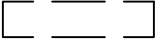
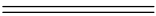
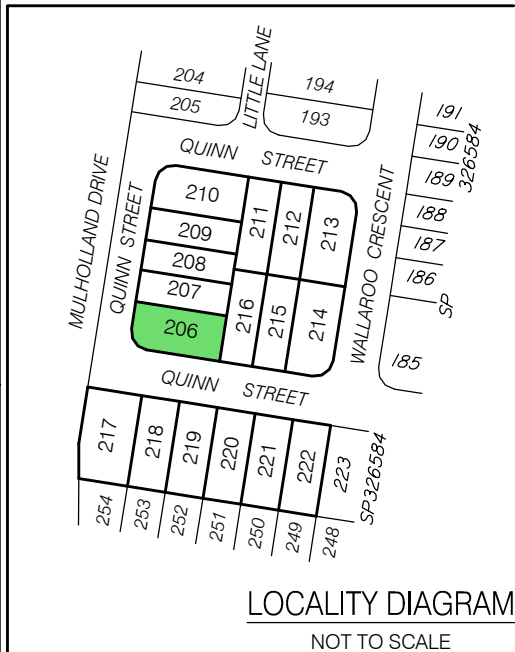


Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

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 206

This plan shows:
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 Montereia 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:  0.1

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


LANDPARTNERS
surveyors and planners

Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

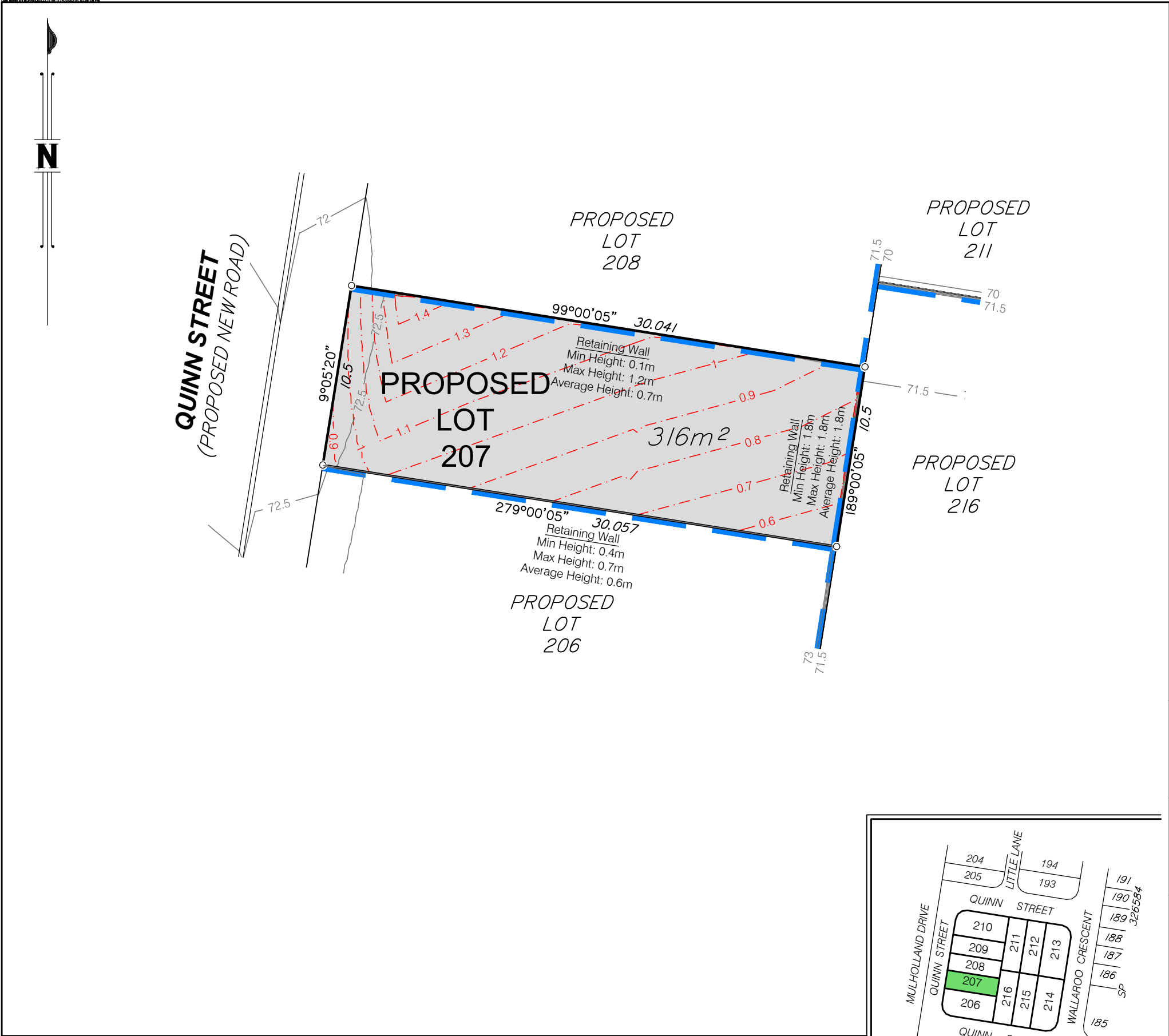


5 0 2 5 10m

SCALE 1:250 @ A3

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
BRSS6904-007-003-2



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:

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 207

This plan shows:
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 Montereia 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:

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:

