

FOR PLANNING APPROVAL ONLY

BRICK VENEER CONSTRUCTION
TIMBER FRAME CONSTRUCTION

City of Onkaparinga
Planning Consent and Land Division Consent has been
APPROVED on 12/06/2025 pursuant to the
Planning, Development and Infrastructure Act 2016 and Regulations



15B KING WILLIAM ST
KENT TOWN SA 5067
PROPOSED RESIDENTIAL
DEVELOPMENT

AT:
LOT 4
SAINT NINIANS ROAD
CLARENDON

CLIENT:
ELDER

Drawn	Checked	Date
J.R	A.P	OCT 2024
Scale		30.10.24_Rev A
AS SHOWN		17.01.25_Rev B

Job No.	Sheet No.
5688.24	1 OF 1

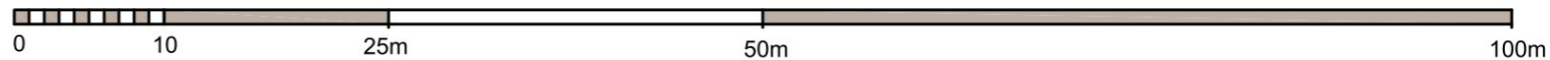
Contractors are to verify all dimensions and levels on site before commencing any works or preparing shop drawings. Figured dimensions shall take preference over scaled dimensions and any discrepancy shall be reported to the designer immediately.

