

## DISCLOSURE PLAN FOR PROPOSED LOT 156

This plan shows:  
Details of Proposed Lot 156 shown on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021 which was submitted as part of a PDA Amendment Application to a PDA Development Permit for Reconfiguring a Lot with a Plan of Development (Four (4) into 361 Lots, Two (2) balance lots plus park, drainage reserves and new roads) at 238, 240 & 7001 Montereia Road and 457 Ripley Road, Ripley on land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lots 165 & 345 on S3173. The PDA 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.

Design Surface Contours 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.

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 22 March 2023.

Project:  
**240 MONTEREA ROAD, RIPLEY  
STAGE 5B**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

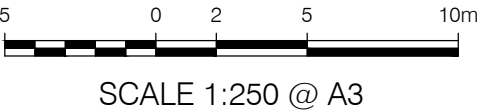
 <b>LANDPARTNERS</b> surveyors and planners  Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au    	LEVEL DATUM	AHD
	LEVEL ORIGIN	PM133103 RL47.056
	COMPUTER FILE	BRSS6904-005-54-2
	SCALE	1:250 @ A3
	DRAWN	MEA
DATE	24/03/2023	
	CHECKED	MJK
DATE	30/03/2023	
	APPROVED	RGA
DATE		
	UDN	BRSS6904-005-034-2

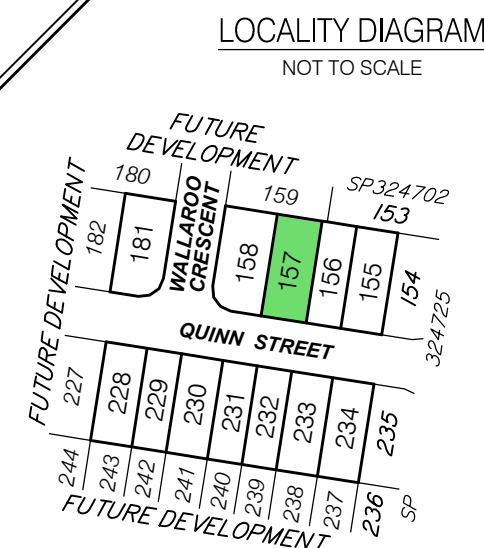
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

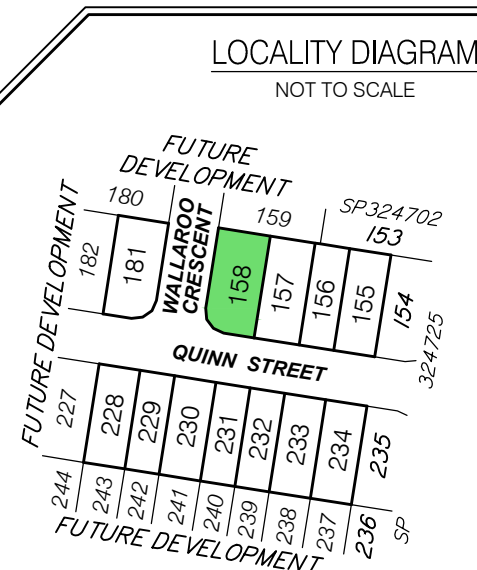
Where applicable, Kerb line shown as: ———