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

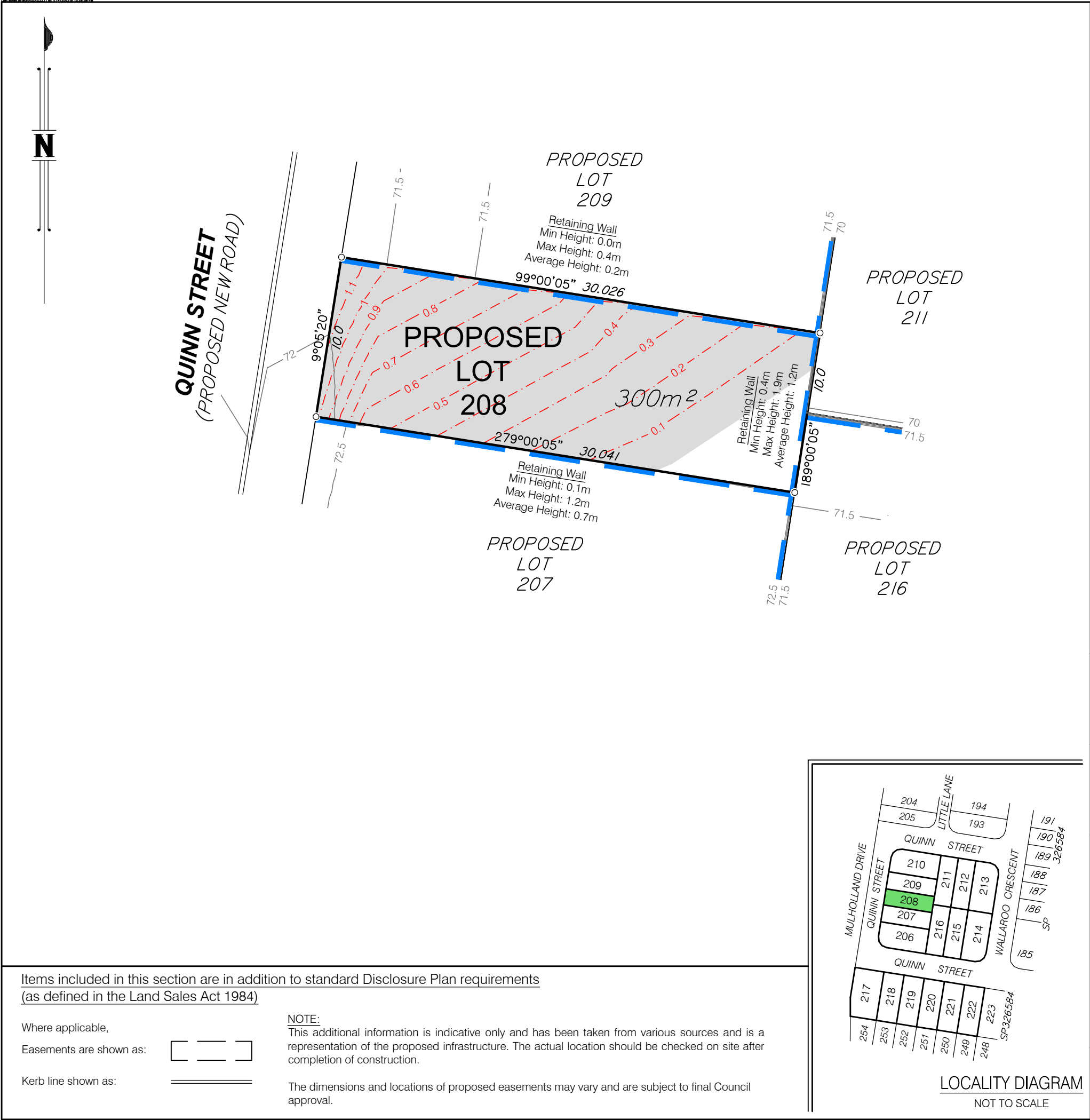
LANDPARTNERS
surveyors and planners

Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

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	BRSS6904-007-004-2		

SCALE 1:250 @ A3



DISCLOSURE PLAN FOR PROPOSED LOT 208

This plan shows:
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 Montereia 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: - - - 0.1 - - -

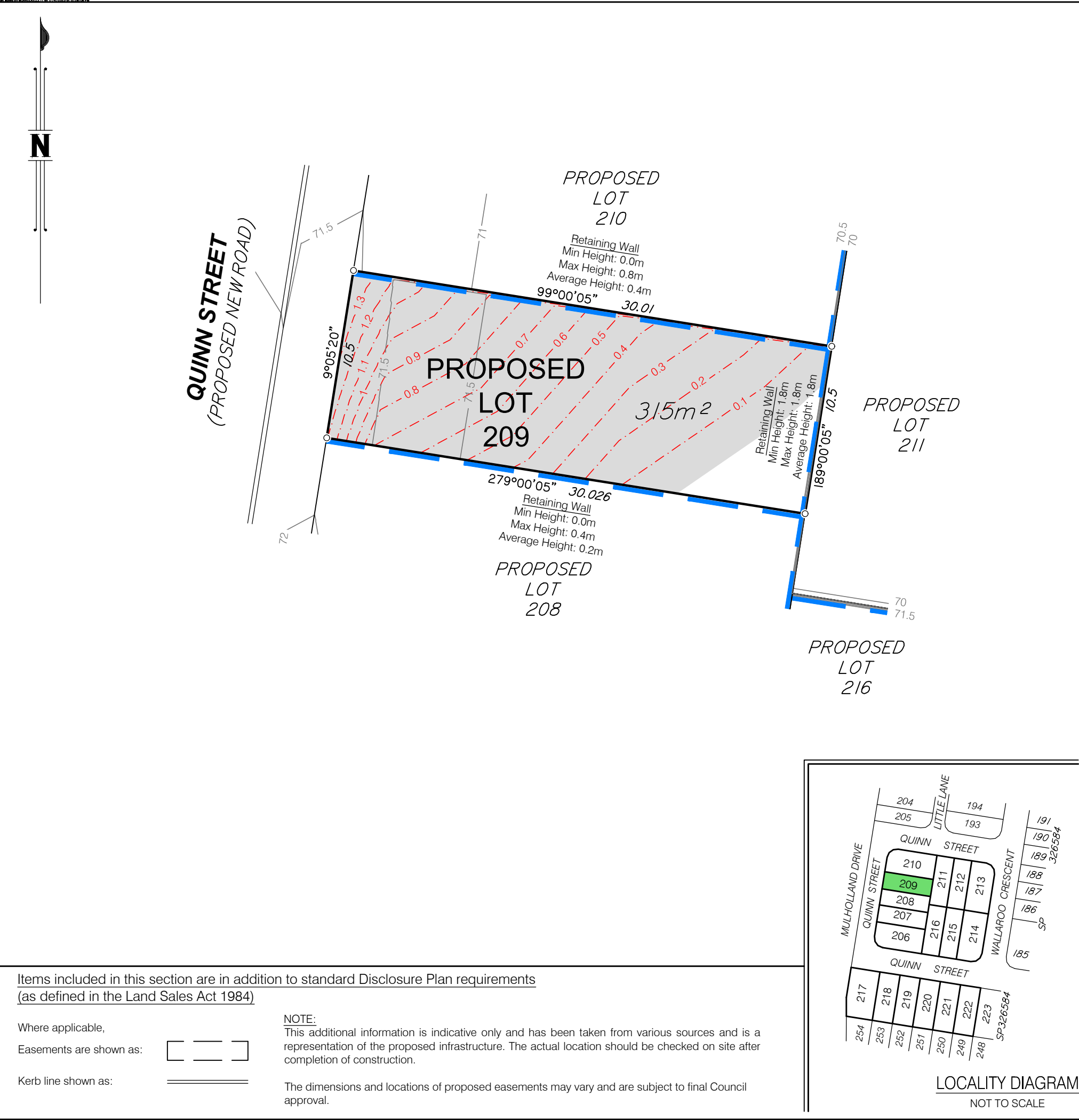
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

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


 <p>LandPartners surveyors and planners</p> <p>Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au</p>   	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	BRSS6904-007-005-2




DISCLOSURE PLAN FOR PROPOSED LOT 209

This plan shows:
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 Montereia 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:  0.1

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



LANDPARTNERS
surveyors and planners

Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

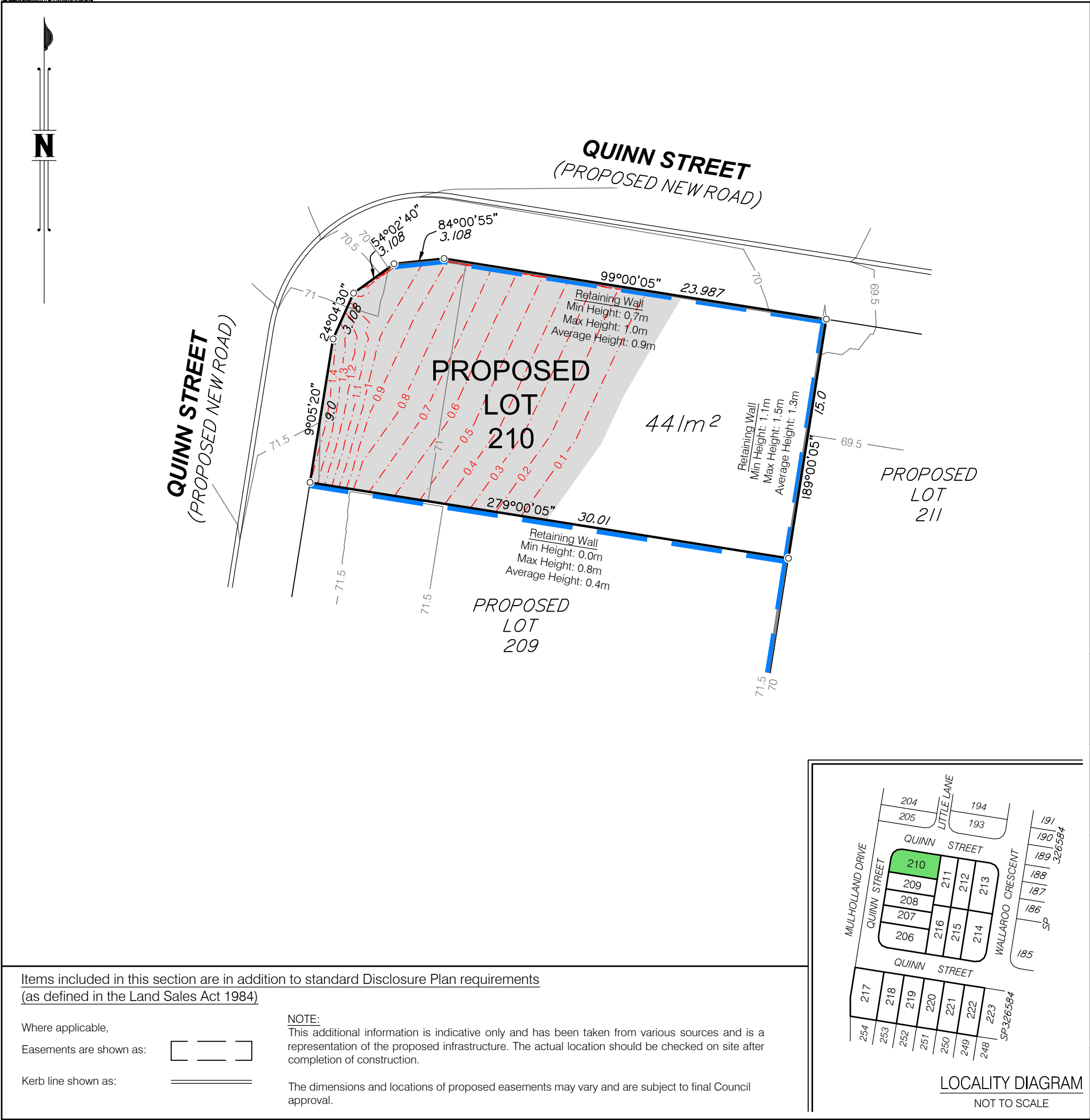
p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au



