QUINN STREET (PROPOSED NEW ROAD) **PROPOSED** LOT207 99°00'05" Retaining Wall Min Height: 0.4m Max Height: 0.7m PROPOSED PROPOSED LOT 216 324°02'40" 3.104 Min Height: 0.1m Max Height: 1.5m Average Height: 0-8m QUINN STREET (PROPOSED NEW ROAD) QUINN

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, Easements are shown as: NOTE: This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction. Kerb line shown as: The dimensions and locations of proposed easements may vary and are subject to final Council

approval.

DISCLOSURE PLAN FOR PROPOSED LOT 206

This plan show

Details of Proposed Lot 206 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

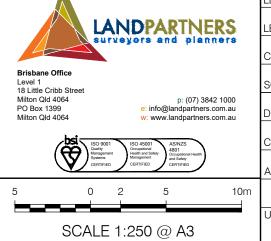
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



BRSS6904-007-003-2

PROPOSED PROPOSED QUINN STREET (PROPOSED NEWROAD) LOT LOT 211 208 Min Height: 0.1m Max Height: 1.2m PROPOSED Average Height: 1,2m **PROPOSED** LOT 216 Retaining Wall Min Height: 0.4m 30.057 Max Height: 0.7m Average Height: 0.6m PROPOSED LOT206

DISCLOSURE PLAN FOR PROPOSED LOT 207

This plan show

Details of Proposed Lot 207 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

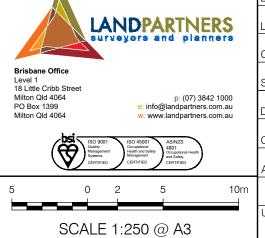
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-007-2-2		
SCALE		1:250 @ A3		
DRAWN	MEA	A DATE 28/03/2023		
CHECKED MJK		DATE 30/03/2023		
APPROVED	RGA	DATE 30/03/2023		

BRSS6904-007-004-2

Easements are shown as:

representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

Kerb line shown as:

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

This additional information is indicative only and has been taken from various sources and is a

Items included in this section are in addition to standard Disclosure Plan requirements

(as defined in the Land Sales Act 1984)

Where applicable,

PROPOSED LOT 209 QUINN STREET (PROPOSED NEW ROAD) Min Height: 0.0m Max Height: 0.4m Average Height: 0.2m 99°00'05" 30.026 PROPOSED LOT 211 **PROPOSED** 279°00'05" Retaining Wall Min Height: 0.1m Max Height: 1.2m Average Height: 0.7m 71.5 ___ **PROPOSED** PROPOSED LOT LOT 207 216

190 8 QUINNSTREET 189 188 187 186 LOCALITY DIAGRAM NOT TO SCALE

DISCLOSURE PLAN FOR PROPOSED LOT 208

Details of Proposed Lot 208 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5—

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.2m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

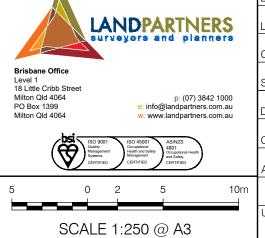
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD PM133103 RL47.056 **LEVEL ORIGIN** COMPUTER FILE BRSS6904-007-2-2 SCALE 1:250 @ A3 DATE 28/03/2023 DRAWN MEA CHECKED MJK DATE 30/03/2023 APPROVED RGA DATE 30/03/2023

BRSS6904-007-005-2

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Easements are shown as:

Kerb line shown as:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

PROPOSED LOTQUINN STREET (PROPOSED NEW ROAD) 210 92 Min Height: 0.0m Max Height: 0.8m Average Height: 0.4m 99°00'05" PROPOSED **PROPOSED** LOT211 279°00'05" 30.026 Retaining Wall Min Height: 0.0m Max Height: 0.4m Average Height: 0.2m PROPOSED LOT208 **PROPOSED** LOT 216

PACIFIC ON STREET | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 | 194 |

DISCLOSURE PLAN FOR PROPOSED LOT 209

This plan show

Details of Proposed Lot 209 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.4m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

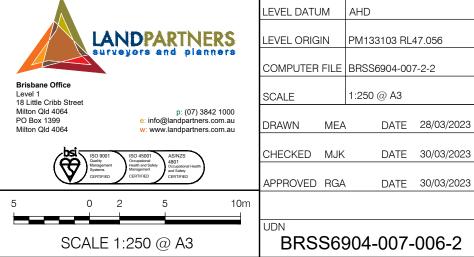
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