**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.

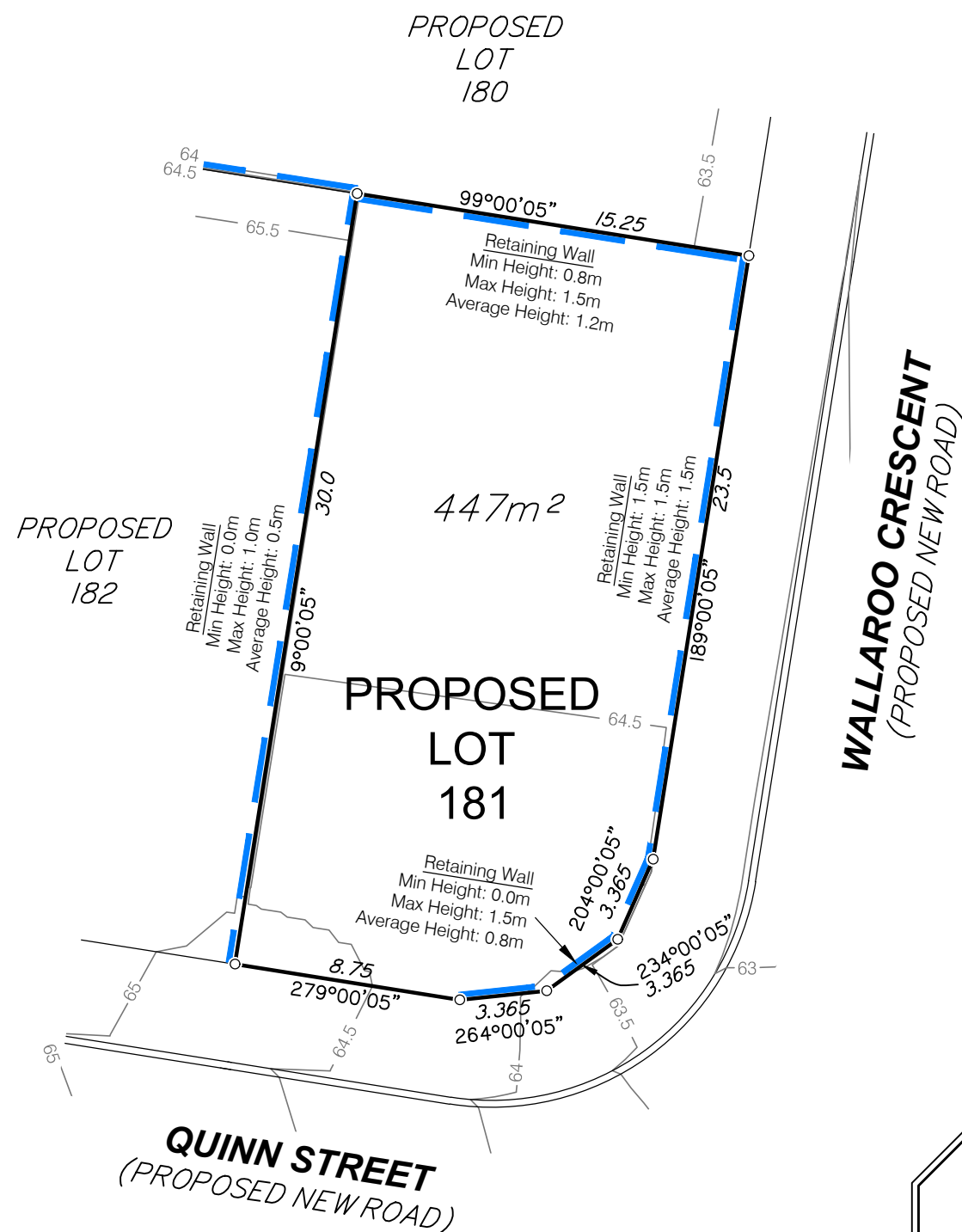
The dimensions and locations of proposed easements may vary and are subject to final Council approval.











This plan shows:  
Details of Proposed Lot 181 shown on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021 which was submitted as part of a PDA Amendment Application to a PDA Development Permit for Reconfiguring a Lot with a Plan of Development (Four (4) into 361 Lots, Two (2) balance lots plus park, drainage reserves and new roads) at 238, 240 & 7001 Montereau Road and 457 Ripley Road, Ripley on land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lots 165 & 345 on S3173.  
The PDA 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.

Design Surface Contours 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.

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 22 March 2023.

Project:

**240 MONTEREA ROAD, RIPLEY  
STAGE 5B**

Client:

**MONTEREA LAND HOLDINGS PTY LTD**



A scale bar with markings at 5, 0, 2, 5, and 10m.