SCALE 1:250 @ A3

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
BRSS6904-007-006-2




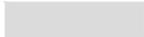
DISCLOSURE PLAN FOR PROPOSED LOT 210

This plan shows:
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 Montereia 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: 

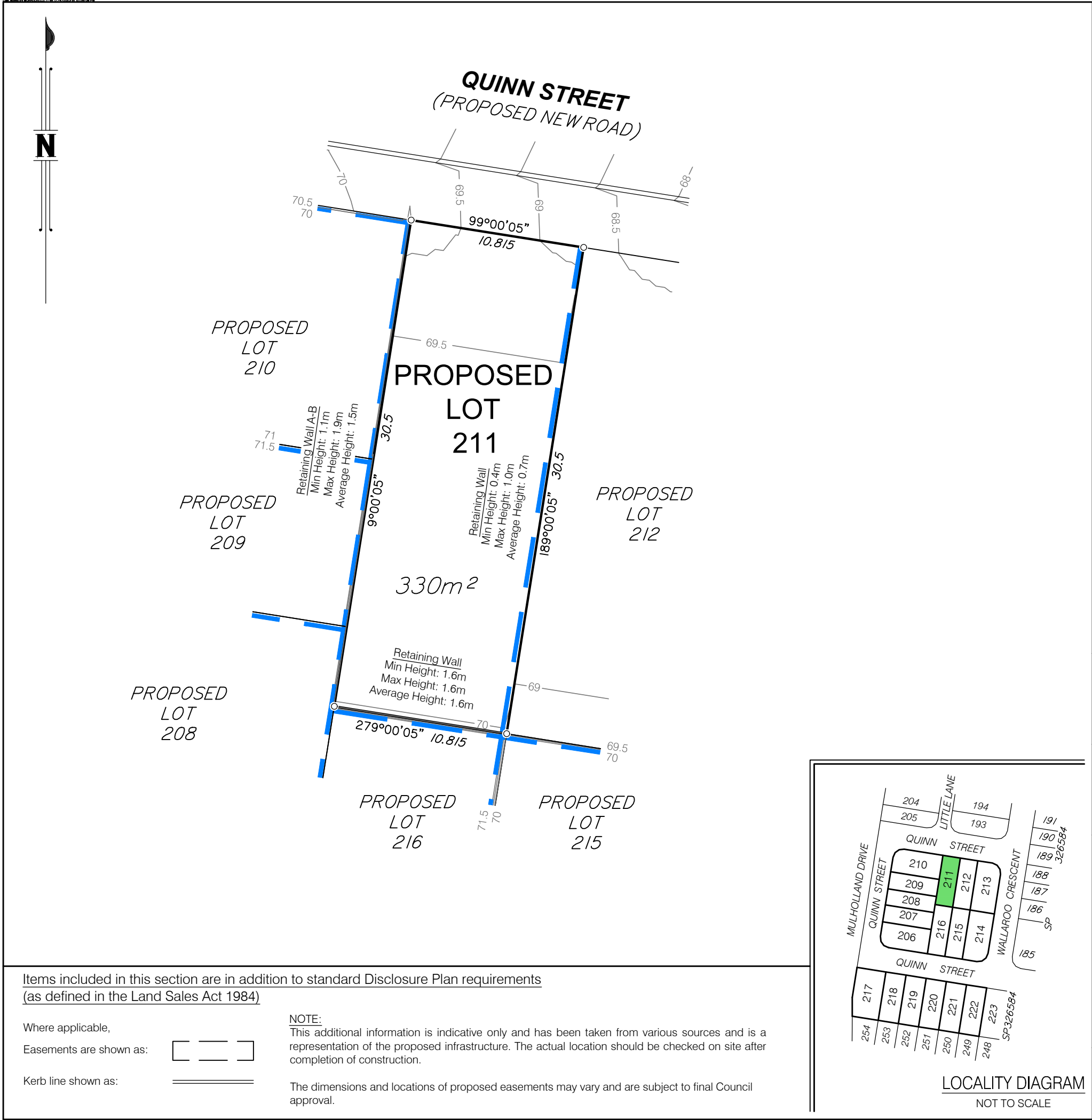
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

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

 <p>LandPartners surveyors and planners</p> <p>Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au</p>   	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



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 Montereia 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: [Blue dashed line symbol]

Area of Fill shown as: [Grey shaded area symbol]