Copyright

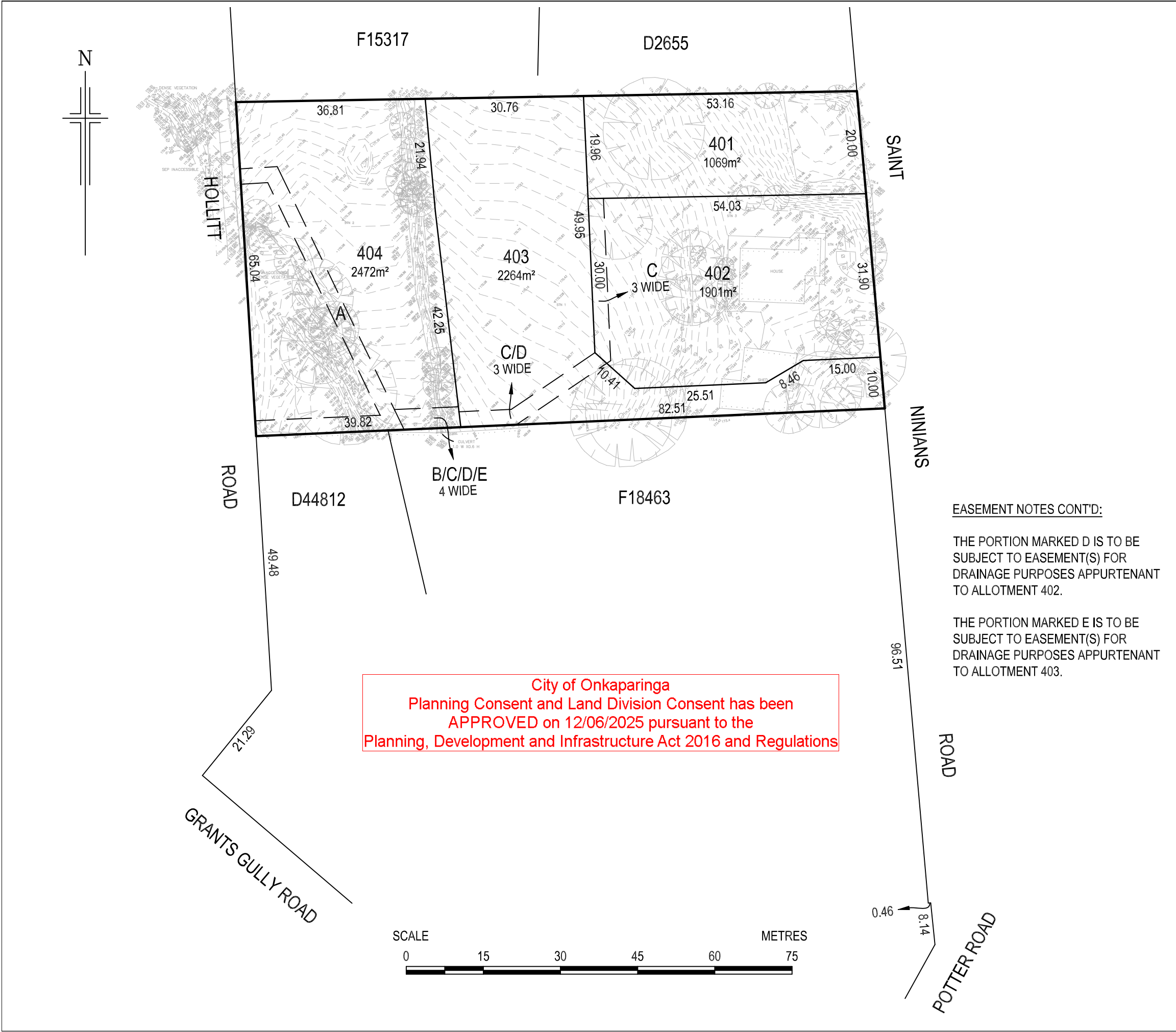
overall site plan

SCALE 1:500 @ A3

SITEWORKS, DRAINAGE AND LEVELS ARE TO BE AS PER ENGINEERING DESIGN AND DOCUMENTATION.



TIMBER ELDERS



PROPOSED PLAN OF DIVISION

SHEET 1 OF 1

MAP REF: 6627-12-B

TOTAL AREA: 7704m²

HUNDRED: NOARLUNGA

AREA: CLARENDON

COUNCIL: CITY OF ONKAPARINGA

TITLE REFERENCE			SUBJECT LAND		
PREFIX	VOLUME	FOLIO	PARCEL(S)	PLAN	SECTION
CT	5437	7	ALLOT 4	D2655	801

AMENDMENT DATE: .

DEVELOPMENT NUMBER: .

EASEMENT NOTES AND OTHER ANNOTATIONS:

TOPOGRAPHICAL INFORMATION FROM ANDREW & ASSOCIATES DRAWING REF 224036-1 DATED 08-02-24

PORTION OF ALLOTMENT 404 MARKED A IS SUBJECT TO AN EASEMENT TO THE COUNCIL FOR THE AREA.

PORTION OF ALLOTMENT 404 MARKED B IS TO BE SUBJECT TO SERVICE EASEMENT(S) TO THE COUNCIL FOR THE AREA FOR DRAINAGE PURPOSES.

THE PORTION MARKED C IS TO BE SUBJECT TO DRAINAGE EASEMENT(S) (STORMWATER) APPURTENANT TO ALLOTMENT 401.

DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY.

IMPORTANT NOTE: This plan was prepared as an indicative subdivision design and is subject to approval from the Council for the area and any relevant authorities. The information shown on this plan is not suitable for any other purpose.

The dimensions and areas of allotments shown on this plan are approximate and may vary when more detailed information is available.

Where shown, structures and associated infrastructure are generally not drawn to scale.

In particular, no reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involved in the land.

This note is an integral part of this plan.

