LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	DW	DW
COMMON SERVICE TRENCH	CST	CST
SEWER & MAINTENANCE STRUCTURE	S	S
SEWER RISING MAIN	SRM	SRM
COUNCIL STORMWATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY KERB ADAPTOR CONNECTION		
STORM WATER DRAINAGE PROPERTY CONNECTION UNDERGROUND	H	H
DRINKING WATER LOT CONNECTION	DW	DW
SEWER PROPERTY CONNECTION		
VEHICLE CROSSING ALLOWANCE WITH PROVISION FOR BOUNDARY BUILD		
VEHICLE CROSSING ALLOWANCE WITH OFFSET		
BENCHED LEVEL (REFER TO NOTE 2)	BL124.80	BL124.80
SURFACE LEVEL	E123.45	F124.68
RETAINING WALL LEVEL (TOP/BOTTOM)	TW112.76 BW126.74	TW128.50 BW126.74
LOT FALL DIRECTION		
LIMIT OF WORKS		
FILLING GREATER THAN 0.20m		
BENCHED ALLOTMENTS		
RETAINING WALL 0-4.6m		
PLINTH FENCE BY BUILDER/HOME OWNER		
FENCE - VEHICLE EXCLUSION		
FENCE - COLORBOND		

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.



Rev	Amendments	Approved	Date
H	UPDATED LOT 504 DIMENSION	S.C.	23/10/26
G	STEPPED RETAINING WALL 3-4M REMOVED	S.C.	14/09/26
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

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

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LARKVIEW MT BARKER

Designed	Checked
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Authorised	Date
S. CHADWICK	06/02/26

LARKVIEW ESTATE
STAGE 5
SALES PLAN
FACE PLAN
MOUNT BARKER DISTRICT COUNCIL
JINDING

PRELIMINARY Drg No 322210-005CG100 Rev H

file name 322210-005CG100.dwg layout name CG100 plotted 10/23/2026 1:58 PM by James Pimare
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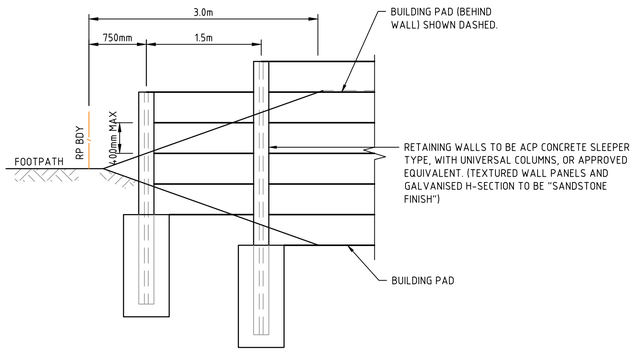
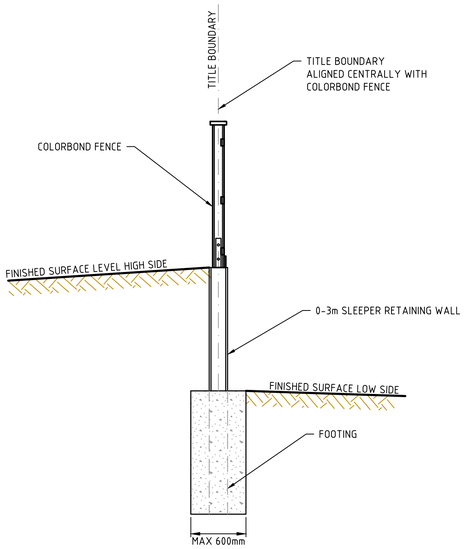
NOTES:
1. RETAINING WALLS TO BE CONCRETE SLEEPERS WITH COLORBOND FENCE.
2. RETAINING WALL DESIGN SUBJECT TO CHANGE. REFER TO STRUCTURAL DRAWINGS (BC2507065-ST-DR).
3. FENCE TO BE LOCATED CENTRALLY ON TITLE BOUNDARY ON 'INTERNAL' RETAINING WALLS (OPTIONAL A STRUCTURAL DRAWINGS). FENCE FACE TO BE LOCATED AGAINST TITLE BOUNDARY ON 'CUT/FILL ON BOUNDARY' RETAINING WALLS (OPTION B & C ON STRUCTURAL DRAWINGS)

