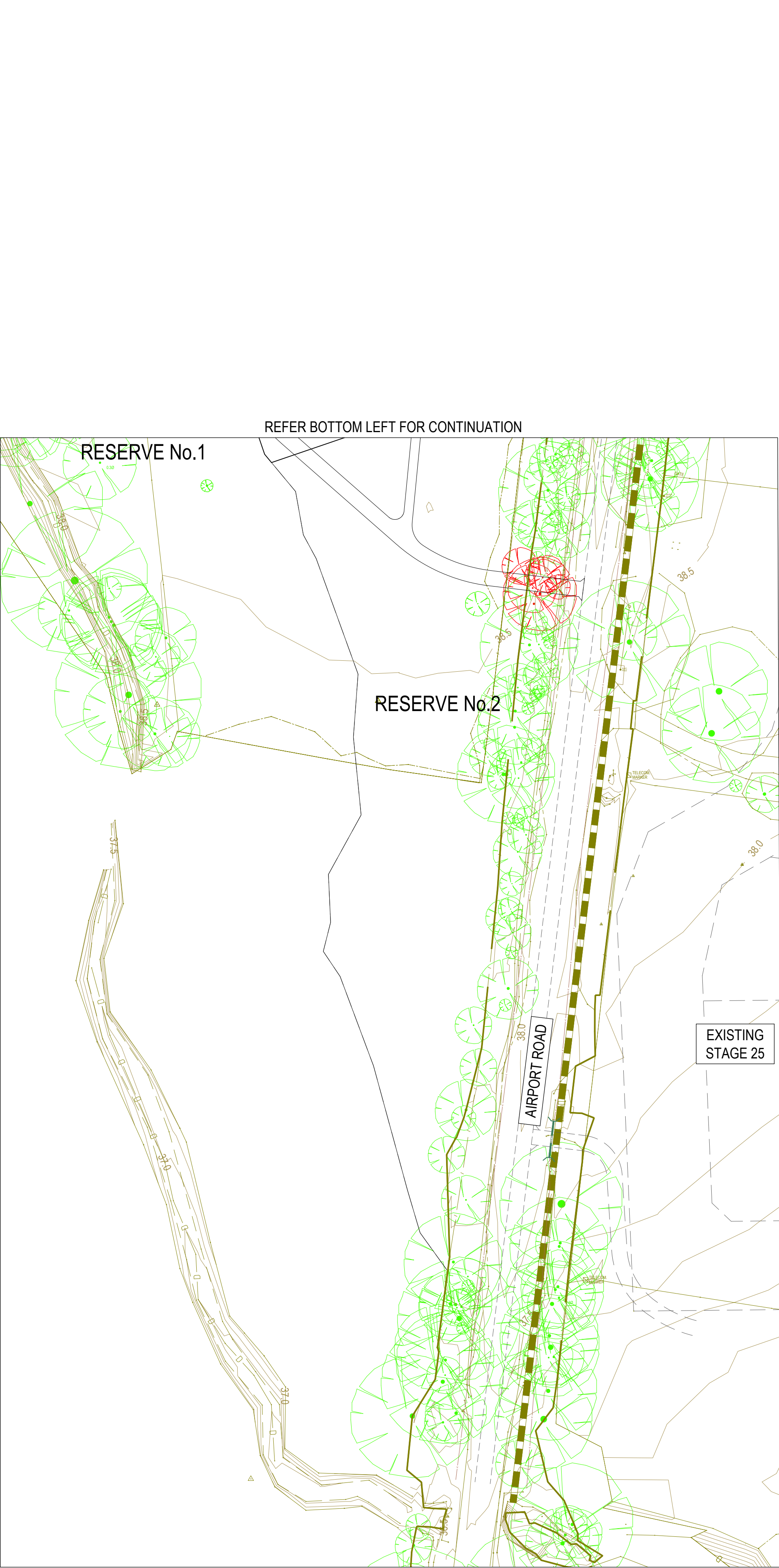
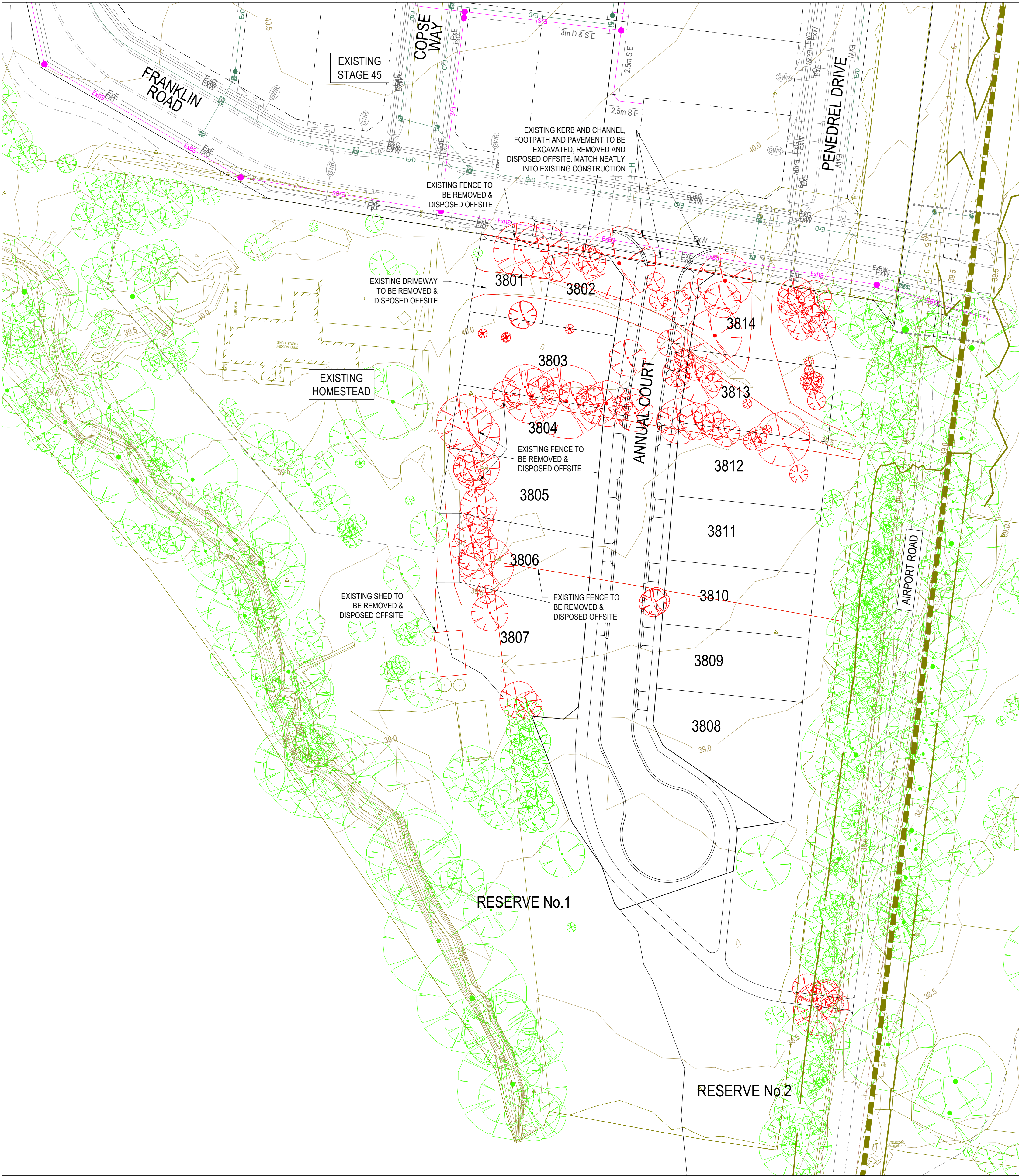
DRAWING TITLE
ARMSTRONG ESTATE - STAGE 38
FUNCTIONAL LAYOUT PLAN