Items included in this section are in addition to standard Disclosure Plan requirements

(as defined in the Land Sales Act 1984)

Where applicable,

Kerb line shown as:

Easements are shown as:

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

QUINN STREET (PROPOSED NEW ROAD) 84°00'55' 23.987 Retaining Wall Min Height: 0,7m QUINN STREET (PROPOSED NEW ROAD) Max Height: 1.0m Average Height: 0.9m PROPOSED PROPOSED LOT 279000'05' 211 Retaining Wall Min Height: 0.0m Max Height: 0.8m Average Height: 0.4m *PROPOSED* LOT 209

DISCLOSURE PLAN FOR PROPOSED LOT 210

This plan show

Details of Proposed Lot 210 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.5m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

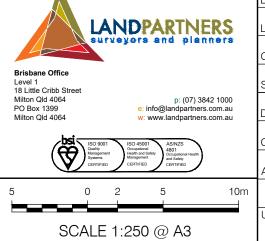
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-007-2-2

 SCALE
 1:250 @ A3

 DRAWN
 MEA
 DATE
 28/03/2023

 CHECKED
 MJK
 DATE
 30/03/2023

 APPROVED
 RGA
 DATE
 30/03/2023

UDN

BRSS6904-007-007-2

Items included in this section are in addition to standard Disclosure Plan requirements

(as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Kerb line shown as:

as: ______

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

99°00'05" **PROPOSED** LOT210 **PROPOSED** LOT **PROPOSED** PROPOSED LOT LOT 212 209 330m² Retaining Wall Min Height: 1.6m Max Height: 1.6m Average Height: 1.6m **PROPOSED** LOT 279°00'05" 208 10.815 **PROPOSED PROPOSED** LOT LOT 216 215

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

DISCLOSURE PLAN FOR PROPOSED LOT 211

This plan shows:

Details of Proposed Lot 211 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

189 m

187 186

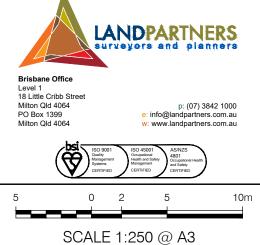
LOCALITY DIAGRAM

NOT TO SCALE

QUINN

STREET

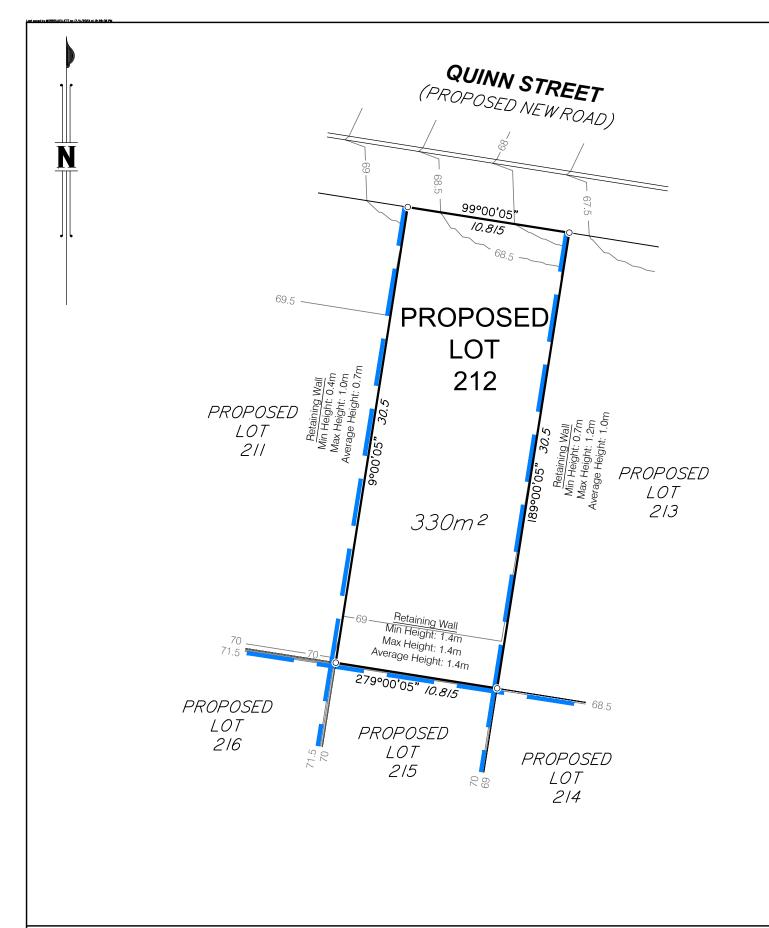
MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-007-2-2		
		1:250 @ A3		
DRAWN	MEA	DATE 28/03/2023		
CHECKED	MJK	DATE 30/03/2023		
APPROVED	RGA	DATE 30/03/2023		

