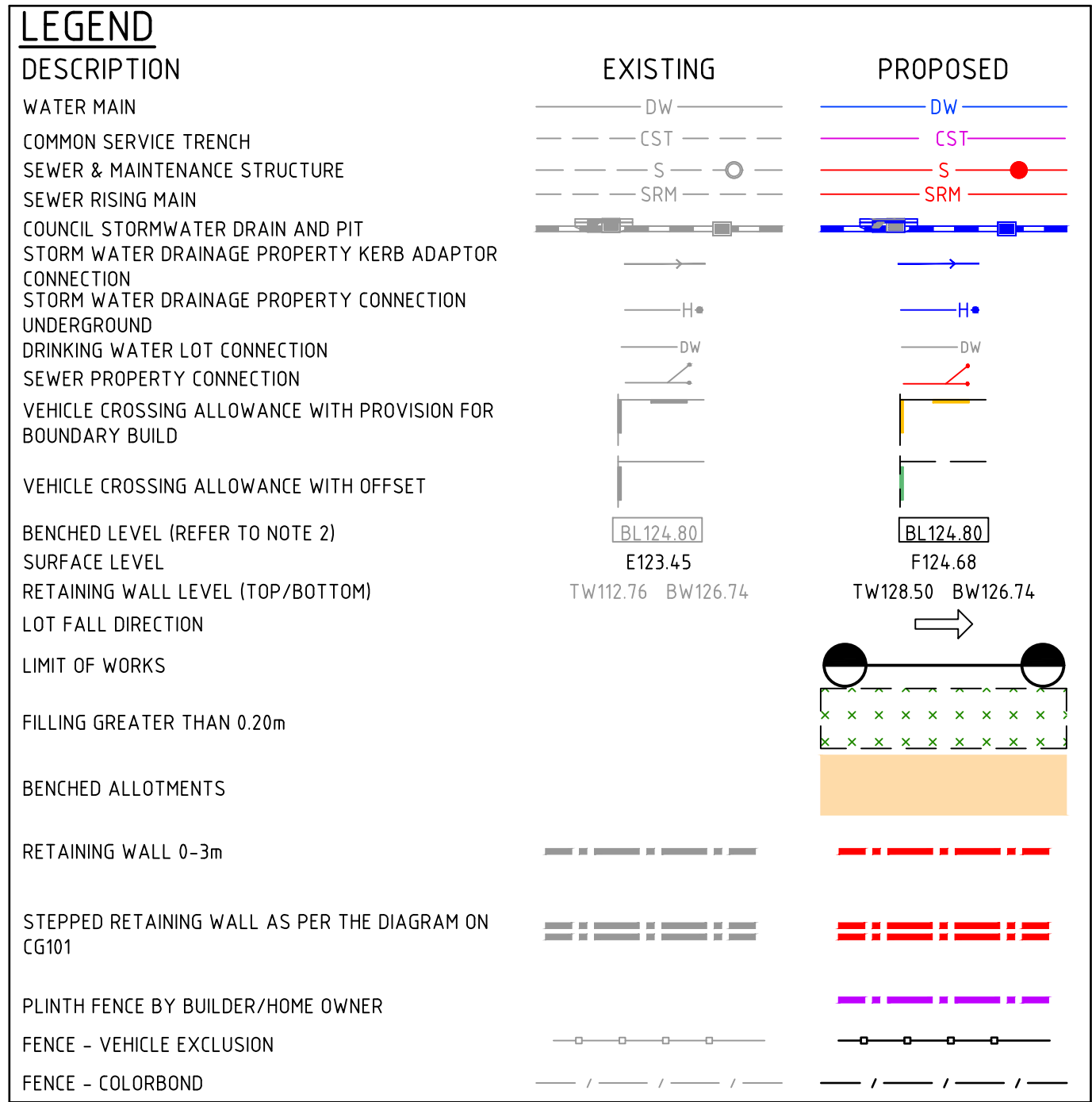




- NOTES:**
1. LOTS ARE GRADED WITH 1% FALL EITHER TOWARDS ROAD OR REAR OF LOT. REFER TO LOT FALL ARROWS FOR DIRECTION OF FALL.
 2. BENCHED LEVELS SHOWN ARE AT BENCHED SURFACE EXCLUDING 200mm TOPSOIL. THIS LEVEL REPRESENTS A POINT AT THE BUILDING ENVELOPE ON THE CROSSOVER SIDE. A 5.5m SETBACK APPLIES FROM THE FRONT OF LOT BOUNDARY. THIS POINT SITS ON THE SIDE OF LOT BOUNDARY WHERE THE CROSSOVER HAS A PROVISION FOR A BOUNDARY BUILD AND OFFSET 0.9m ELSEWHERE.
 5. FRONT OF LOT BATTERS (NOT SHOWN) GRADE AT 1 IN 5. MAXIMUM BATTERS OF 5.0m UNLESS NOTED OTHERWISE.
 6. IT IS ASSUMED THAT 200mm TOPSOIL IS TO BE PLACED ON ALL LOTS AND INCLUDED IN F, BW & TW LEVELS SHOWN.
 7. FILL HATCHES SHOWN ARE TAKEN FROM THE INTERACTION OF THE FINISHED SURFACE AND EXISTING SURFACE LEVEL INCLUSIVE OF TOPSOIL.
 8. 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.
 9. 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.
 10. THE DEPTHS DO NOT TAKE INTO ACCOUNT ANY REMOVAL OF TOPSOIL, GRUBBING, OR PERMANENT INFRASTRUCTURE WITHIN THE SUBDIVISION.
 11. 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.



F	UPDATE TO LOTS 533-534	S.C.	31/07/26
E	UPDATE TO LOTS 533-534, 513 & 504	S.C.	01/07/26
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
Rev	Amendments	Approved	Date



