



LEGEND

DESCRIPTION

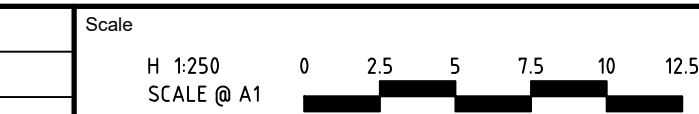
WATER MAIN	EXISTING DW	PROPOSED DW
COMMON SERVICE TRENCH	EXISTING CST	PROPOSED CST
SEWER & MAINTENANCE STRUCTURE	EXISTING S	PROPOSED S
SEWER RISING MAIN	EXISTING SRM	PROPOSED SRM
COUNCIL STORMWATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY KERB ADAPTOR		
CONNECTION		
STORM WATER DRAINAGE PROPERTY 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		
TREE (& SURVEYED CANOPY) TO BE RETAINED		
TREE TO BE PROTECTED		
STRUCTURAL ROOT ZONE		

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 WITHIN THE PLAN.

WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



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LV
LARKVIEW
MT BARKER

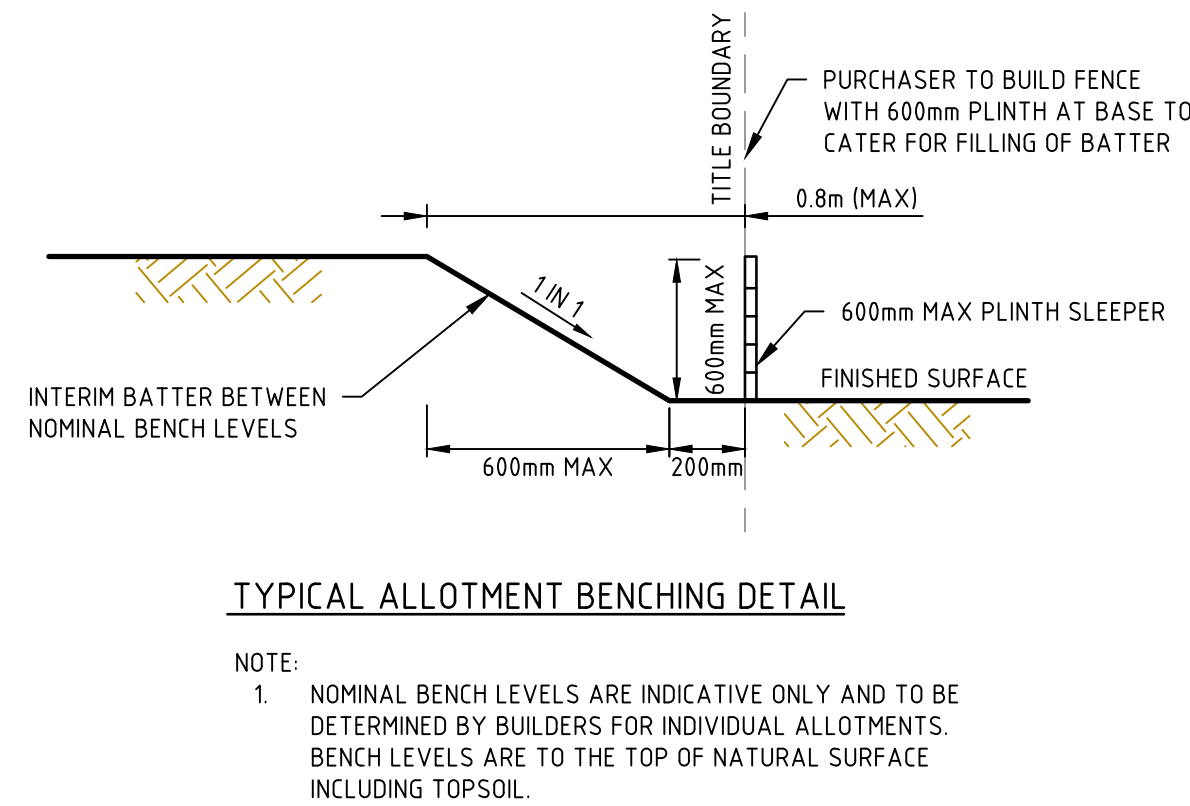
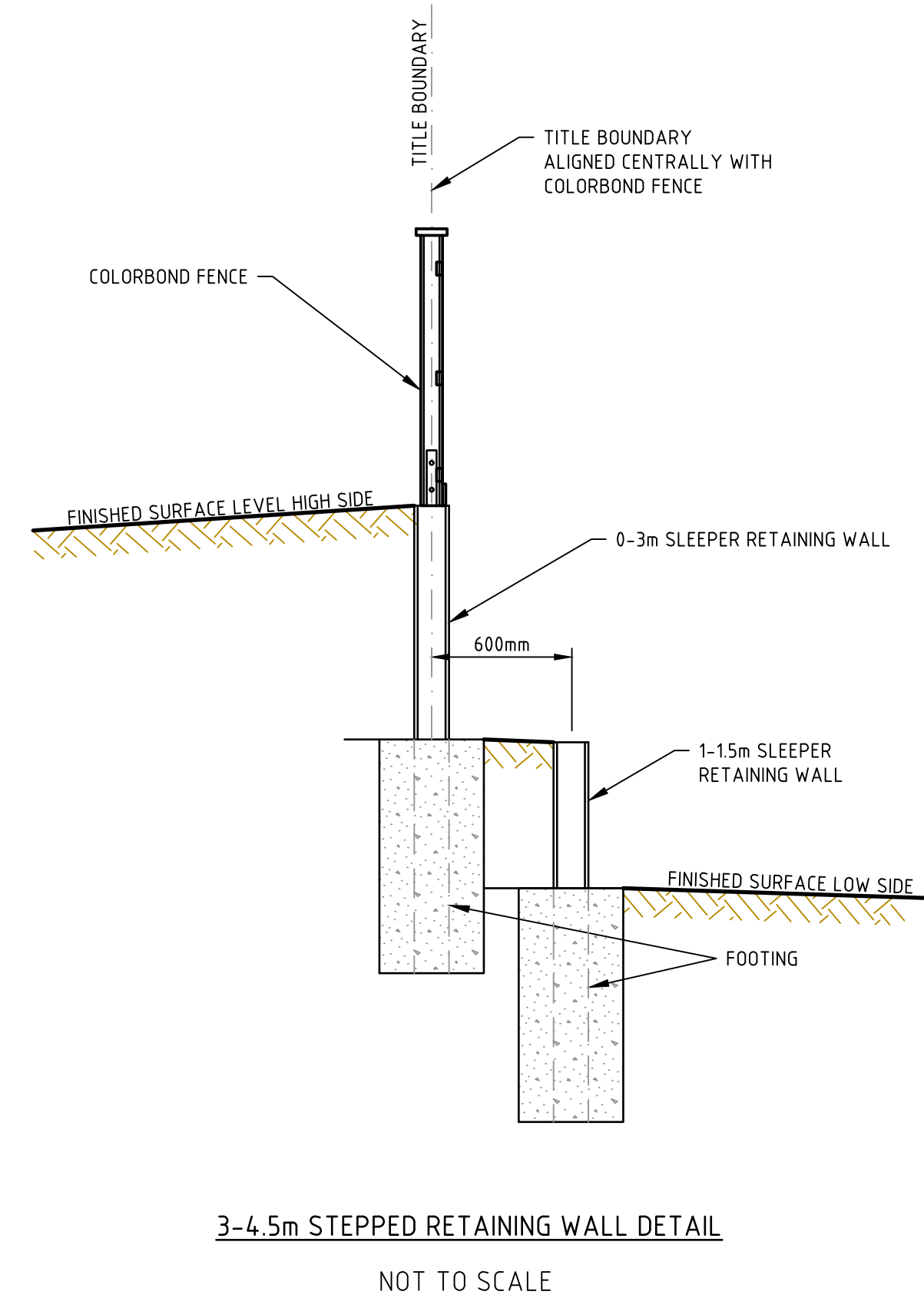
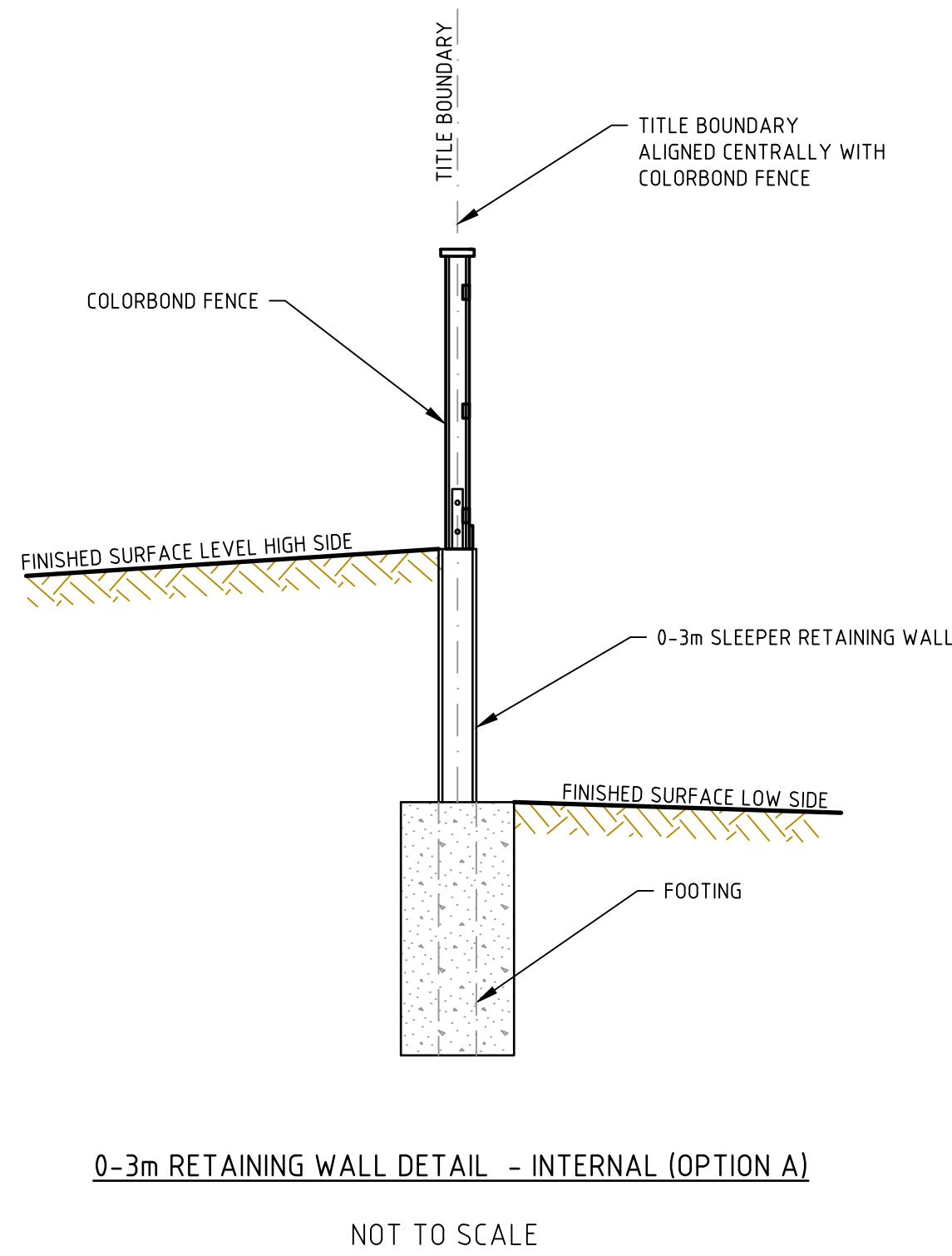
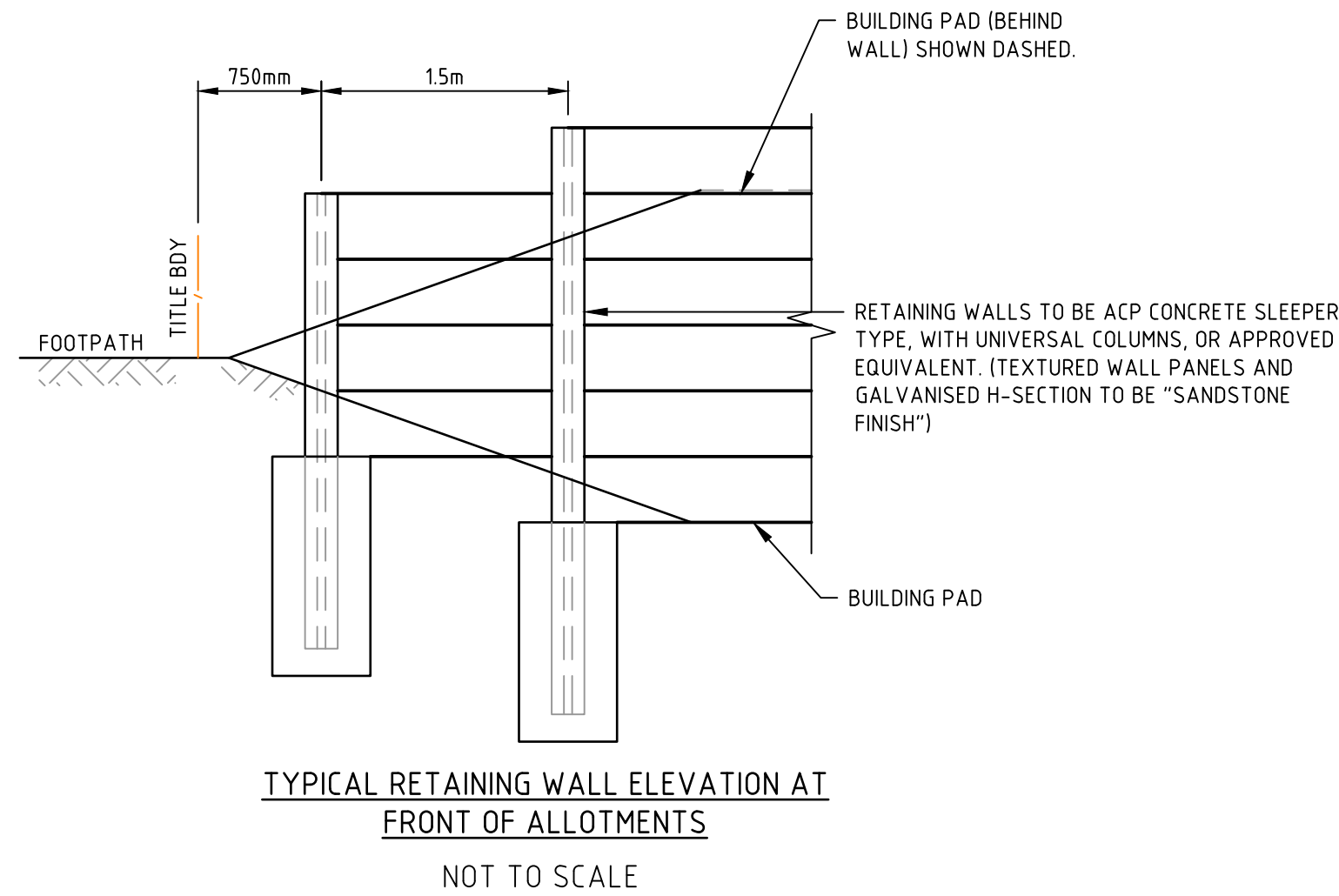
Designed
P. COLLIER
Authorised
S. CHADWICK