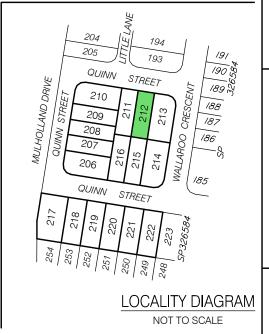
UDN

BRSS6904-007-008-2



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, Easements are shown as: NOTE: This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction. Kerb line shown as: The dimensions and locations of proposed easements may vary and are subject to final Council

approval.



DISCLOSURE PLAN FOR PROPOSED LOT 212

This plan show

Details of Proposed Lot 212 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

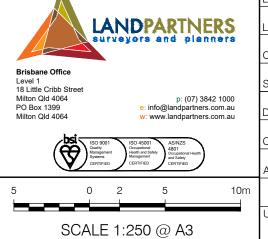
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-007-2-2

 SCALE
 1:250 @ A3

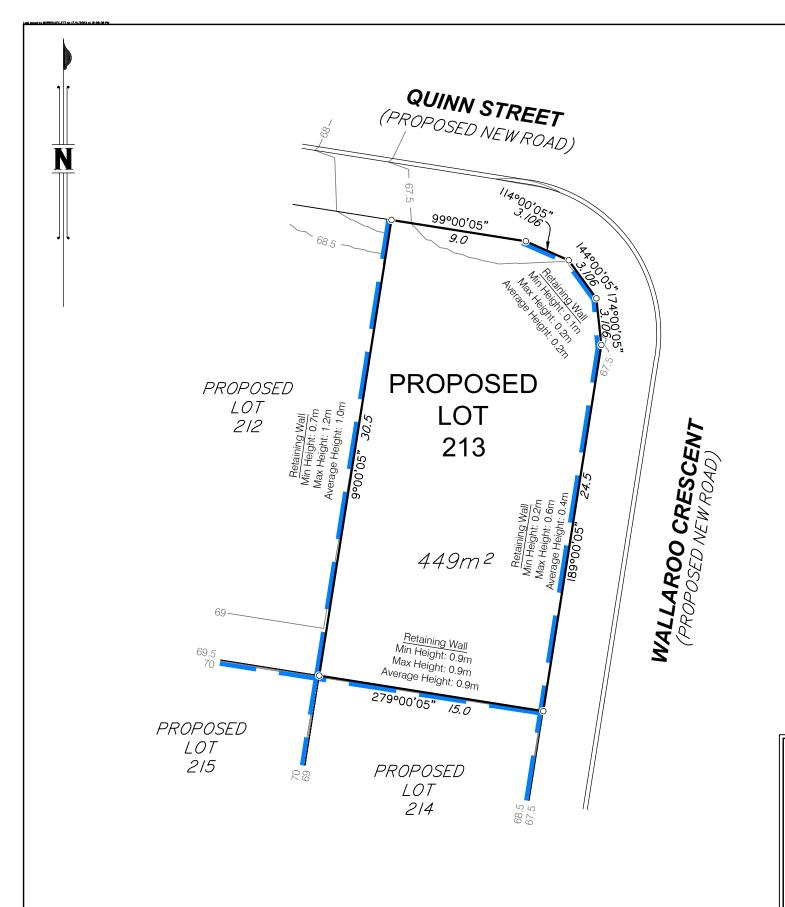
 DRAWN
 MEA
 DATE
 28/03/2023

 CHECKED
 MJK
 DATE
 30/03/2023

 APPROVED
 RGA
 DATE
 30/03/2023

UDN

BRSS6904-007-009-2



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction. Kerb line shown as: The dimensions and locations of proposed easements may vary and are subject to final Council approval.