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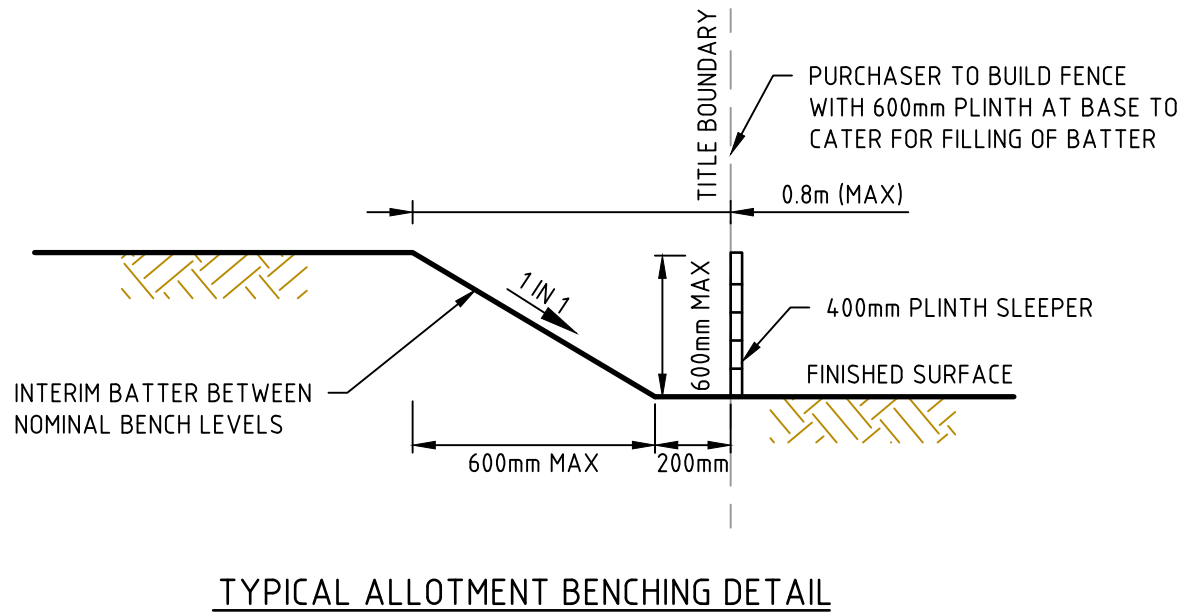