Checked
J. POYNER
Date
21/05/26

**LARKVIEW ESTATE
STAGE 6
LARKVIEW ESTATE
SALES PLAN
MOUNT BARKER DISTRICT COUNCIL
JINDING**

PRELIMINARY Drg No **322210-006CG100** Rev **B**

- NOTES:
1. RETAINING WALLS TO BE CONCRETE SLEEPERS WITH COLORBOND FENCE.
 2. RETAINING WALL DESIGN SUBJECT TO CHANGE. REFER TO STRUCTURAL DRAWINGS (BC2507065-ST-DR).
 3. FENCE TO BE LOCATED CENTRALLY ON TITLE BOUNDARY ON 'INTERNAL' RETAINING WALLS (OPTIONAL A STRUCTURAL DRAWINGS). FENCE FACE TO BE LOCATED AGAINST TITLE BOUNDARY ON 'CUT/FILL ON BOUNDARY' RETAINING WALLS (OPTION B & C ON STRUCTURAL DRAWINGS)



Scale

NOT TO SCALE

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J. POYNER
Date
21/05/26

**LARKVIEW ESTATE
STAGE 6
LARKVIEW ESTATE
RETAINING WALL DETAIL
MOUNT BARKER DISTRICT COUNCIL
JINDING**

PRELIMINARY Drg No **322210-006CG101** Rev **A**