Project: Client:

190 8

189 188 187

186

LOCALITY DIAGRAM

NOT TO SCALE

QUINN

DISCLOSURE PLAN FOR PROPOSED LOT 213

Details of Proposed Lot 213 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

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Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

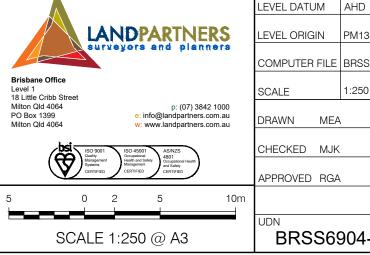
shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

240 MONTEREA ROAD, RIPLEY STAGE 7

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIG	IN	PM133103 RL47.056		
COMPUTER	FILE	BRSS6904-007-2-2		
SCALE		1:250 @ A3		
DRAWN	MEA	DATE 28/03/2023		
CHECKED	MJK	DATE 30/03/2023		
APPROVED	RGA	DATE 30/03/2023		
1				

BRSS6904-007-010-2

PROPOSED **PROPOSED** LOT 212 LOT 213 Retaining Wall Min Height: 0.9m Max Height: 0.9m 99°00'05" WALLAROO CRESCENT (PROPOSED NEWROAD) PROPOSED 449m² LOT 215 **PROPOSED** LOT 214 ³<u>3.106</u> 264000'05" QUINN STREET (PROPOSED NEW ROAD) Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction. Kerb line shown as:

approval.

The dimensions and locations of proposed easements may vary and are subject to final Council

DISCLOSURE PLAN FOR PROPOSED LOT 214

This plan shows

Details of Proposed Lot 214 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

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Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

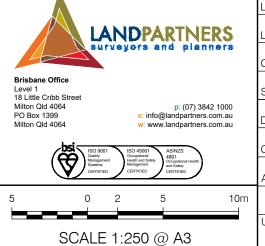
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL	47.056	
COMPUTER FILE		BRSS6904-007-2-2		
SCALE		1:250 @ A3		
DRAWN	MEA	DATE	28/03/2023	
CHECKED	MJK	DATE	30/03/2023	
APPROVED	RGA	DATE	30/03/2023	

UDN

BRSS6904-007-011-2

QUINN

PROPOSED PROPOSED LOT LOT 98 211 **PROPOSED** 212 LOT Retaining Wall Min Height: 1.4m 213 Max Height: 1.4m Average Height: 1.4m 10.815 330m² PROPOSED LOT PROPOSED LOT 214 PROPOSED LOT 215 QUINN STREET (PROPOSED NEW ROAD) Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction.

approval.

The dimensions and locations of proposed easements may vary and are subject to final Council

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 215

Details of Proposed Lot 215 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as: This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

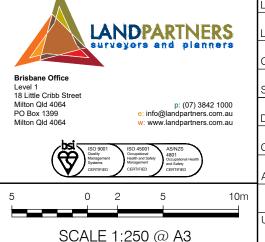
189

188

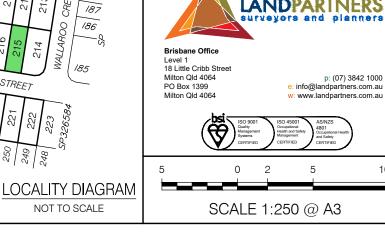
QUINN

STREET

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-007-2-2 SCALE 1:250 @ A3 DATE 28/03/2023 DRAWN MEA CHECKED MJK DATE 30/03/2023 APPROVED RGA DATE 30/03/2023



PROPOSED LOT PROPOSED 211 LOT **PROPOSED** 212 Retaining Wall Min Height: 1.6m LOT Max Height: 1.6m 208 Average Height: 1.6m 99°00'05" 71.5 — 71.5 -PROPOSED 330m² LOT 207 PROPOSED LOT 215 PROPOSED ! **PROPOSED** LOT70 **LOT** 206 216 QUINN STREET (PROPOSED NEW ROAD) Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction.

approval.