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: - - - 0.1 - - -

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



LANDPARTNERS
surveyors and planners

Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au



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	BRSS6904-007-008-2		

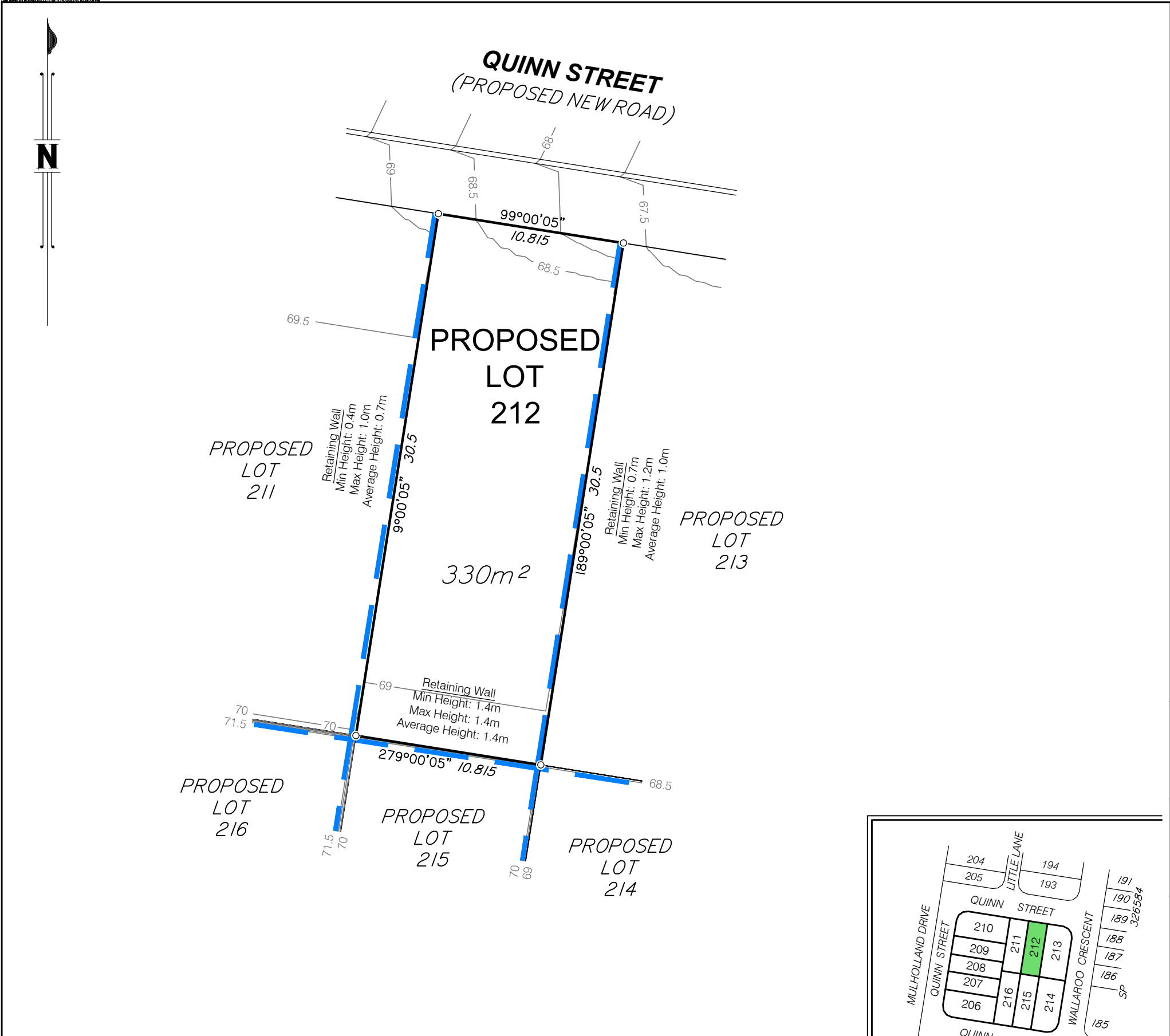
50 0 2 5 10m

SCALE 1:250 @ A3

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: [Symbol]
Kerb line shown as: [Symbol]

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.



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.

LOCALITY DIAGRAM
NOT TO SCALE

DISCLOSURE PLAN FOR PROPOSED LOT 212

This plan shows:
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 Montereia 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: 0.1

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

LANDPARTNERS
surveyors and planners

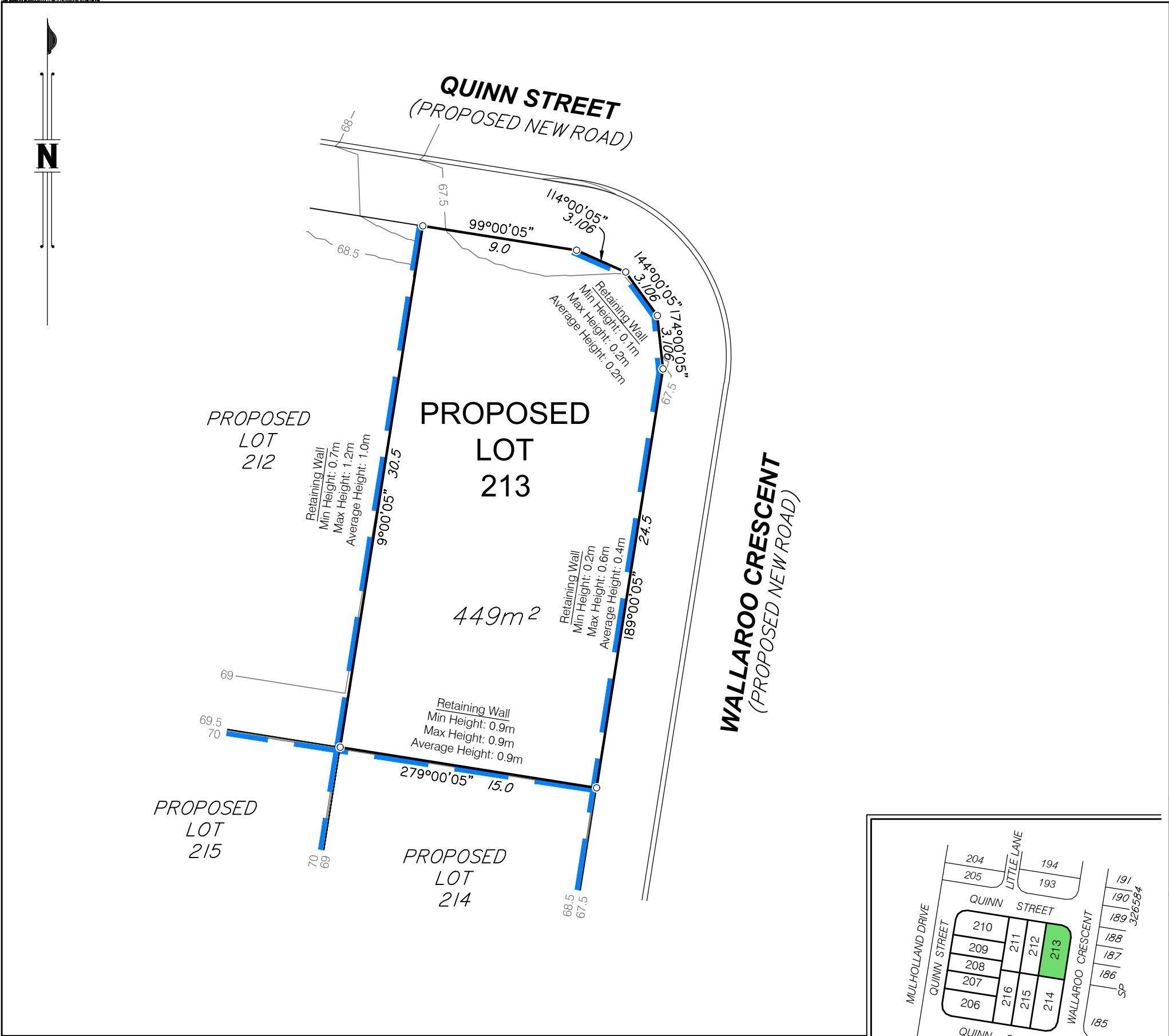
Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

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		

5 0 2 5 10m

SCALE 1:250 @ A3



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 213

This plan shows:
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 Montereia 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:

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:

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**

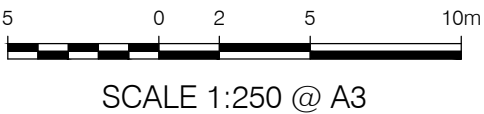
Client:
MONTEREA LAND HOLDINGS PTY LTD

LANDPARTNERS
surveyors and planners

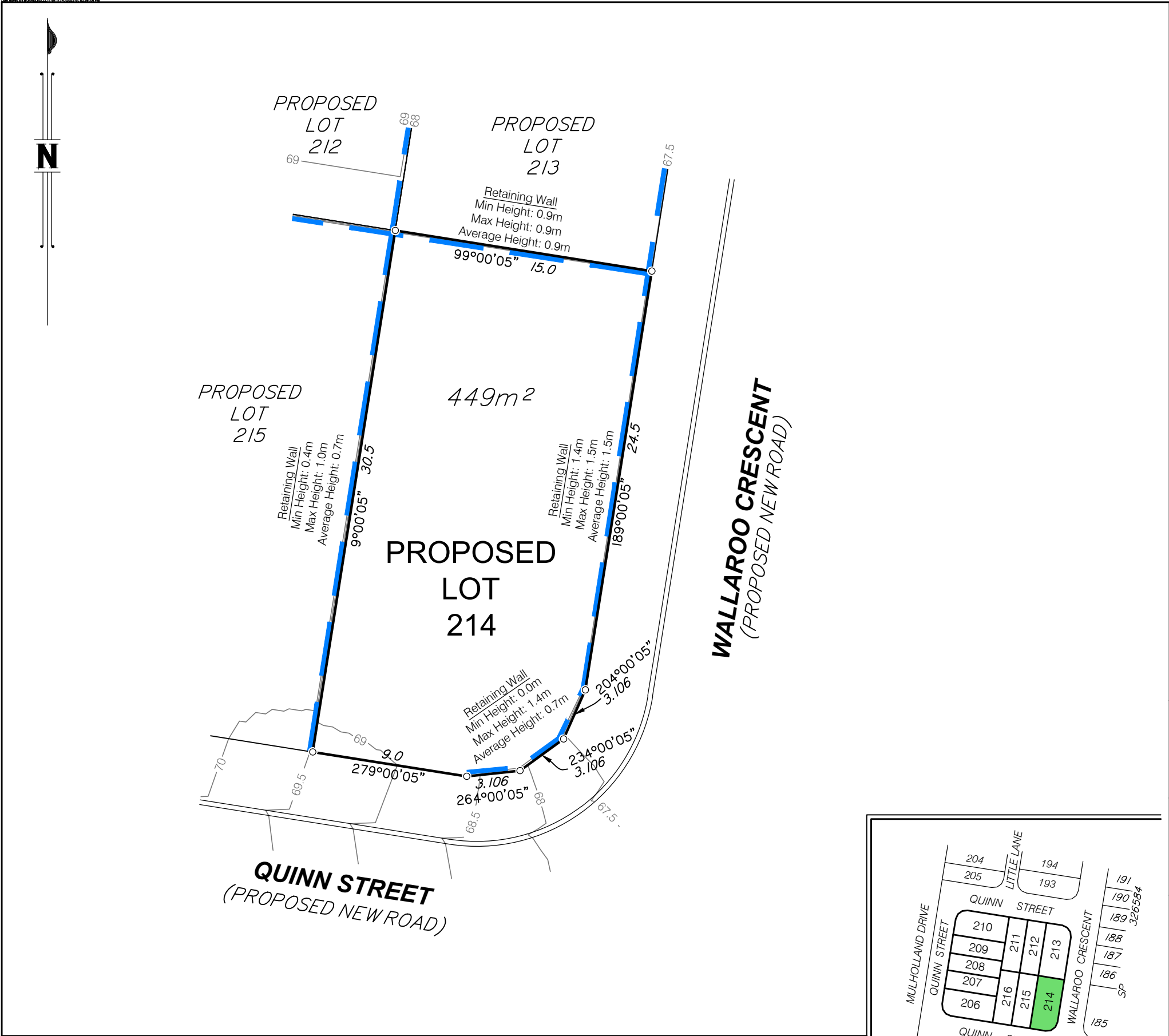
Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

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
BRSS6904-007-010-2



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:

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 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 Montereia 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:

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:

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

LANDPARTNERS
surveyors and planners

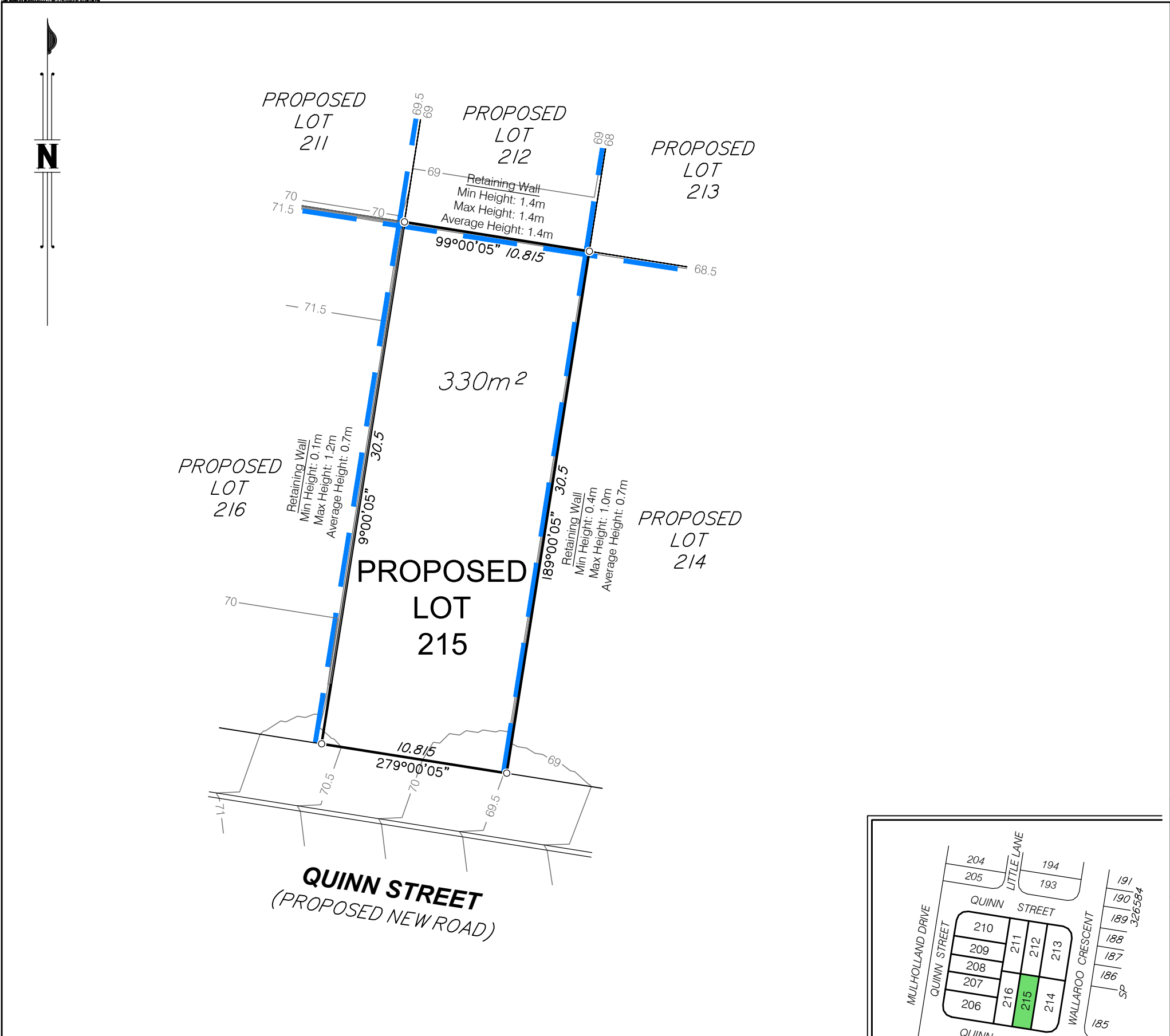
Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

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

SCALE 1:250 @ A3

UDN
BRSS6904-007-011-2



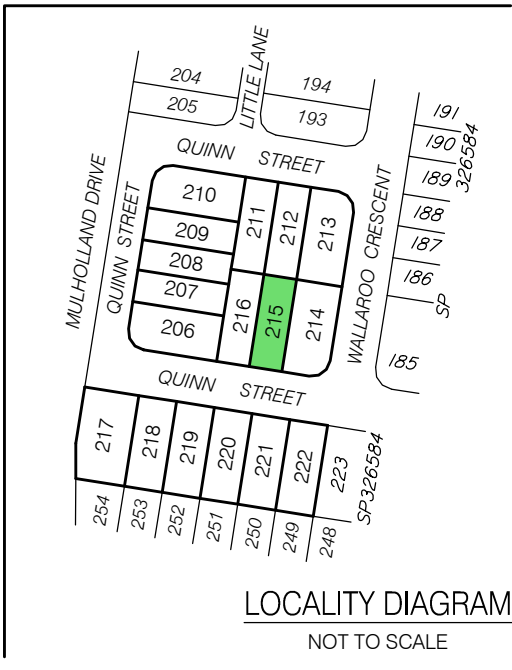
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,
Easements are shown as:

