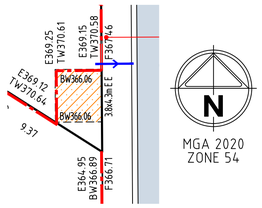
LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	DW	DW
COMMON SERVICE TRENCH	CST	CST
SEWER & MAINTENANCE STRUCTURE	S	S
COUNCIL STORMWATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY CONNECTION		
STORM WATER DRAINAGE PROPERTY CONNECTION		
DRINKING WATER LOT CONNECTION	DW	DW
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)		BL124.80
SURFACE LEVEL	E123.45	F124.68
RETAINING WALL LEVEL (TOP/BOTTOM)	TW112.76	TW128.50 BW126.74
LIMIT OF WORKS		
FILLING GREATER THAN 0.20m		
BENCHED ALLOTMENTS		
RETAINING WALL 0-4.6m		
PLINTH FENCE BY BUILDER/HOME OWNER		
FENCE - VEHICLE EXCLUSION		
TREE (& SURVEYED CANOPY) TO BE RETAINED		
TREE TO BE REMOVED		
TREE TO BE PROTECTED		
STEP ALLOWANCE		

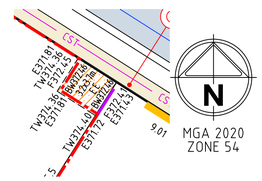
DETAIL A

H 1:250 SCALE @ A1 0 2.5 5 7.5 10 12.5



DETAIL B

H 1:250 SCALE @ A1 0 2.5 5 7.5 10 12.5



H 1:250 SCALE @ A1 0 2.5 5 7.5 10 12.5

N MGA 2020 ZONE 54

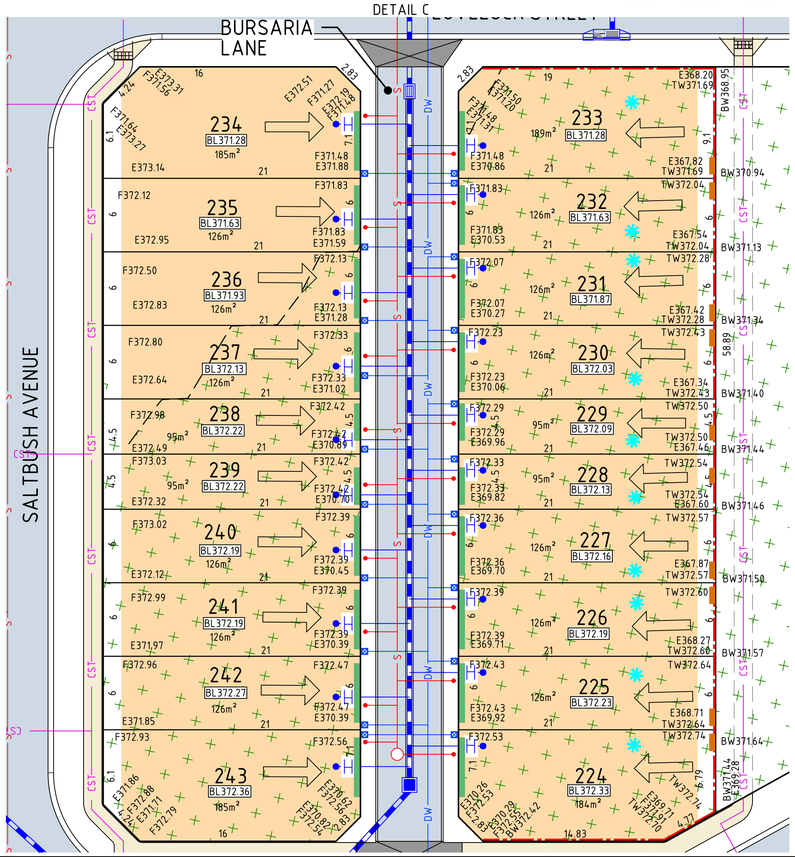
NOTES:

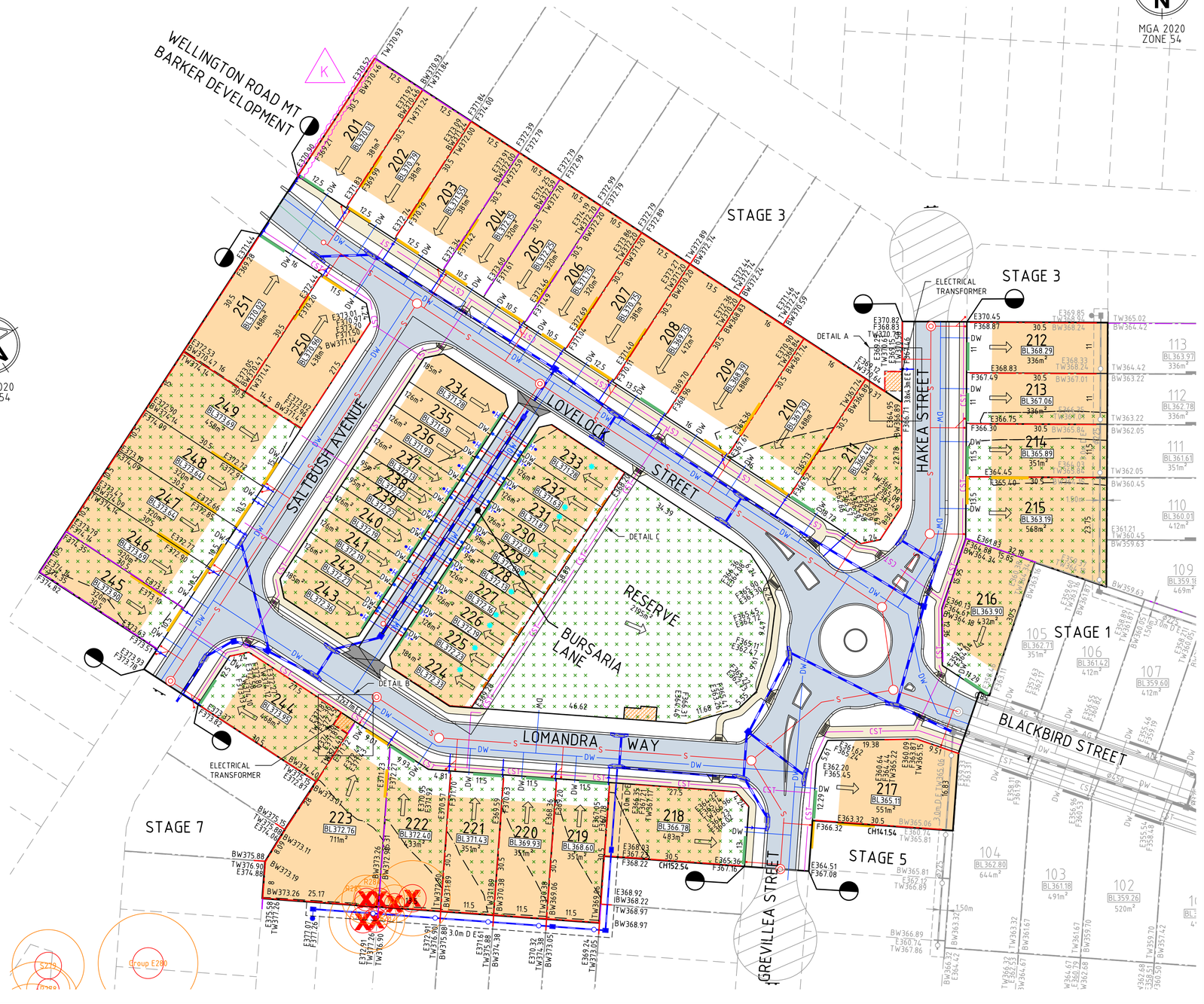
1. LOTS ARE GRADED WITH 1% FALL EITHER TOWARDS ROAD OR REAR OF LOT. REEFER TO LOT FALL ARROWS FOR DIRECTION OF FALL.
2. BENCHED LEVELS SHOWN ARE AT BENCHED SURFACE LEVEL, EXCLUDING 200mm TOPSOIL. THIS LEVEL REPRESENTS A POINT AT THE BUILDING ENVELOPE ON THE CROSSOVER SIDE. A 5.5m SETBACK APPLIES FROM THE FRONT OF LOT BOUNDARY, EXCEPT FOR LOTS 224-243 WHERE A 1.5m SETBACK APPLIES AND LOT 215 WHERE A 6.5m SETBACK APPLIES. 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 GRADE UP TO THE SETBACK.
6. IT IS ASSUMED THAT 200mm TOPSOIL IS TO BE PLACED ON ALL LOTS AND NOT INCLUDED IN BENCHED 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

STEP NOTES:

* LOTS 224-233 STEPS ARE TO BE OFFSET FROM THE SIDE OF LOT BOUNDARY WHERE ALLOWANCE HAS BEEN MADE FOR STEPS. THE HEIGHT IS REFLECTED BY THE DIFFERENCE BETWEEN THE TOP AND BOTTOM RETAINING WALL LEVELS (DENOTED TW AND BW, RESPECTIVELY).