The dimensions and locations of proposed easements may vary and are subject to final Council

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 216

Details of Proposed Lot 216 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Retaining Walls are shown as:

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

189

188

187 186

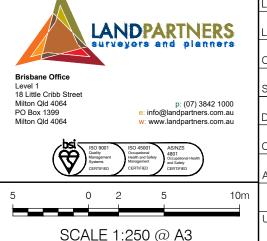
LOCALITY DIAGRAM

NOT TO SCALE

QUINN

STREET

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-007-2-2 SCALE 1:250 @ A3 DATE 28/03/2023 DRAWN MEA CHECKED MJK DATE 30/03/2023 APPROVED RGA DATE 30/03/2023

BRSS6904-007-013-2

QUINN STREET (PROPOSED NEW ROAD) MULHOLLAND DRIVE (PROPOSED NEW ROAD) PROPOSED PROPOSED LOT218 526m² 279°00'05" /6.*096* PROPOSED PROPOSED LOT LOT 254 253 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction. Kerb line shown as:

approval.

The dimensions and locations of proposed easements may vary and are subject to final Council

DISCLOSURE PLAN FOR PROPOSED LOT 217

Details of Proposed Lot 217 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5—

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

189 188

187 186

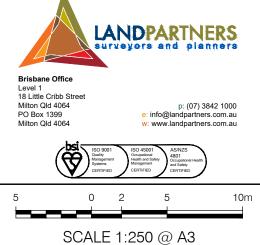
LOCALITY DIAGRAM

NOT TO SCALE

QUINN

STREET

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM	AHD
LEVEL ORIGIN	PM133103 RL47.056
COMPUTER FILE	BRSS6904-007-2-2
SCALE	1:250 @ A3
DRAWN MEA	A DATE 28/03/2023
CHECKED MJR	C DATE 30/03/2023
APPROVED RGA	A DATE 30/03/2023

BRSS6904-007-014-2

PROPOSED PROPOSED LOT LOTPROPOSED LOT219 375m² 279°00'05" 12.5 Retaining Wall Min Height: 0.6m PROPOSED Max Height: 0.6m Average Height: 0.6m LOT 254 PROPOSED PROPOSED LOT LOT 253 252

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, Easements are shown as: Kerb line shown as: The dimensions and locations of proposed easements may vary and are subject to final Council approval.

This plan shows: Details of Proposed Lot 218 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

DISCLOSURE PLAN FOR PROPOSED LOT 218

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

189 m

187 186

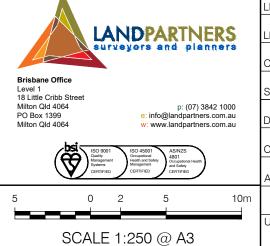
LOCALITY DIAGRAM

NOT TO SCALE

QUINN

STREET

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-007-2-2		
SCALE		1:250 @ A3		
DRAWN MEA		DATE	28/03/2023	
CHECKED	MJK	DATE	30/03/2023	
APPROVED	RGA	DATE	30/03/2023	

BRSS6904-007-015-2

QUINN STREET (PROPOSED NEW ROAD) 99°00'05' **PROPOSED** LOT 219 high wall this 1.3m ight: 0.0m ight: 0.0 LOT218 **PROPOSED** LOT 220 375m² 279°00'05" 12.5 Retaining Wall Min Height: 1.4m **PROPOSED** Max Height: 1.4m Average Height: 1.4m LOT 253 PROPOSED **PROPOSED** LOT LOT 251 252

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, Easements are shown as: NOTE: This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction. The dimensions and locations of proposed easements may vary and are subject to final Council approval.

AND TO SCALE | MALLAND DRIVE | 254 | 217 | 257 | 258 | 258 | 258 | 259 | 251 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 | 259 |

DISCLOSURE PLAN FOR PROPOSED LOT 219

This plan shows

Details of Proposed Lot 219 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard

AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

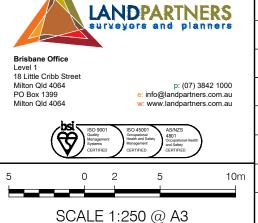
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-007-2-2

 SCALE
 1:250 @ A3

 DRAWN
 MEA
 DATE
 28/03/2023

 CHECKED
 MJK
 DATE
 30/03/2023

 APPROVED
 RGA
 DATE
 30/03/2023

JDN

BRSS6904-007-016-2

QUINN STREET (PROPOSED NEW ROAD) **PROPOSED** PROPOSED LOT 220 PROPOSED LOT 221 375m² 279°00'05" 12.5 Retaining Wall Min Height: 1.6m **PROPOSED** Max Height: 1.6m Average Height: 1.6m LOT 252 PROPOSED **PROPOSED** LOT LOT 250 251 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction.

approval.