PLANNING PERMIT No: PP-496-2012

STATUS
ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

SCALE @ A1: 1:500
0 5 10 20 30
N

DESIGNED K.MCKELVIE	PROJECT ENGINEER J.RAMSAY (PE0015586)
DRAWN C.DCOSTA	PROJECT MANAGER M.TROUNCE
PROJECT No. 180016.38	DRAWING No. F100
	REVISION B



CITY OF GREATER GEELONG TO STAMP HERE UPON APPROVAL

LEGEND - EXISTING PLAN

- Ex D — EXISTING STORMWATER DRAIN
- Ex S — EXISTING SEWER
- Ex BS — EXISTING SEWER BRANCH
- Ex E — EXISTING ELECTRICITY (UNDERGROUND)
- Ex G — EXISTING GAS
- Ex O — EXISTING OPTIC
- Ex W — EXISTING WATER
- Ex RW — EXISTING RECYCLED WATER
- TREE TO BE RETAINED
- ⊗ TREE TO BE REMOVED

WARNING
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REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
B	29/01/2025	AMENDED LOT LAYOUTS	C.DCOSTA	J.RAMSAY	M.TROUNCE
A	29/08/24	ISSUED FOR APPROVAL	K.MCKELVIE	J.RAMSAY	M.TROUNCE

REFER TOP RIGHT FOR CONTINUATION



DRAWING TITLE
**ARMSTRONG ESTATE - STAGE 38
EXISTING PLAN**

PLANNING PERMIT No: PP-496-2012

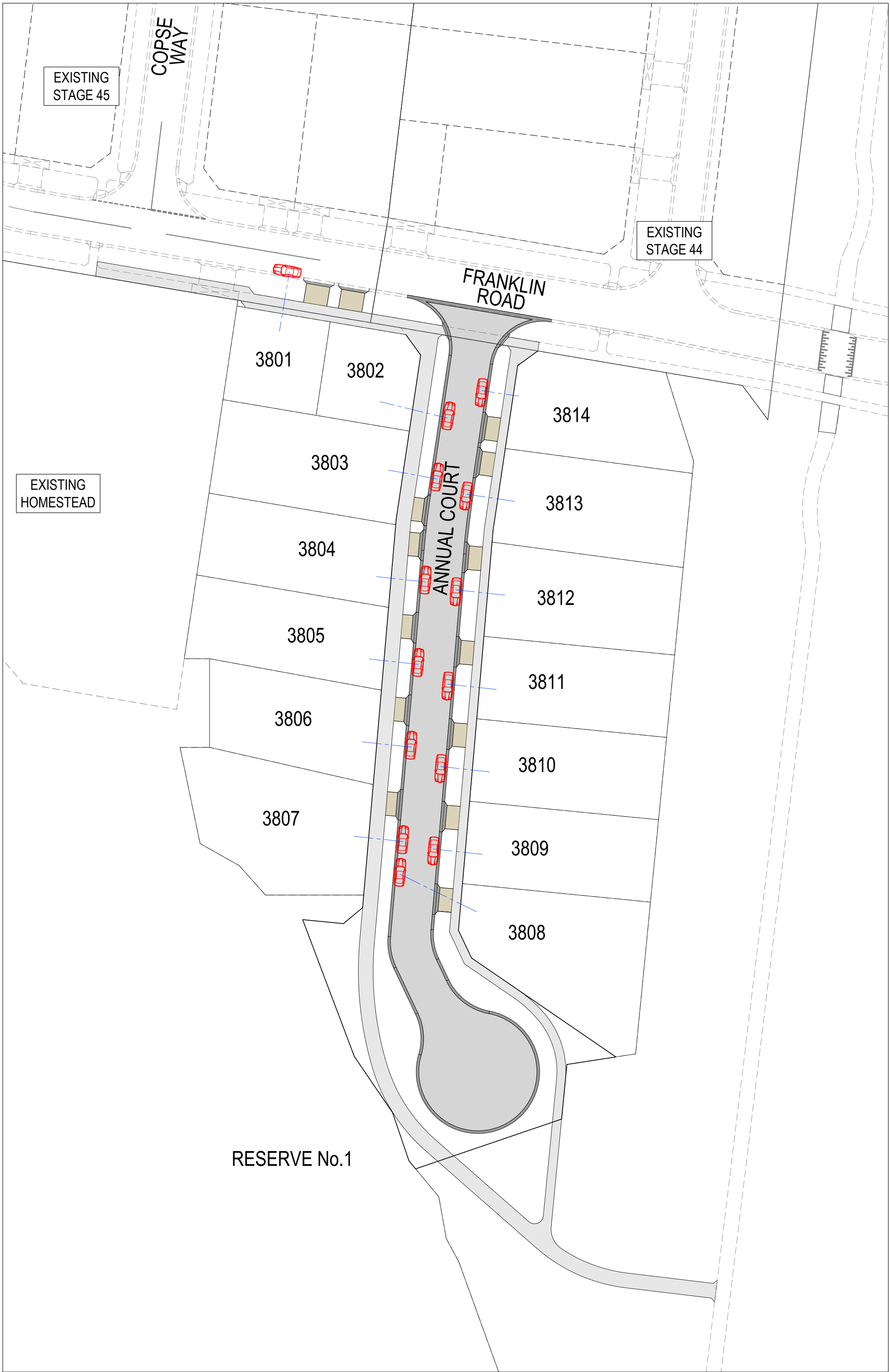
STATUS
**ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION**

