



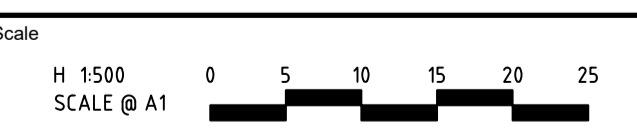
LEGEND	
DESCRIPTION	
WATER MAIN	
COMMON SERVICE TRENCH	
SEWER & MAINTENANCE STRUCTURE	
SEWER RISING MAIN	
COUNCIL STORMWATER DRAIN AND PIT	
STORM WATER DRAINAGE PROPERTY KERB ADAPTOR CONNECTION	
STORM WATER DRAINAGE PROPERTY CONNECTION UNDERGROUND	
DRINKING WATER LOT CONNECTION	
SEWER PROPERTY CONNECTION	
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)	
LOT FALL DIRECTION	
LIMIT OF WORKS	
FILLING GREATER THAN 0.20m	
BENCHED ALLOTMENTS	
RETAINING WALL 0-3m	
STEPPED RETAINING WALL AS PER THE DIAGRAM ON CG101	
PLINTH FENCE BY BUILDER/HOME OWNER	
FENCE - VEHICLE EXCLUSION	
FENCE - COLORBOND	

- NOTES:
- LOTS ARE GRADED WITH 1% FALL EITHER TOWARDS ROAD OR REAR OF LOT. REFER TO LOT FALL ARROWS FOR DIRECTION OF FALL.
 - 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 PROVISION FOR A BOUNDARY BUILD AND OFFSET 0.9m ELSEWHERE.
 - FRONT OF LOT BATTERS (NOT SHOWN) GRADE AT 1 IN 5. MAXIMUM BATTERS OF 5.0m UNLESS NOTED OTHERWISE.
 - IT IS ASSUMED THAT 200mm TOPSOIL IS TO BE PLACED ON ALL LOTS AND INCLUDED IN F, BW & TW LEVELS SHOWN.
 - FILL HATCHES SHOWN ARE TAKEN FROM THE INTERACTION OF THE FINISHED SURFACE AND EXISTING SURFACE LEVEL INCLUSIVE OF TOPSOIL.
 - 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.
 - 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.
 - THE DEPTHS DO NOT TAKE INTO ACCOUNT ANY REMOVAL OF TOPSOIL, GRUBBING, OR PERMANENT INFRASTRUCTURE WITHIN THE SUBDIVISION.
 - SPIRE 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.



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Rev	Amendments	Approved	Date
D	BDY LOTS 533 & 534 & LV LOTS 501-504, 523-525 & 528-531	S.C.	17/04/26
C	GREVILLEA FOOTPATH & LOT 524 & 525 DRIVEWAYS SHIFTED & LOTS 508-511 & 532-534 ADDED/AMENDED	S.C.	01/04/26
B	LOT 527 V.C. TO HAVE ALLOWANCE WITH OFFSET & NOTE AMENDED	S.C.	10/02/26
A	ISSUED TO CLIENT	S.C.	06/02/26



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LARKVIEW ESTATE
STAGE 5
SALES PLAN
PLAN
FOUNT BARKER DISTRICT COUNCIL
JINDING

PRELIMINARY Drg No **322210-005CG100** Rev **D**