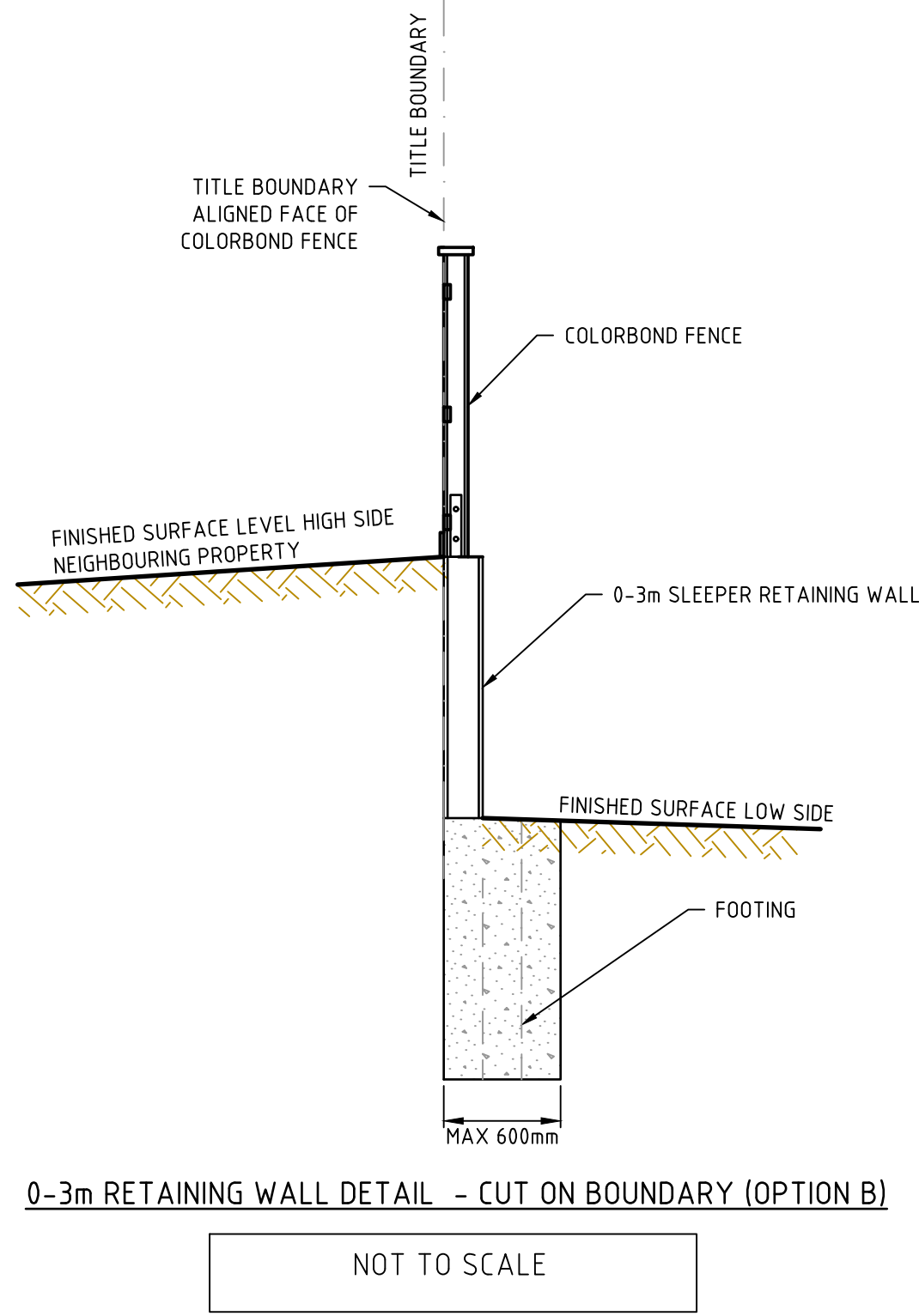
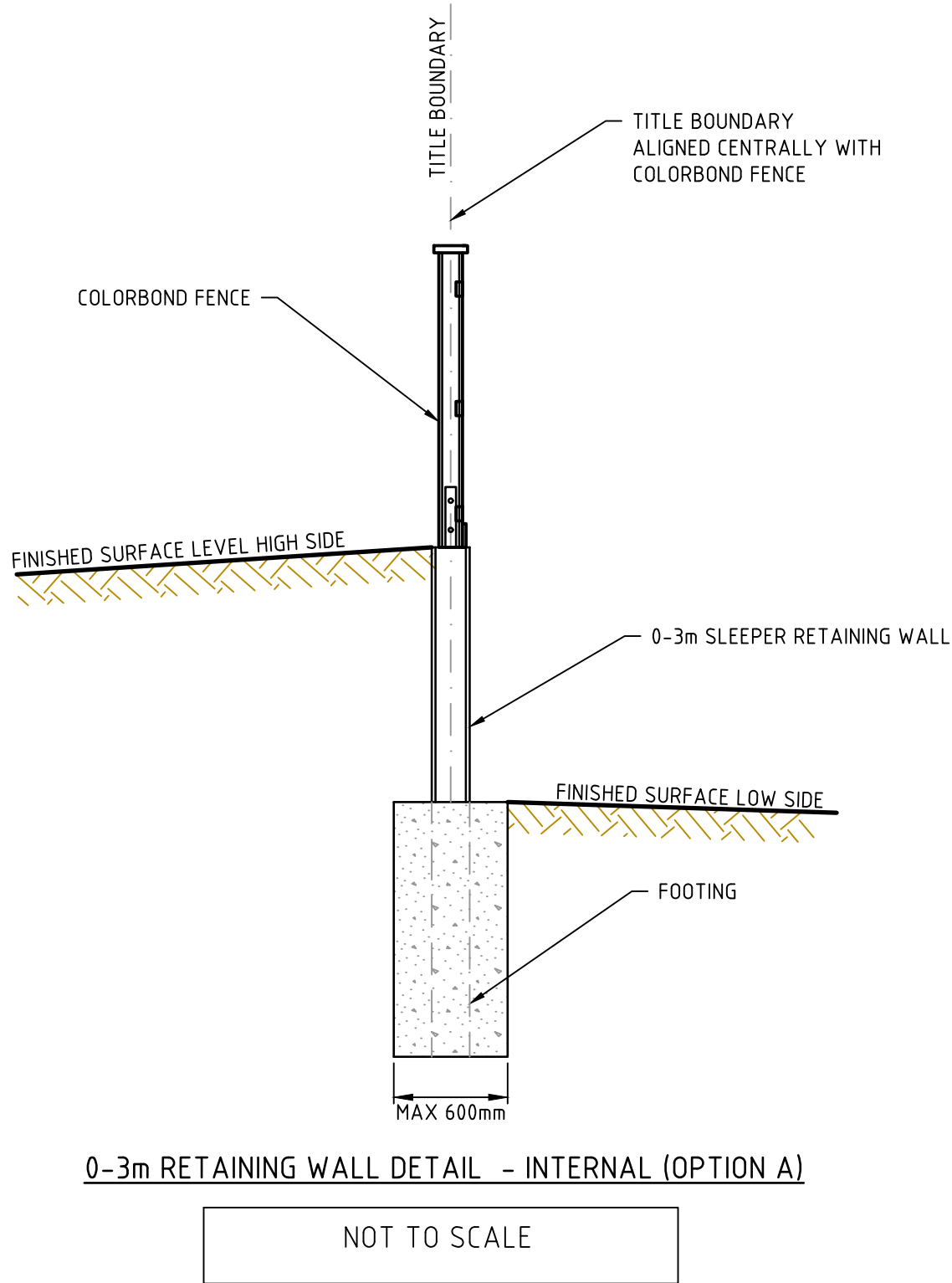
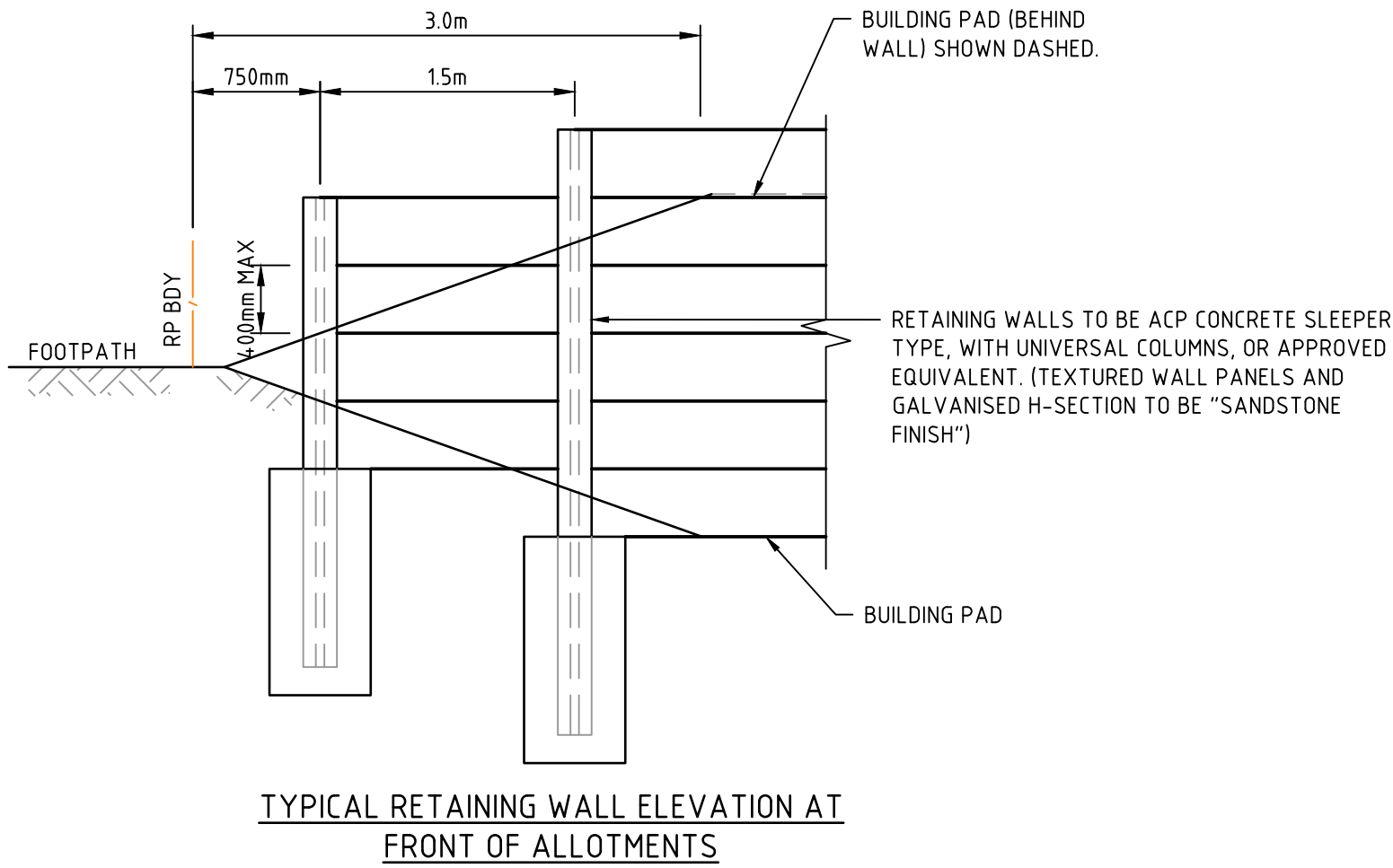
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STAGE 5
SALES PLAN
FACE PLAN
MOUNT BARKER DISTRICT COUNCIL
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PRELIMINARY

