

File name: 322210-003CG100.dwg, Layout name: C5100, Sheet: 1 of 21, Sheets plotted by: Maria Castiblanco Plot date: 10/23/2025 10:47 AM

## LEGEND

### DESCRIPTION

WATER MAIN  
COMMON SERVICE TRENCH  
SEWER & MAINTENANCE STRUCTURE  
COUNCIL STORMWATER DRAIN AND PIT  
STORM WATER DRAINAGE PROPERTY CONNECTION  
STORM WATER DRAINAGE PROPERTY CONNECTION  
DRINKING WATER LOT CONNECTION  
DRINKING WATER LOT CONNECTION WITH SERVICING PIT  
SEWER PROPERTY CONNECTION  
VEHICLE CROSSING ALLOWANCE WITH PROVISION FOR BOUNDARY BUILD

VEHICLE CROSSING ALLOWANCE WITH OFFSET

BENCHED LEVEL (REFER TO NOTE 2)  
SURFACE LEVEL  
RETAINING WALL LEVEL (TOP/BOTTOM)  
LIMIT OF WORKS

FILLING GREATER THAN 0.20m

BENCHED ALLOTMENTS

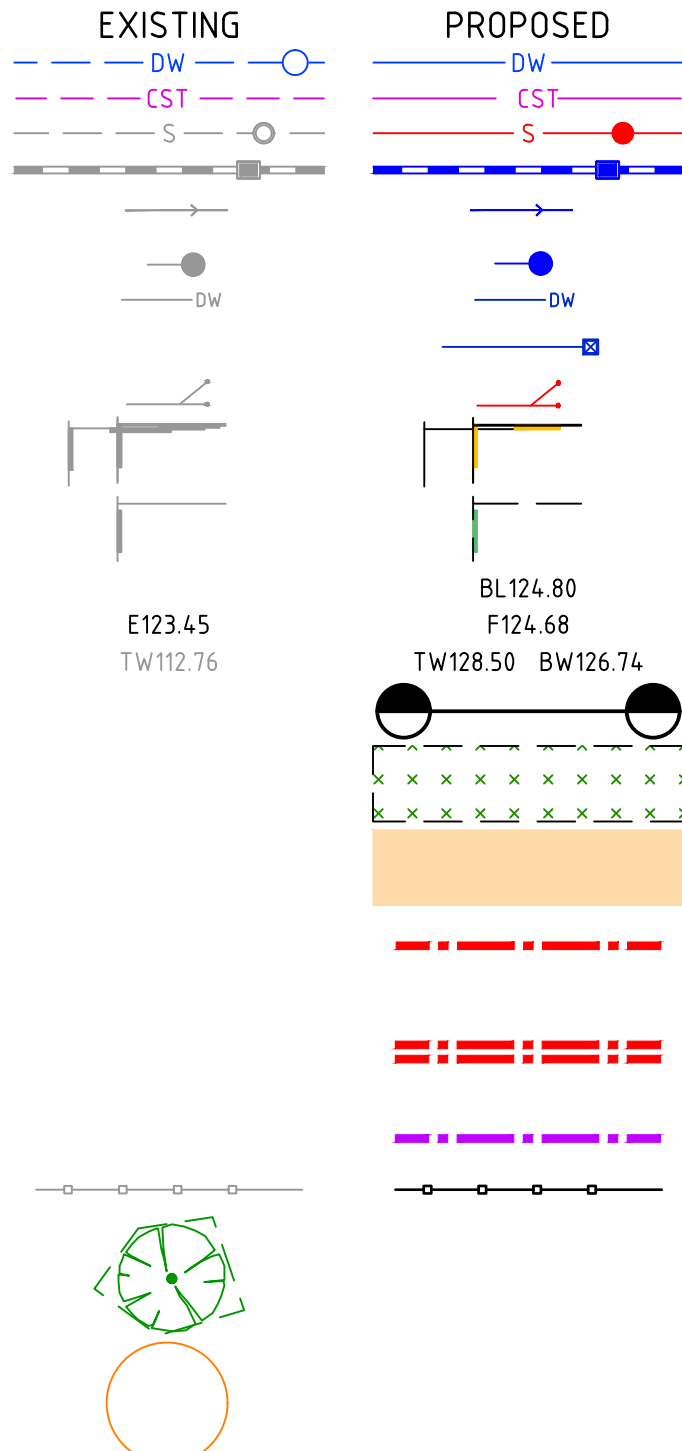
RETAINING WALL 0-3m

STEPPED RETAINING WALL, LOWER RETAINING WALL  
WILL BE 1m HIGHER RETAINING WALL HEIGHT VARIES  
AS PER THE DIAGRAM ON PAGE 3