SCALE 1:250 @ A3

LEVEL DATUM	AHD
LEVEL ORIGIN	PM133103 RL47.056
COMPUTER FILE	BRSS6904-005-54-2
SCALE	1:250 @ A3

DRAWN	MEA	DATE	24/03/2023
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CHECKED MJK      DATE 30/03/2023

APPROVED RGA DATE

UDN  
BRSS6904-005-037-2

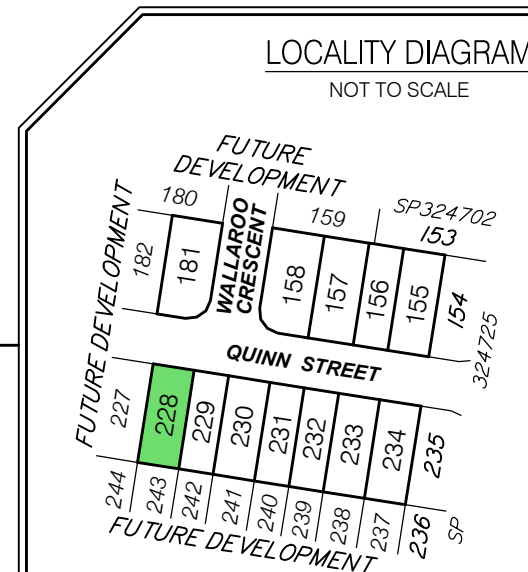
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

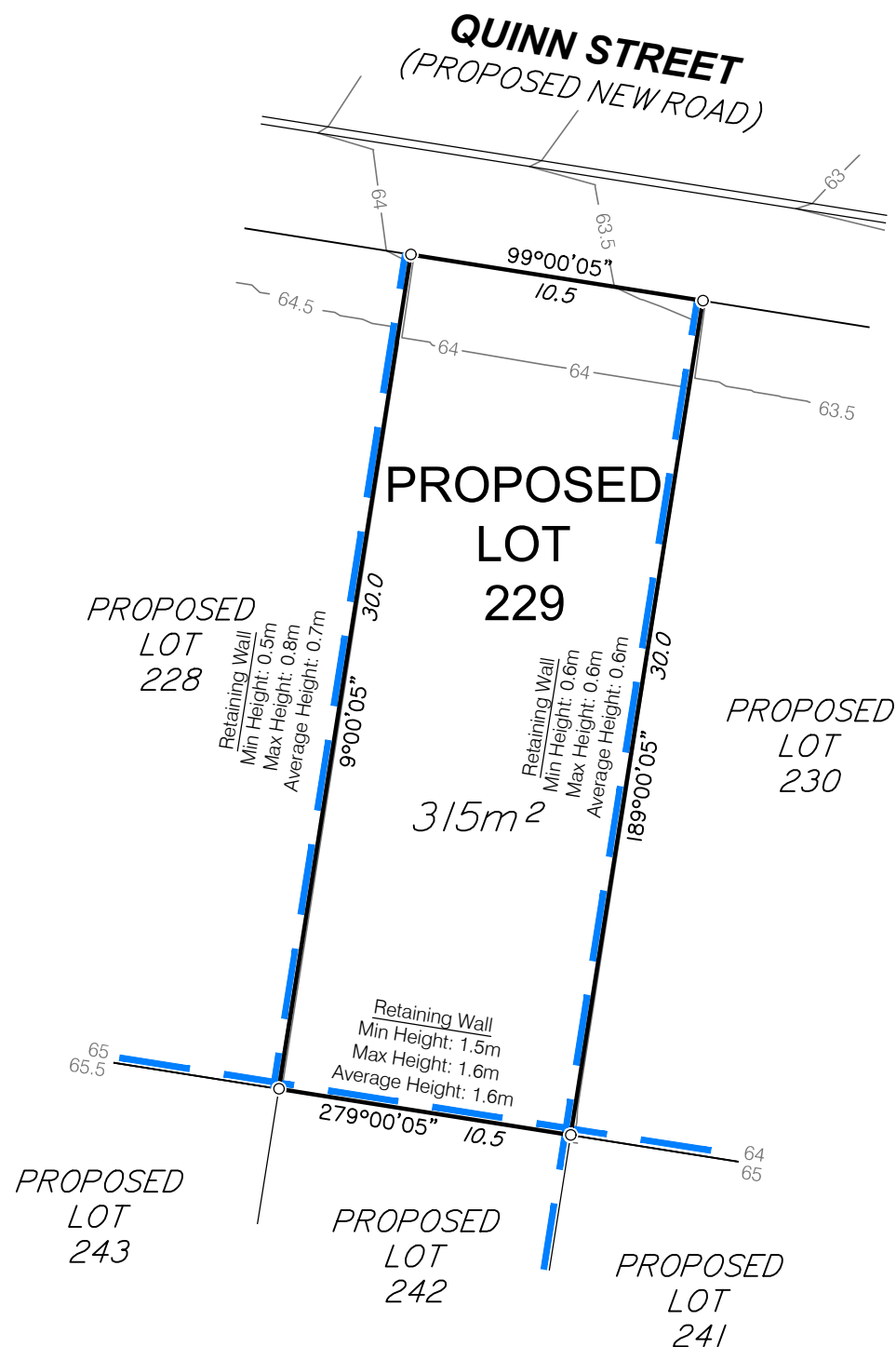
Where applicable, Kerb line shown as: =====