The dimensions and locations of proposed easements may vary and are subject to final Council

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 220

Details of Proposed Lot 220 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

189 188

187 186

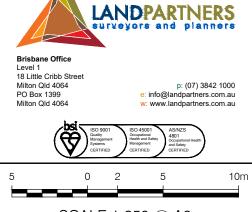
NOT TO SCALE

QUINN

207

STREET

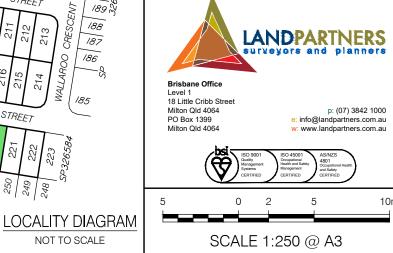
MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIG	IN	PM133103 RL47.056		
001401750	-:-	5500000		
COMPUTER	FILE	BRSS6904-007-2-2		
SCALE		1:250 @ A3		
DRAWN	MEA	DATE 28/03/2023		
CHECKED	MJK	DATE 30/03/2023		
APPROVED	RGA	DATE 30/03/2023		

APPROVED RGA

BRSS6904-007-017-2



QUINN STREET (PROPOSED NEW ROAD) 99°00'05" **PROPOSED** LOT PROPOSED LOT 220 **PROPOSED** LOT222 375m² 279°00'05" 12.5 Retaining Wall Min Height: 3.0 **PROPOSED** Max Height: 3.0m Average Height: 3.0m LOT 251 PROPOSED PROPOSED LOTLOT 249 250 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction. Kerb line shown as:

approval.

The dimensions and locations of proposed easements may vary and are subject to final Council

DISCLOSURE PLAN FOR PROPOSED LOT 221

Details of Proposed Lot 221 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

190 8

189

188

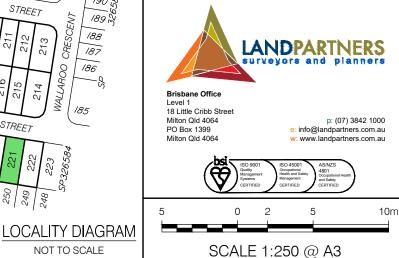
187 186

NOT TO SCALE

QUINN

STREET

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD EVEL ORIGIN PM133103 RL47.056 COMPUTER FILE BRSS6904-007-2-2 SCALE 1:250 @ A3 DATE 28/03/2023 DRAWN MEA CHECKED MJK DATE 30/03/2023 APPROVED RGA DATE 30/03/2023

BRSS6904-007-018-2

© LandPartners 2023

QUINN STREET (PROPOSED NEW ROAD) 99000005" **PROPOSED** LOT PROPOSED 222 LOT221 223 375m² 279°00'05" /2.5 Retaining Wall Min Height: 3.2m Max Height: 3.2m Average Height: 3.2m **PROPOSED** LOT PROPOSED PROPOSED 250 LOT LOT 249 248

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Kerb line shown as:

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

DISCLOSURE PLAN FOR PROPOSED LOT 222

This plan show

Details of Proposed Lot 222 on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 906 on SP311831 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 23 September 2021 (Council Reference: 6536/2018/MAPDA/C).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Fill depth contours based on A.H.D. datum at an interval of 0.1m,

shown as: $-\cdot - 0.1 - \cdot -$

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

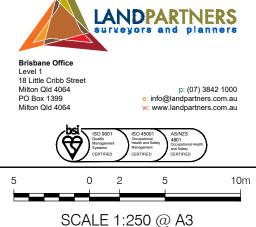
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 7

Client:

MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-007-2-2

 SCALE
 1:250 @ A3

 DRAWN
 MEA
 DATE
 28/03/2023

 CHECKED
 MJK
 DATE
 30/03/2023

 APPROVED
 RGA
 DATE
 30/03/2023

UDN

BRSS6904-007-019-2