DETAIL C





Rev	Amendments	Approved	Date
K	RETAINING WALL ADDED TO LOT 201	S.C.	29-10-26
J	UPDATED TO SHOW GAPS IN RETAINING WALLFOR STAIRS DOWN TO RESERVE	S.C.	22-10-26
I	UPDATED AREA FOR LOT 233 AND RESERVE	S.C.	30-09-26
H	STEPPED RETAINING WALL 3-4M REMOVED, AND KERB CONNECTING TO STAGE 1 UPDATED	S.C.	14-09-26
G	LOT 233 AND BUILDING SETBACKS UPDATED	S.C.	24-08-26
F	LAYOUT AND LEVELS UPDATED	S.C.	29-07-26
E	ALLOWANCE FOR STEPS & BW LEVELS ADDED LOTS 224-233	R.D.	23-10-25
D	UPDATED LEVLES, RESERVE, KERBS & CROSSING	R.D.	17-10-25

Scale

H 1500 SCALE @ A1 0 5 10 15 20 25

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LARKVIEW MT BARKER

Designed	Checked
L.SIMONELLI	J.POYNER
Authorised	Date
R.DESSENS	AUGUST 25

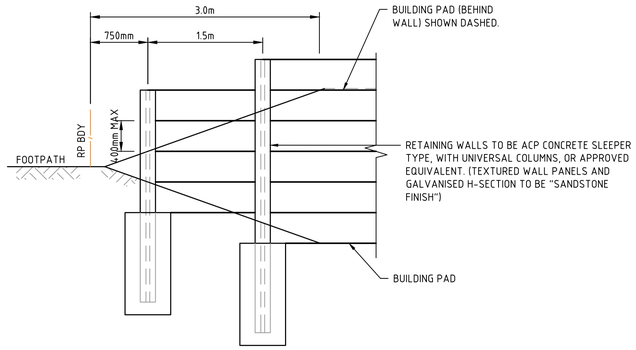
LARKVIEW ESTATE
STAGE 2
SALES PLAN
FACE PLAN
MOUNT BARKER DISTRICT COUNCIL
JINDING

PRELIMINARY

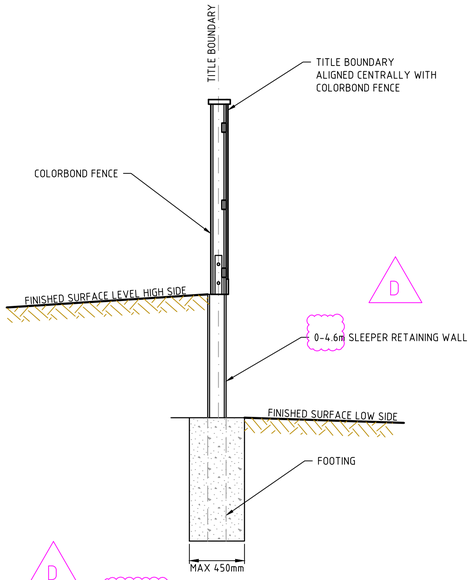
Drg No 322210-002CG100 Rev K

file name 322210-002CG100.dwg layout name CG100 plotted by James Pinerie
file location C:\12d\Work\Spiire\SYN\322210-002 - Larkview - Stage 2_2290\Civil\ACAD plot date 28/10/2026 2:22 PM Sheet of Sheets

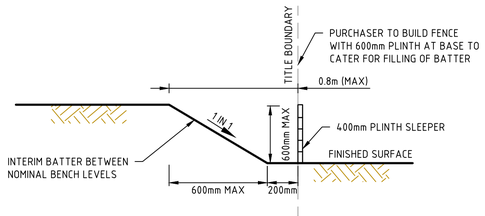
NOTES:
1. RETAINING WALLS ARE TO BE CONCRETE SLEEPERS WITH COLORBOND FENCE BUILT BY OTHERS.
2. RETAINING WALL DESIGN SUBJECT TO CHANGE. REFER TO STRUCTURAL DESIGN.



TYPICAL RETAINING WALL ELEVATION AT FRONT OF ALLOTMENTS



0-4.6m RETAINING WALL DETAIL



TYPICAL ALLOTMENT BENCHING DETAIL

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.

D

Rev	Amendments	Approved	Date
D	RETAINING WALL DETAILS UPDATED	S.C.	14-09-26
C	ISSUED TO CLIENT	R.D.	20-08-25
B	ISSUED TO CLIENT	R.D.	19-08-25
A	ISSUED TO CLIENT	R.D.	15-08-25

Scale
H 1:500
SCALE @ A1
0 5 10 15 20 25

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LARKVIEW MT BARKER

Designed L.SIMONELLI
Checked J.POYNER
Authorised R.DESSENS
Date AUGUST 25

LARKVIEW ESTATE
STAGE 2
SALES PLAN
RETAINING WALL DETAIL
MOUNT BARKER DISTRICT COUNCIL
JINDING

PRELIMINARY
Drg No 322210-002CG101
Rev D

file name 322210-002CG100.dwg layout name CG101 plotted by James Pilmore
file location C:\12dS\data\SpiireSYN\322210-002 - Larkview - Stage 2_2290\Civil\ACAD plot date 22/10/2026 10:35 AM Sheet of Sheets