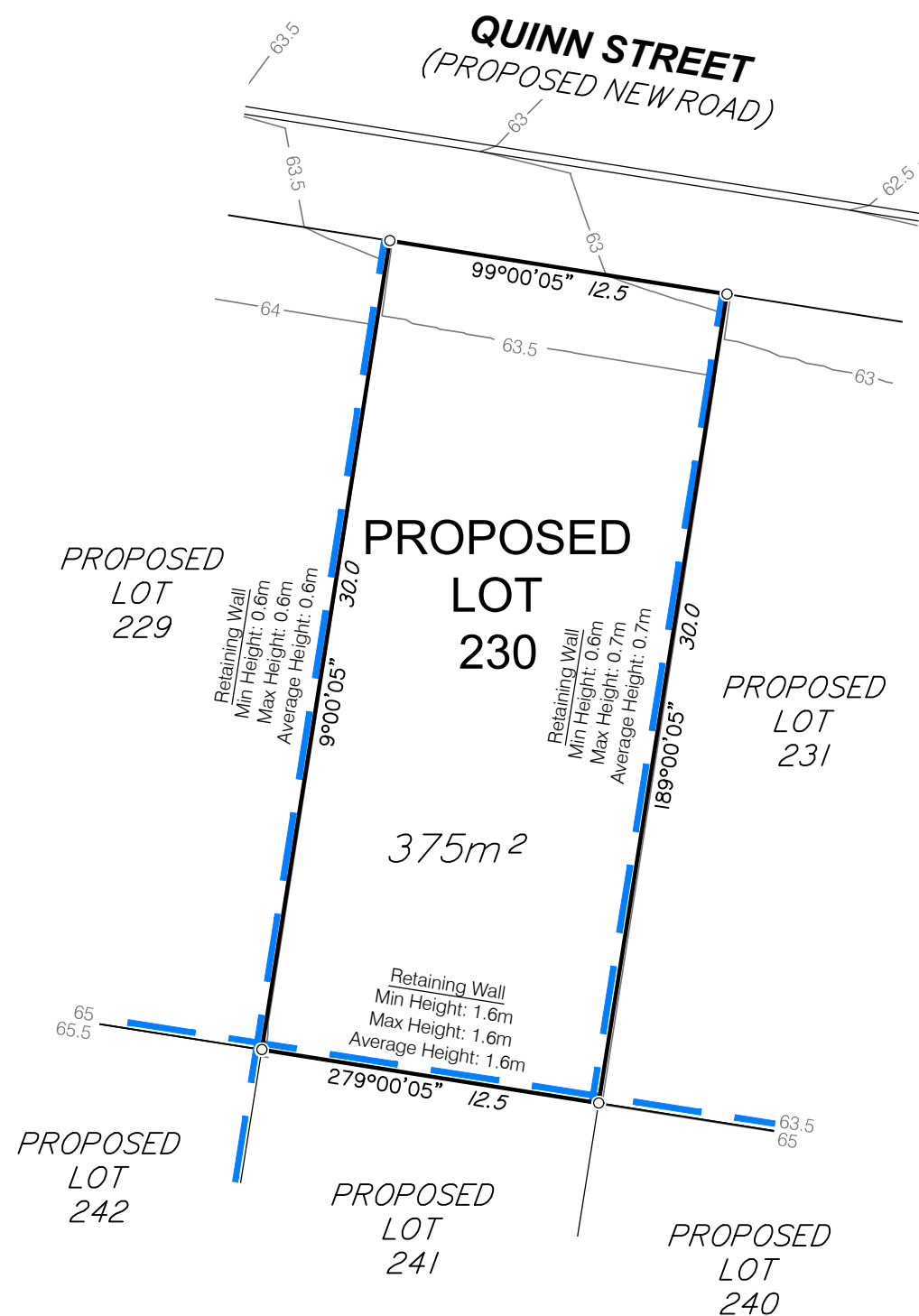
NOTE:

**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.

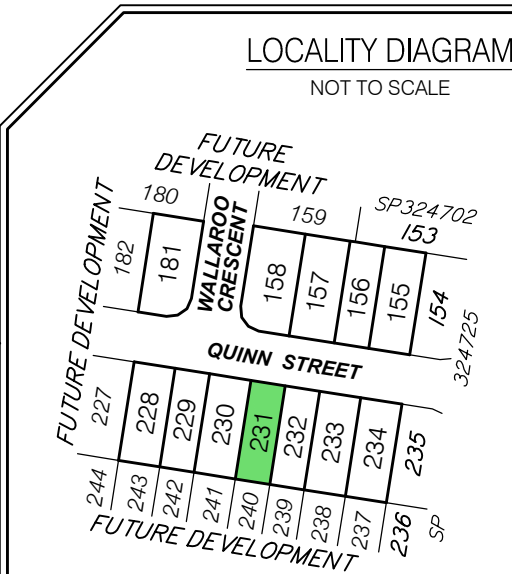
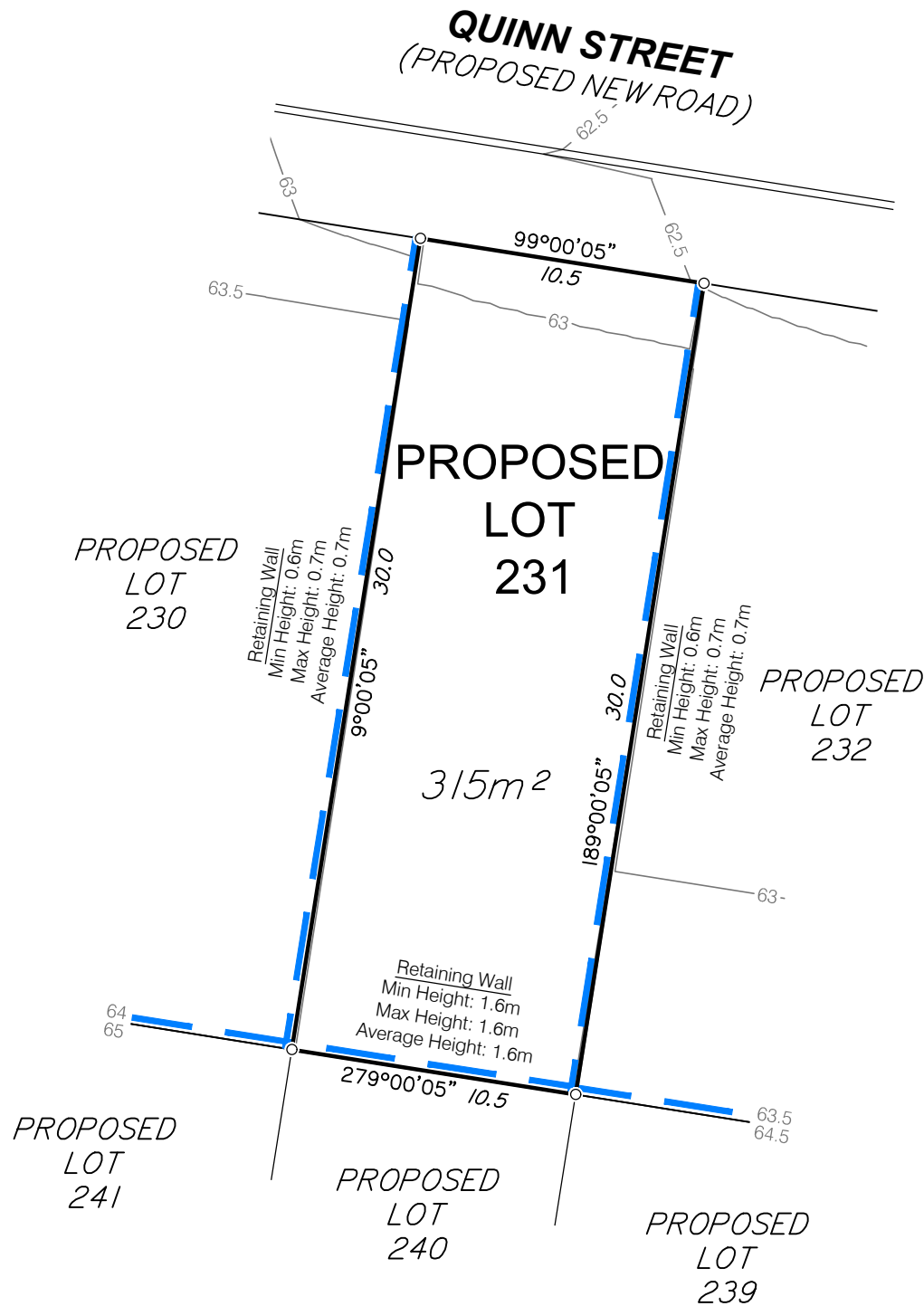
The dimensions and locations of proposed easements may vary and are subject to final Council approval.