PLINTH FENCE BY BUILDER/HOME OWNER  
FENCE - VEHICLE EXCLUSION

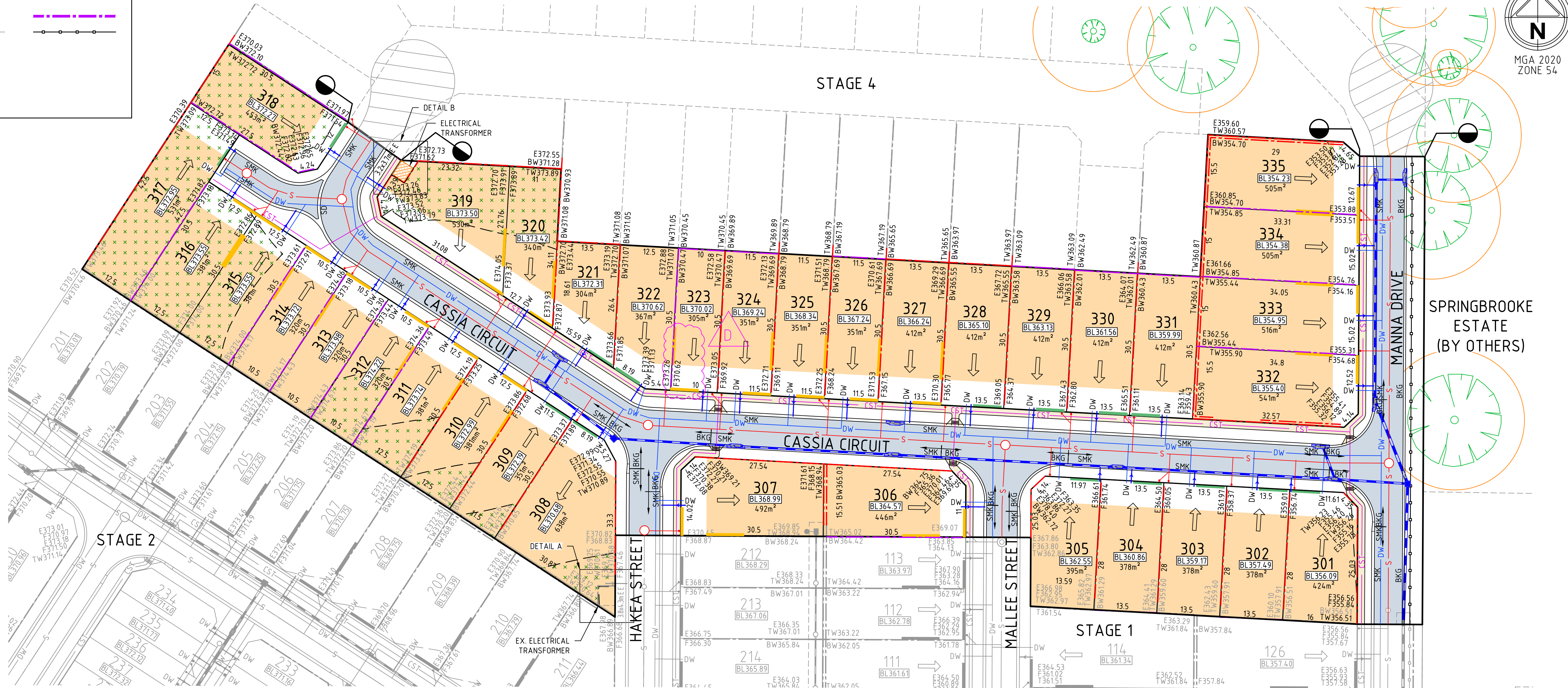
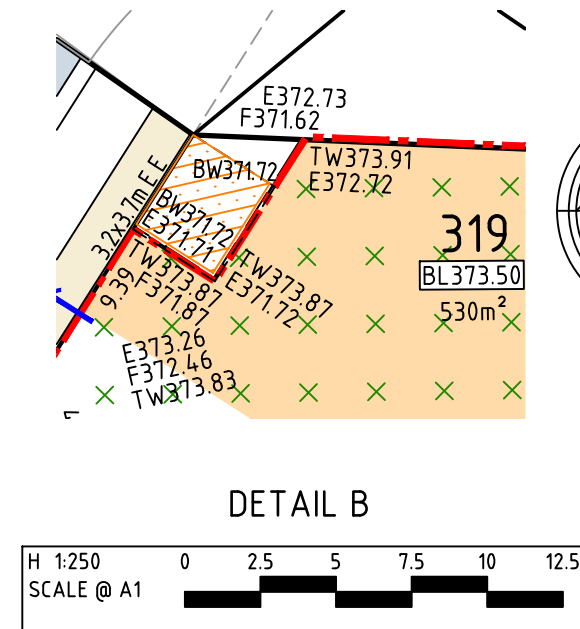
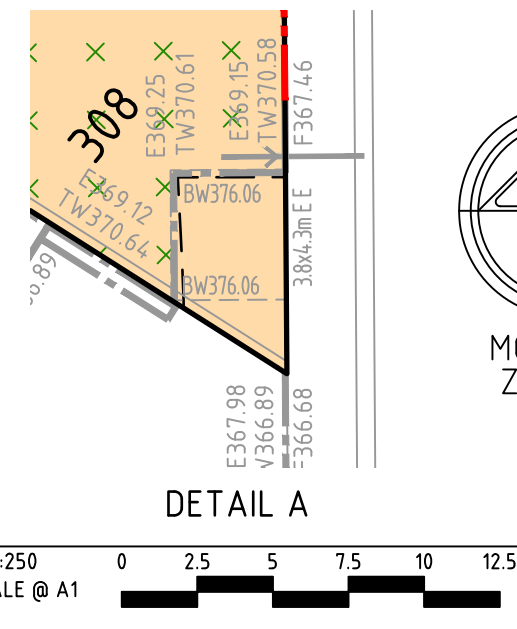
TREE (& SURVEYED CANOPY) TO BE RETAINED