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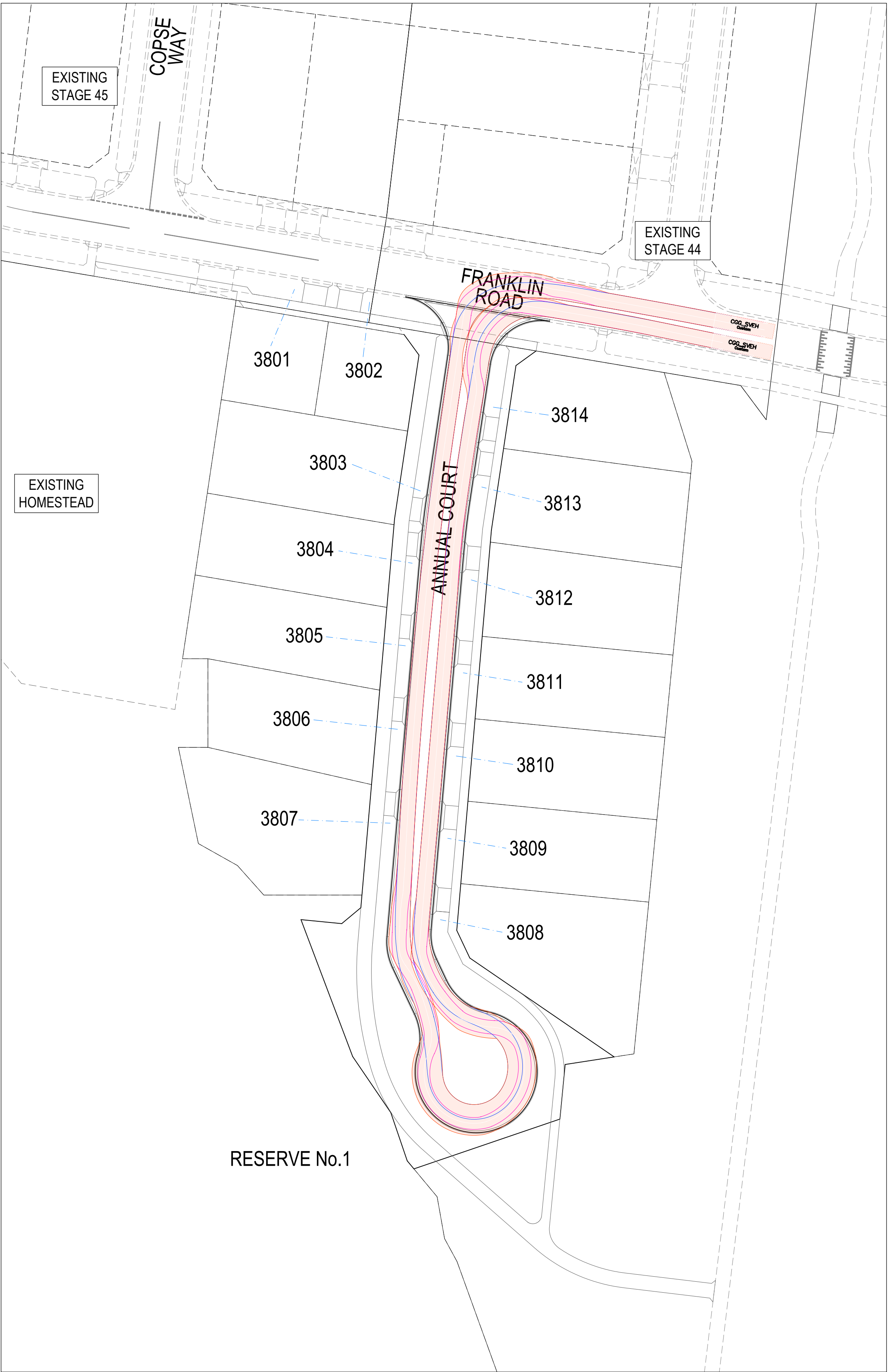
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N