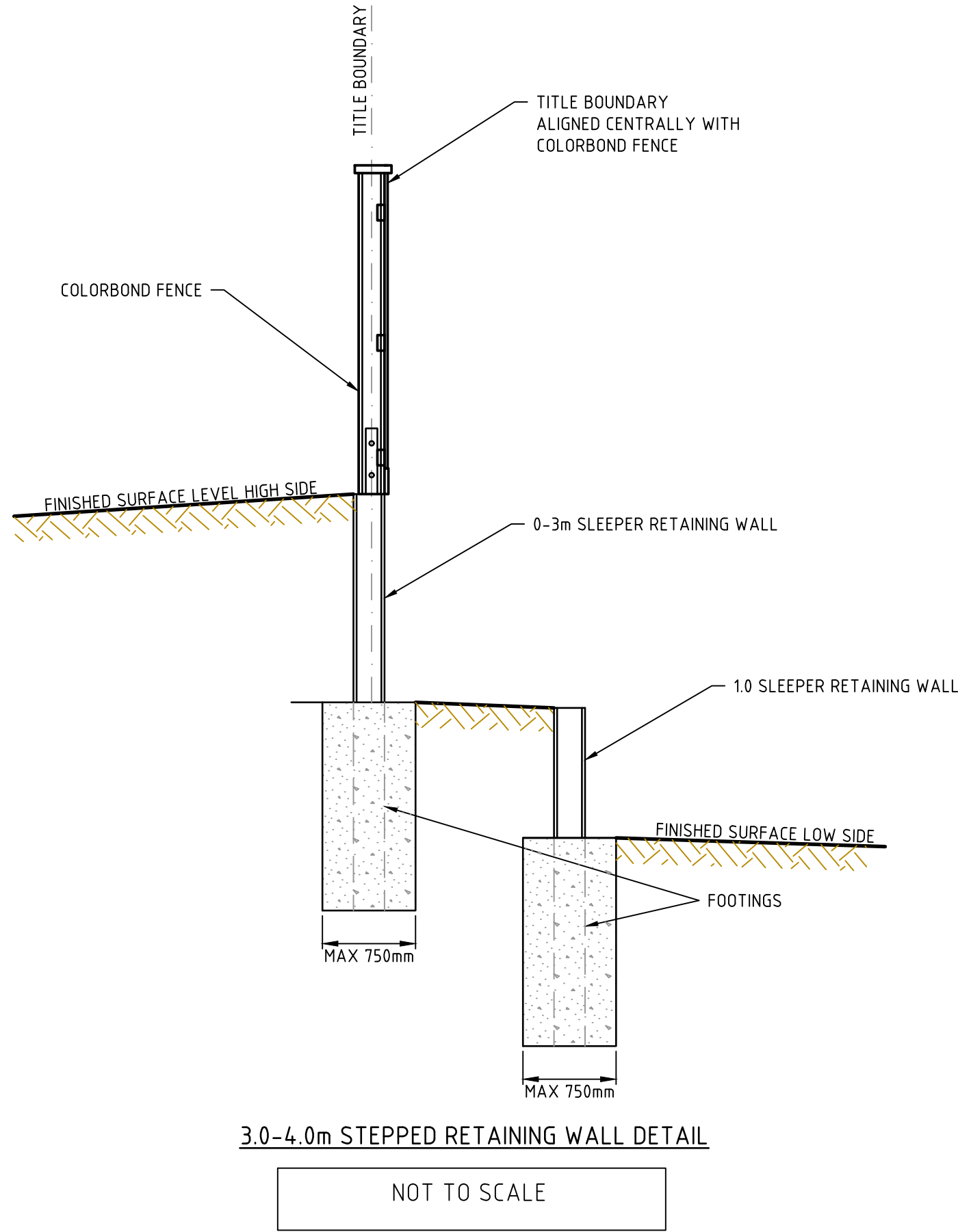
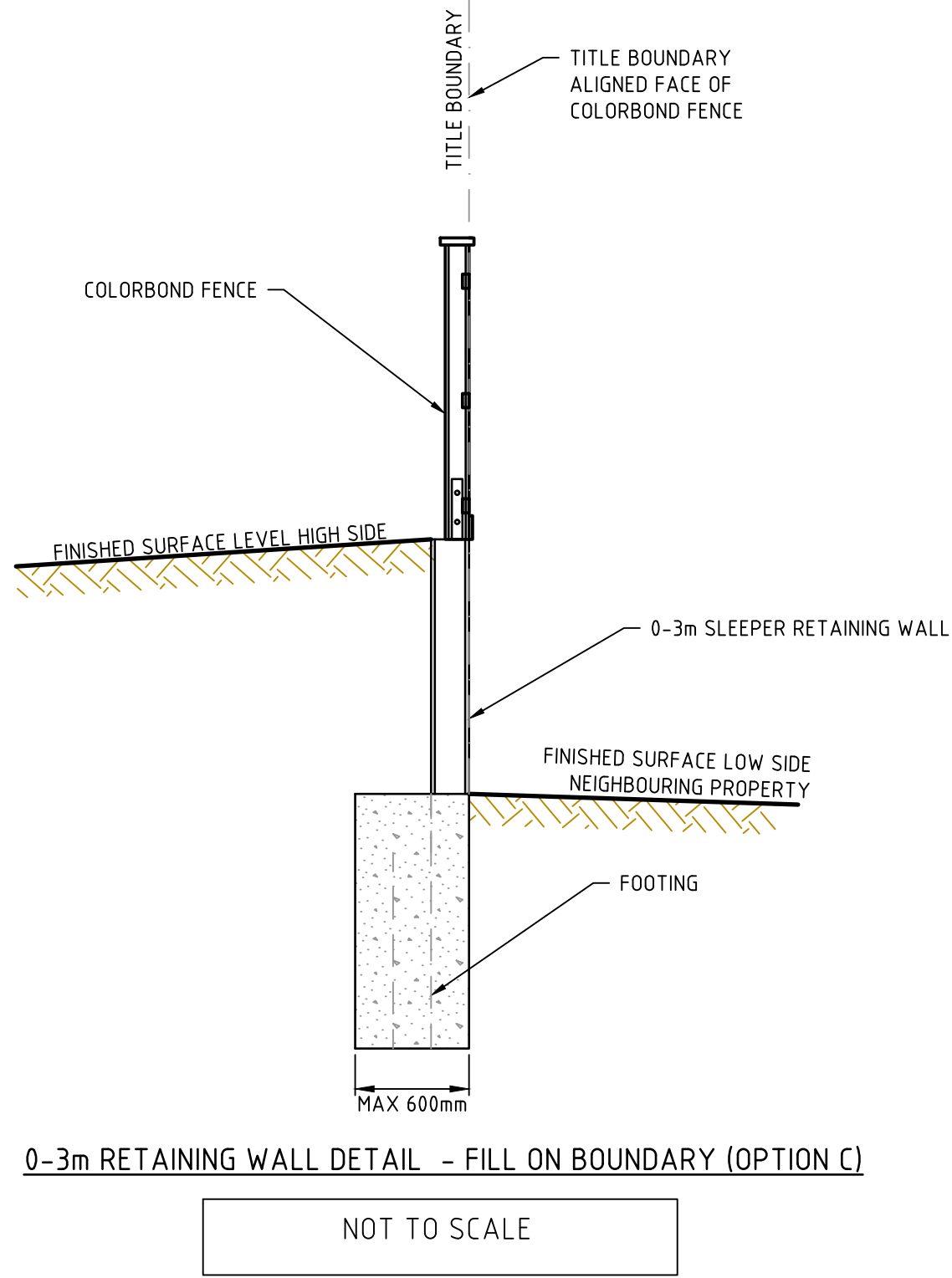
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Rev
F

- 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)



- 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.



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Rev	Amendments	Approved	Date
A	ISSUED TO CLIENT	S.C.	06/02/26

Scale

NOT TO SCALE

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Checked
W. ONG

Authorised
S. CHADWICK

Date
06/02/26

**LARKVIEW ESTATE
STAGE 5
SALES PLAN
RETAINING WALL DETAILS**
MOUNT BARKER DISTRICT COUNCIL
JINDING

PRELIMINARY Drg No 322210-005CG101 Rev A