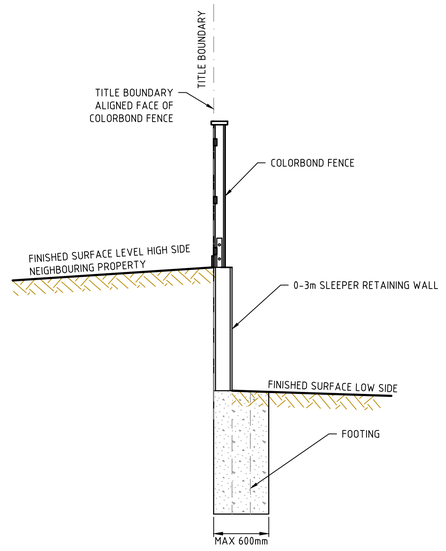


TYPICAL RETAINING WALL ELEVATION AT FRONT OF ALLOTMENTS



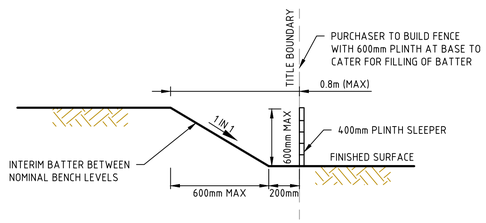
0-3m RETAINING WALL DETAIL - INTERNAL (OPTION A)

NOT TO SCALE



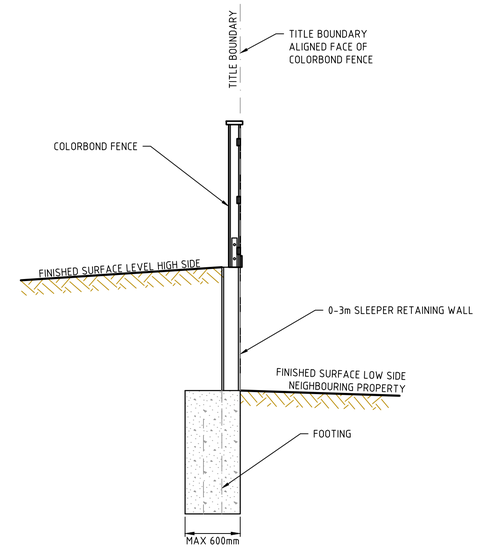
0-3m RETAINING WALL DETAIL - CUT ON BOUNDARY (OPTION B)

NOT TO SCALE



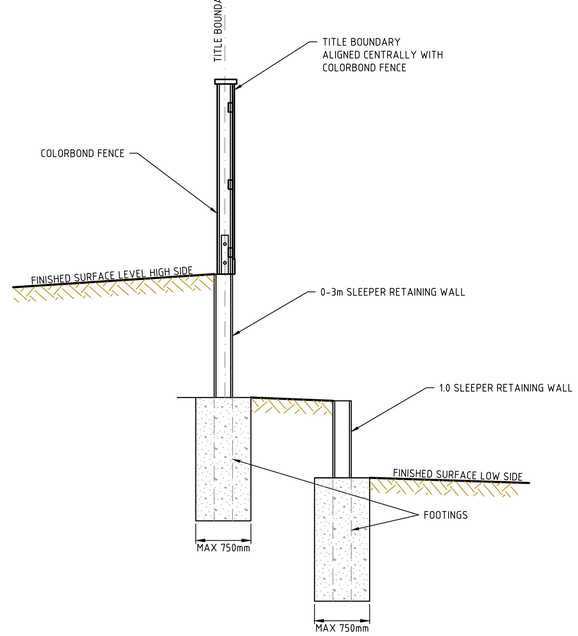
TYPICAL ALLOTMENT BENCHING DETAIL

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.



0-3m RETAINING WALL DETAIL - FILL ON BOUNDARY (OPTION C)

NOT TO SCALE



3.0-4.0m STEPPED RETAINING WALL DETAIL

NOT TO SCALE

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

Scale: NOT TO SCALE

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LARKVIEW MT BARKER

Designed: L. SIMONELLI
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

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