Kerb line shown as:

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 215

This plan shows:
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 Montereia 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:

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:

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

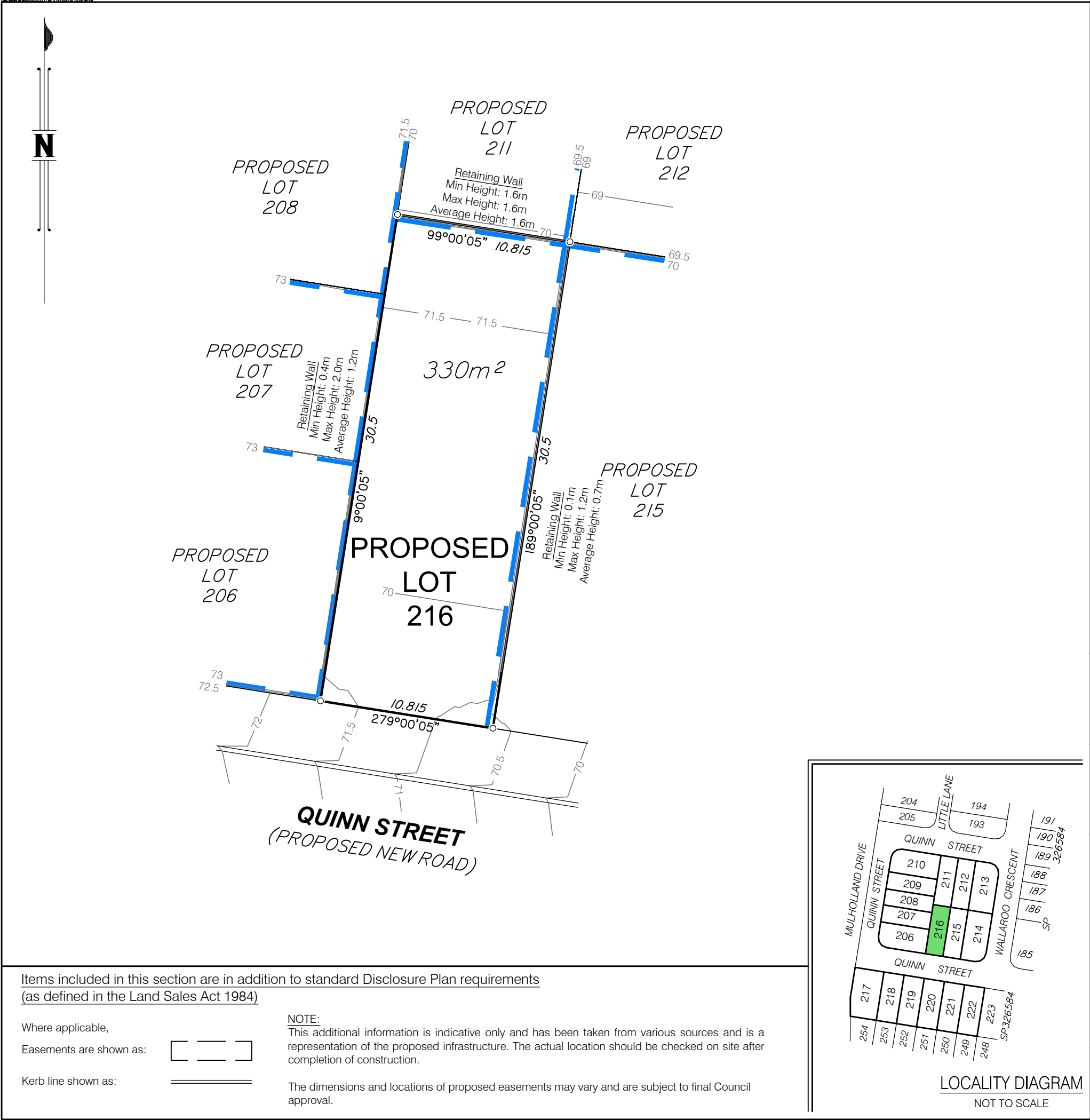
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:
**240 MONTEREA ROAD, RIPLEY
STAGE 7**

Client:
MONTEREA LAND HOLDINGS PTY LTD

 Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au   	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				
BRSS6904-007-012-2				

<



DISCLOSURE PLAN FOR PROPOSED LOT 216

This plan shows:
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 Montereia 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: - - - 0.1 - - -