surveyors + land divisions

info@steedsurveyors.com.au

ACN 614 910 691

Norwood - 08 8362 7900

23 Sydenham Road 5067

Murray Bridge - 08 8532 5200

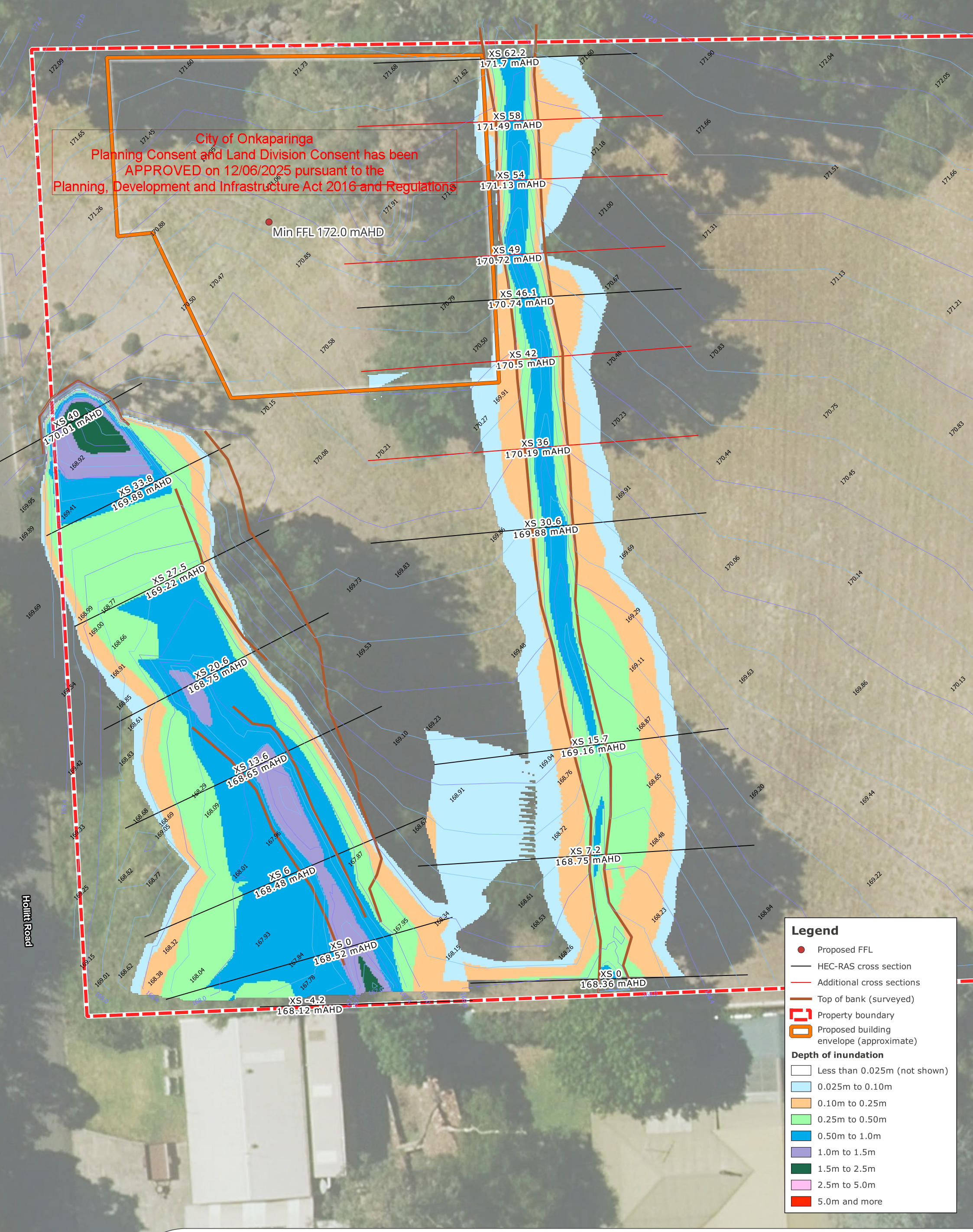
Murrundi Building, 30 Seventh Street 5253

Kangaroo Island - 08 8559 4283

REFERENCE: 13826P1.3

11/04/25

HMP,JEH,ELT



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Min FFL 172.0 mAHD

Legend

- Proposed FFL
- HEC-RAS cross section
- Additional cross sections
- Top of bank (surveyed)
- Property boundary
- Proposed building envelope (approximate)

Depth of inundation

- Less than 0.025m (not shown)
- 0.025m to 0.10m
- 0.10m to 0.25m
- 0.25m to 0.50m
- 0.50m to 1.0m
- 1.0m to 1.5m
- 1.5m to 2.5m
- 2.5m to 5.0m
- 5.0m and more



Job Number: 240103
Filename: 240103GQ001
Revision: C
Date: 2025-05-28
Drawn: MM



Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Cadastral from PBI, 2015
Top of bank surveyed by Andrew & Associates, 2024



ELDER INVESTMENTS PTY LTD

**LOT 4 ST NINIANS ROAD, CLARENDON
1% AEP EVENT FLOOD MAP
2090 CLIMATE SCENARIO (SSP2-4.5)**

Figure 2