DESIGNED K.MCKELVIE	PROJECT ENGINEER J.RAMSAY (PE0015586)
DRAWN C.DCOSTA	PROJECT MANAGER M.TROUNCE
PROJECT No. 180016.38	DRAWING No. F200
	REVISION B

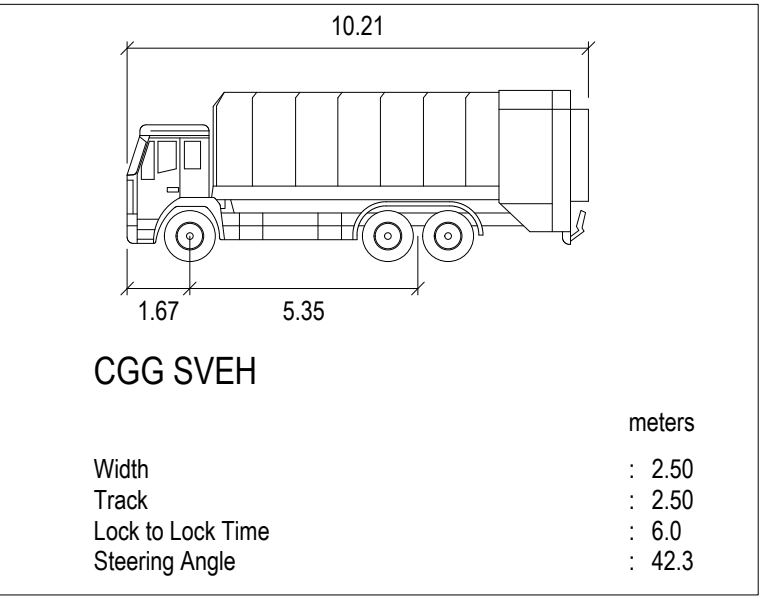


PARKING PLAN



BIN PRESENTATION PLAN

CITY OF GREATER GEELONG TO STAMP HERE UPON APPROVAL



- LEGEND - FUNCTIONAL TURNING TEMPLATES
- INVERT OF KERB
 - VEHICLE BODY PATH
 - FRONT WHEEL PATH
 - REAR WHEEL PATH

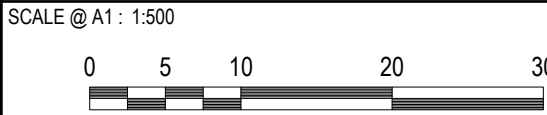
REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED
B	29/01/2025	AMENDED LOT LAYOUTS	C.DCOSTA	J.RAMSAY	M.TROUNCE
A	29/08/24	ISSUED FOR APPROVAL	K.MCKELVIE	J.RAMSAY	M.TROUNCE



ARMSTRONG ESTATE - STAGE 38
PARKING & BIN
PRESENTATION PLAN

PLANNING PERMIT No: PP-496-2012

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION



DESIGNED K.MCKELVIE	PROJECT ENGINEER J.RAMSAY (PE0015586)	
DRAWN C.DCOSTA	PROJECT MANAGER M.TROUNCE	
PROJECT No. 180016.38	DRAWING No. F300	REVISION B