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


LANDPARTNERS
surveyors and planners

Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

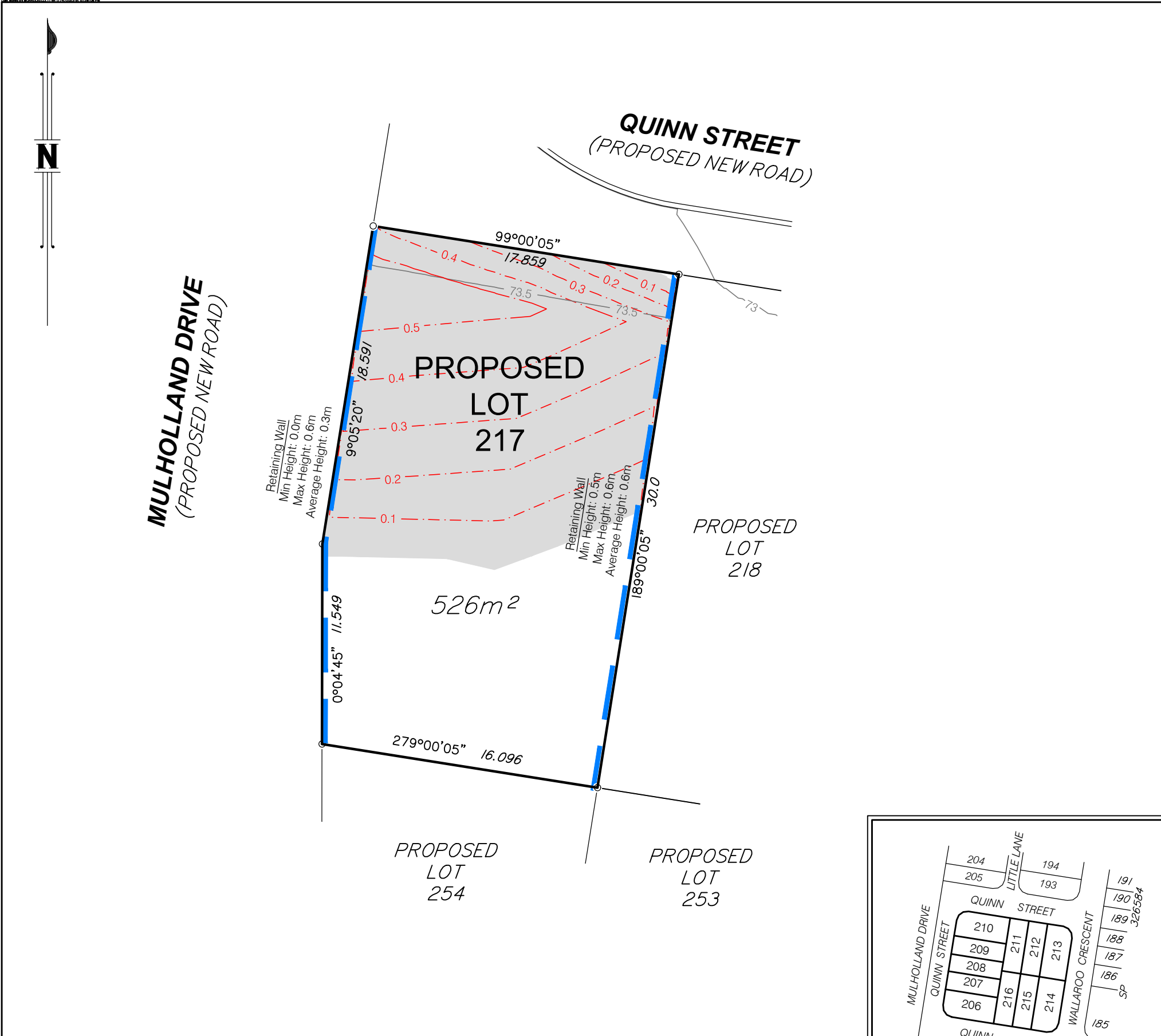


5 0 2 5 10m

SCALE 1:250 @ A3

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
BRSS6904-007-013-2



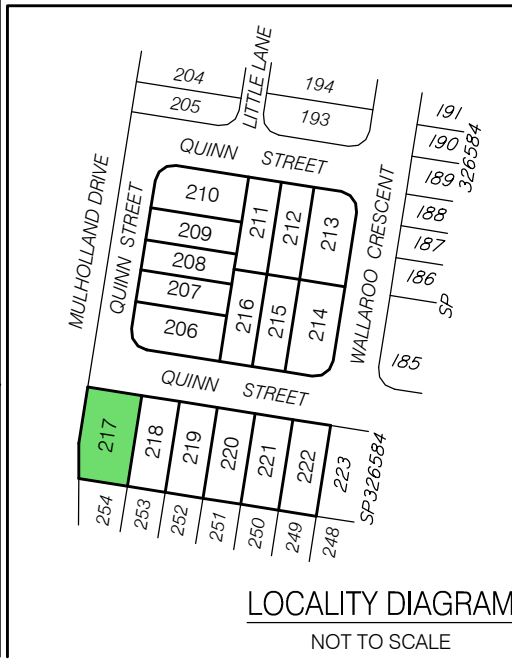
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,
Easements are shown as:

Kerb line shown as:

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 217

This plan shows:
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 Montereia 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:

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:

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:

Client:

240 MONTEREA ROAD, RIPLEY
STAGE 7

MONTEREA LAND HOLDINGS PTY LTD

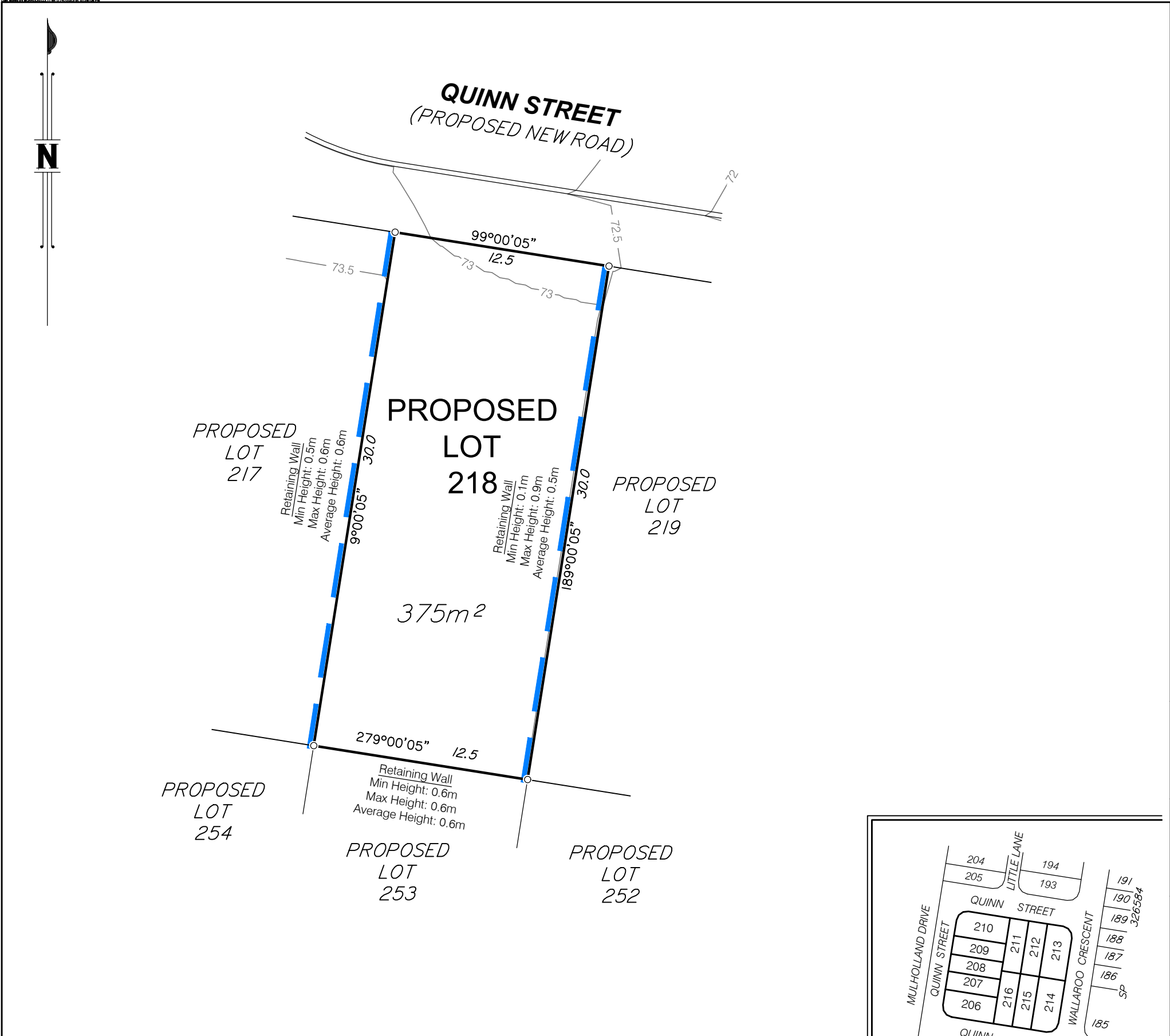
Brisbane Office

Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

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	BRSS6904-007-014-2		

SCALE 1:250 @ A3



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 218

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 Montereia 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:

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:

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

LANDPARTNERS
surveyors and planners

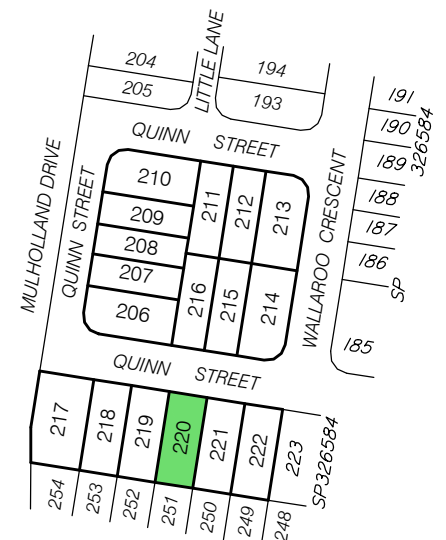
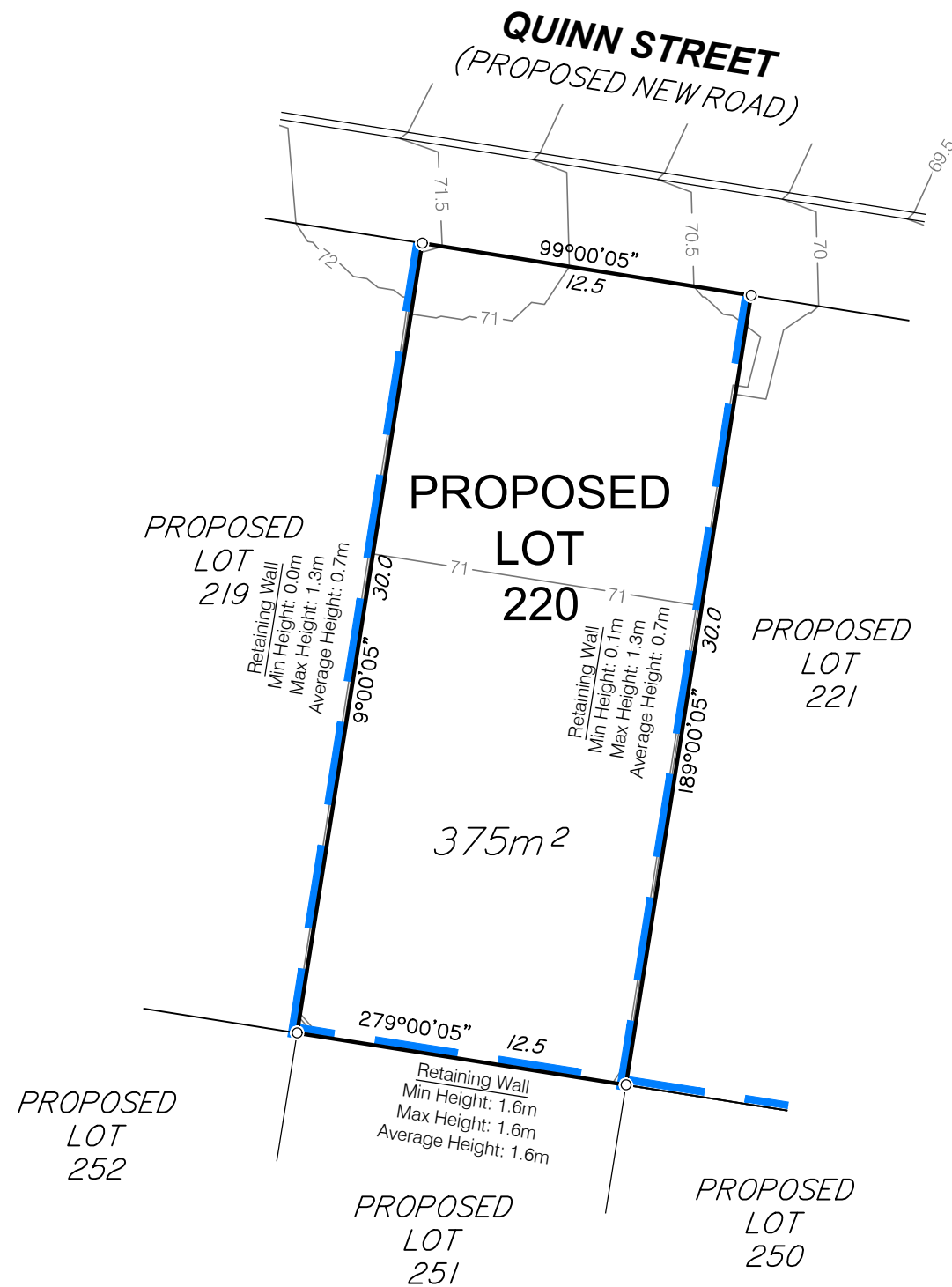
Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

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	BRSS6904-007-015-2		

SCALE 1:250 @ A3

DATE: 2023-03-23 14:28:29



LOCALITY DIAGRAM
NOT TO SCALE

DISCLOSURE PLAN FOR PROPOSED LOT 220

This plan shows:
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 Montereia 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:

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:

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.

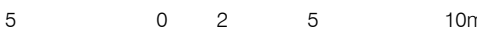
Project:
**240 MONTEREA ROAD, RIPLEY
STAGE 7**

Client:
MONTEREA LAND HOLDINGS PTY LTD

LANDPARTNERS
surveyors and planners

Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au



SCALE 1:250 @ A3

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
BRSS6904-007-017-2

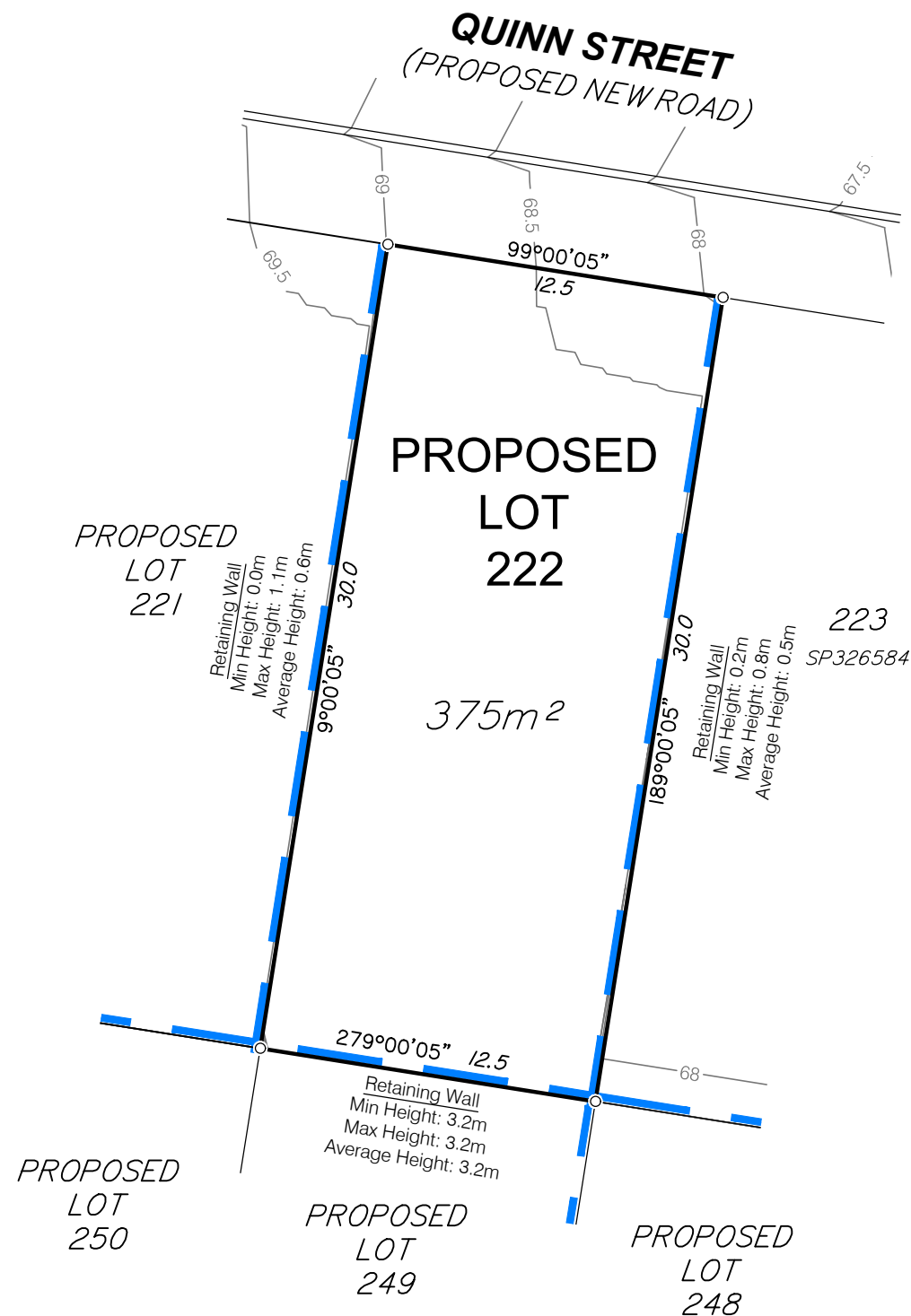
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,
Easements are shown as:
Kerb line shown as:

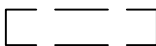
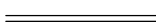
NOTE:
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

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

DATE: 2023-03-23 14:28:29



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.



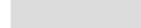
DISCLOSURE PLAN FOR PROPOSED LOT 222

This plan shows:
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 Montereia 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: 

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: 

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.

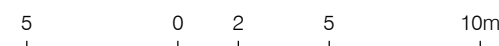
Project:

**240 MONTEREA ROAD, RIPLEY
STAGE 7**

Client:

MONTEREA LAND HOLDINGS PTY LTD


LANDPARTNERS
surveyors and planners
Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064
p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au



SCALE 1:250 @ A3

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