DISCLOSURE PLAN FOR PROPOSED LOT 231

This plan shows:  
Details of Proposed Lot 231 shown on the Reconfiguration Plan BRSS6904-000-6-40 dated 17 September 2021 which was submitted as part of a PDA Amendment Application to a PDA Development Permit for Reconfiguring a Lot with a Plan of Development (Four (4) into 361 Lots, Two (2) balance lots plus park, drainage reserves and new roads) at 238, 240 & 7001 Montereia Road and 457 Ripley Road, Ripley on land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lots 165 & 345 on S3173. The PDA 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.

Design Surface Contours 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.

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 22 March 2023.

Project:

240 MONTEREA ROAD, RIPLEY  
STAGE 5B

Client:




MONTEREA LAND HOLDINGS PTY LTD




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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-005-54-2		
SCALE	1:250 @ A3		
DRAWN	MEA	DATE	24/03/2023
CHECKED	MJK	DATE	30/03/2023
APPROVED	RGA	DATE	
UDN	BRSS6904-005-041-2		



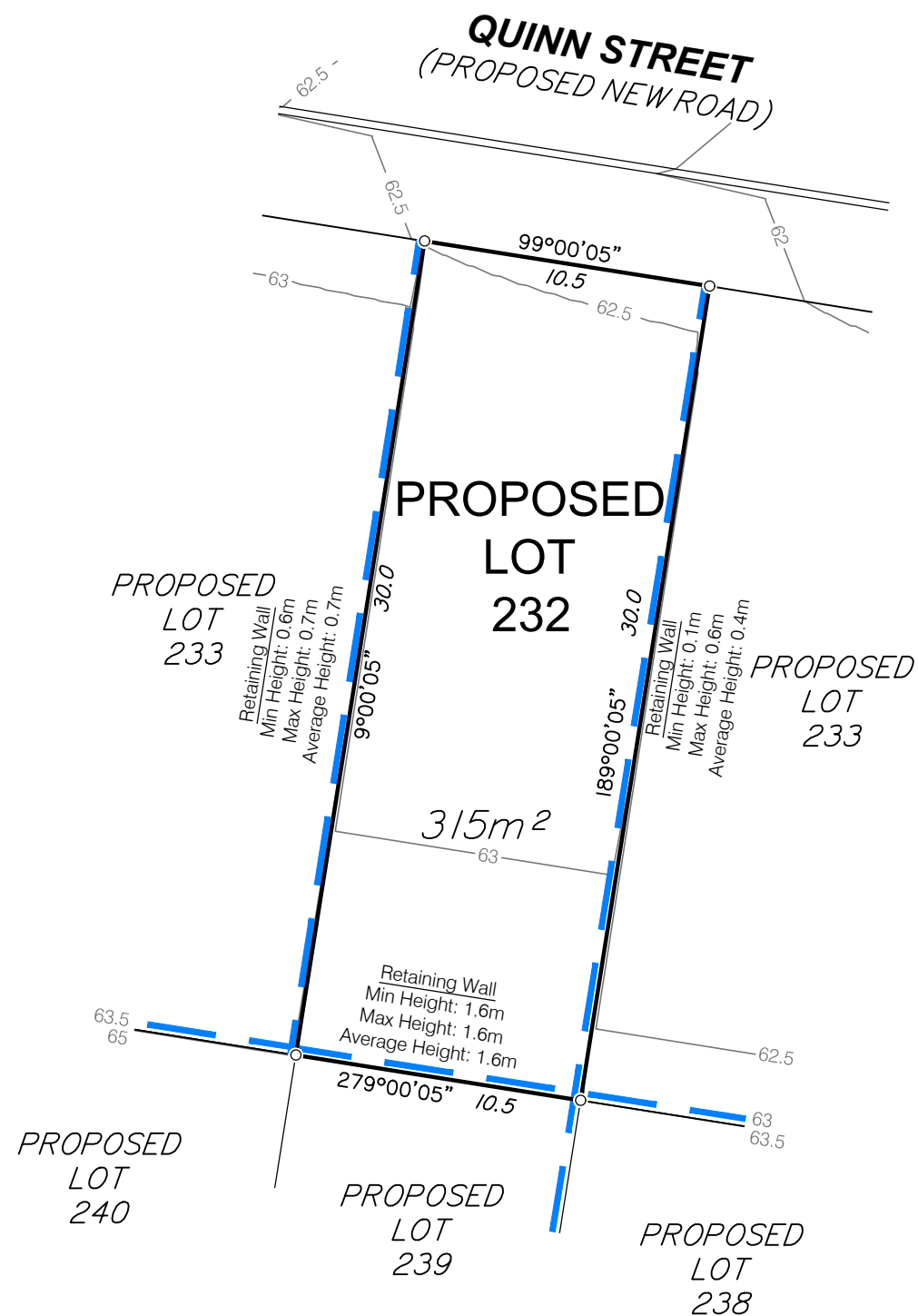
SCALE 1:250 @ A3

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

Where applicable, Kerb line shown as: ———

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The map shows the following lot numbers and street names:

- Wallaroo Crescent:** 180, 182, 181, 159, 158, 157, 156, 155, 154
- Quinn Street:** 227, 228, 229, 230, 231, 232 (highlighted), 233, 234, 235
- Future Development:** 244, 243, 242, 241, 240, 239, 238, 237, 236, 235
- Other Labels:** SP324702, 153, 324725, SP

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 22 March 2023.

**240 MONTEREA ROAD, RIPLEY  
STAGE 5B**

**MONTEREA LAND HOLDINGS PTY LTD**



SCALE 1:250 @ A3

UDN  
BRSS6904-005-042-2

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