TREE TO BE PROTECTED



### NOTES:

1. LOTS ARE GRADED WITH 1% FALL EITHER TOWARDS ROAD OR REAR OF LOT. REFER TO LOT FALL ARROWS FOR DIRECTION OF FALL.
2. BENCHED LEVELS SHOWN ARE AT BENCHED SURFACE EXCLUDING 200mm TOPSOIL. THIS LEVEL REPRESENTS A POINT AT THE BUILDING ENVELOPE ON THE CROSSOVER SIDE. A 5.5m SETBACK APPLIES FROM THE FRONT OF LOT BOUNDARY. THIS POINT SITS ON THE SIDE OF LOT BOUNDARY WHERE THE CROSSOVER HAS A BOUNDARY BUILD AND OFFSET 0.9m ELSEWHERE.
3. FRONT OF LOT BATTERS (NOT SHOWN) GRADE AT 1 IN 5. MAXIMUM BATTERS OF 5.0m UNLESS NOTED OTHERWISE.
4. IT IS ASSUMED THAT 200mm TOPSOIL IS TO BE PLACED ON ALL LOTS AND INCLUDED IN F, BW & TW LEVELS SHOWN.
5. FILL HATCHES SHOWN ARE TAKEN FROM THE INTERACTION OF THE FINISHED SURFACE AND EXISTING SURFACE LEVEL INCLUSIVE OF TOPSOIL.
6. THESE PLANS ARE PRELIMINARY ONLY AND HAVE NOT BEEN APPROVED BY COUNCIL. THEY ARE SUBJECT TO CHANGE WITHOUT NOTICE AND HAVE BEEN PROVIDED AS A GUIDE ONLY.
7. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE PEGGING AND BUILDING ENVELOPE PLANS. IF ANY DISCREPANCIES ARE IDENTIFIED BETWEEN THE PLANS, THE PEGGING AND BUILDING ENVELOPE PLANS TAKES PRECEDENCE.
8. THE DEPTHS DO NOT TAKE INTO ACCOUNT ANY REMOVAL OF TOPSOIL, GRUBBING, OR PERMANENT INFRASTRUCTURE WITHIN THE SUBDIVISION.
9. SPIIRE WILL NOT BE LIABLE FOR ANY LOSS OR DAMAGES INCURRED OR SUFFERED BY ANY PARTY DUE TO THE USE OF THE PLAN OR RELYING ON INFORMATION CONTAINED WITH THE PLAN



Rev	Amendments	Approved	Date
D	LOT 323 BOUNDARY BUILD	R.D.	45952
C	LOT 319 BOUNDARY BUILD	H.S.	45933
B	LOT 319 LEVELS, SEWER CONNECTION & ELEC. TRANSFORMER LOCATION	H.S.	45933
A	ISSUED TO CLIENT	R.D.	25/09/25



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Checked  
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Date  
01/10/25

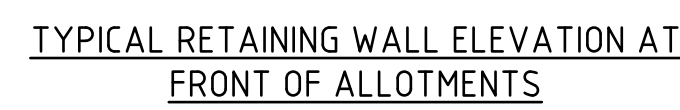
**LARKVIEW**  
MT BARKER

**LARKVIEW ESTATE**  
**STAGE 3**  
**SALES PLAN**  
**FACE PLAN**  
MOUNT BARKER DISTRICT COUNCIL  
JINDING

**PRELIMINARY** Drg No 322210-003CG100 Rev D



1. RETAINING WALLS ARE TO BE CONCRETE SLEEPERS WITH COLORBOND FENCE BUILT BY OTHERS.
2. RETAINING WALL DESIGN SUBJECT TO CHANGE. REFER TO STRUCTURAL DESIGN.



NOTE:

1. NOMINAL BENCH LEVELS ARE INDICATIVE ONLY AND TO BE DETERMINED BY BUILDERS FOR INDIVIDUAL ALLOTMENTS. BENCH LEVELS ARE TO THE TOP OF NATURAL SURFACE INCLUDING TOPSOIL.




A	ISSUED TO CLIENT	R.D.	25/09/25
Rev	Amendments	Approved	Date

Scale

H 1:500

SCALE @ A1



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**LV**  
**LARKVIEW**  
MT BARKER

Designed  
**L. SIMONELLI**  
Authorised  
**R. DESSENS**

Checked  
J. POYNER  
Date  
01/10/25

**LARKVIEW ESTATE  
STAGE 3  
SALES PLAN  
RETAINING WALL DETAIL  
MOUNT BARKER DISTRICT COUNCIL  
JINDING**

**PRELIMINARY** Drg No 322210-003CG101 Rev A