153 SP324702 99°00'05" Retaining Wall Min Height: 1.4m Max Height: 1.4m Average Height: 1.4m 388m² **PROPOSED** LOT 156 154 SP324725 **PROPOSED** LOT 155 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, 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.

DISCLOSURE PLAN FOR PROPOSED LOT 155

Details of Proposed Lot 155 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 Monterea 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.

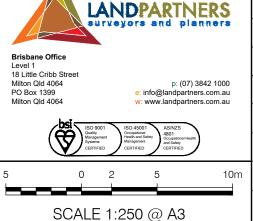
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

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**

### MONTEREA LAND HOLDINGS PTY LTD



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

APPROVED RGA

BRSS6904-005-033-2

QUINN STREET

SP324702 *153* 

LOCALITY DIAGRAM NOT TO SCALE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

180

# **PROPOSED** LOT 159 153 Retaining Wall Min Height: 1.0m SP324702 Max Height: 1.0m Average Height: 1.0m Retaining Wall Min Height: 1.5m Max Height: 1.5m Average Height: 1.5m 99°00'05" 10.5 326m² PROPOSED LOT 157 155 **PROPOSED** LOT 156 62.5 -10.5 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, 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.

## DISCLOSURE PLAN FOR PROPOSED LOT 156

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 Monterea 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**

### MONTEREA LAND HOLDINGS PTY LTD



LOCALITY DIAGRAM

FUTURE DEVELOPMENT

QUINN STREET

FUTURE DEVELOPMENT

180

LANDPARTNERS surveyors and planners	L
Brisbane Office Level 1 18 Little Cribb Street	9,
Milton Qld 4064 p: (07) 3842 1000 PO Box 1399 e: info@landpartners.com.au Milton Qld 4064 w: www.landpartners.com.au	С
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LEVEL DATUM AHD EVEL ORIGIN PM133103 RL47.056 COMPUTER FILE BRSS6904-005-54-2 SCALE 1:250 @ A3 DATE 24/03/2023 DRAWN MEA CHECKED MJK DATE 30/03/2023 APPROVED RGA

BRSS6904-005-034-2

# PROPOSED LOT 159 Min Height: 0.6m 153 Max Height: 0.6m Average Height: 0.6m SP324702 425m<sup>2</sup> PROPOSED LOT 158 PROPOSED LOT 156 **PROPOSED** LOT 157 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, 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.

## DISCLOSURE PLAN FOR PROPOSED LOT 157

Details of Proposed Lot 157 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 Monterea 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).

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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

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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**

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

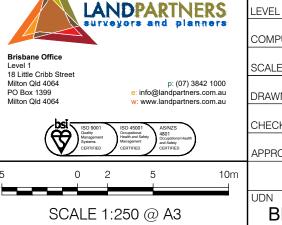
FUTURE DEVELOPMENT

QUINN STREET

FUTURE DEVELOPMENT

180

### MONTEREA LAND HOLDINGS PTY LTD



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

APPROVED RGA

BRSS6904-005-035-2

# **PROPOSED** LOT Retaining Wall Min Height: 0.6m 159 Max Height: 0.6m Average Height: 0.6m WALLAROO CRESCENT (PROPOSED NEWROAD) 479m<sup>2</sup> PROPOSED LOTPROPOSED PROPOSED 157 LOT 158 324°00'05" 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, 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.

# DISCLOSURE PLAN FOR PROPOSED LOT 158

Details of Proposed Lot 158 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 Monterea 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).

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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**

LOCALITY DIAGRAM NOT TO SCALE

> SP324702 153

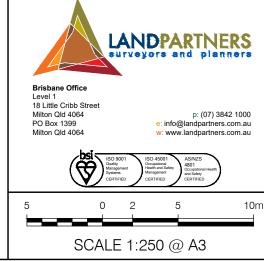
FUTURE DEVELOPMENT

QUINN STREET

FUTURE DEVELOPMENT

180

### MONTEREA LAND HOLDINGS PTY LTD



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

BRSS6904-005-036-2

# **PROPOSED** LOT 180 65.5 -Retaining Wall Min Height: 0.8m Max Height: 1.5m Average Height: 1.2m WALLAROO CRESCENT (PROPOSED NEWROAD) **PROPOSED** LOT 182 **PROPOSED** LOT 181 Retaining Wall Min Height: 0.0m Max Height: 1.5m Average Height: 0.8m 3.365 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, 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.

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### DISCLOSURE PLAN FOR PROPOSED LOT 181

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 Monterea 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).

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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.

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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**

LOCALITY DIAGRAM NOT TO SCALE

> SP324702 153

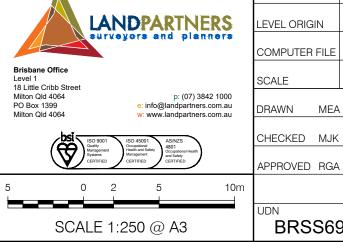
FUTURE DEVELOPMENT

QUINN STREET

FUTURE DEVELOPMENT

180

### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD PM133103 RL47.056 COMPUTER FILE BRSS6904-005-54-2 1:250 @ A3 DATE 24/03/2023 DATE 30/03/2023

BRSS6904-005-037-2

# QUINN STREET (PROPOSED NEW ROAD) **PROPOSED PROPOSED** LOT227 PROPOSED LOT 229 375m<sup>2</sup> Retaining Wall Min Height: 1.5m Max Height: 2.0m Average Height: 1.8m 279°00'05" 12.5 **PROPOSED** LOT PROPOSED 244 LOTPROPOSED 243 LOT242 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:

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 228

Details of Proposed Lot 228 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 Monterea 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).

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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**

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

FUTURE

DEVELOPMENT

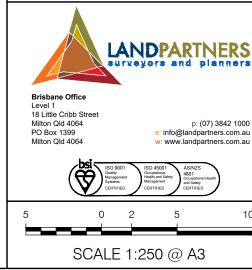
FUTURE DEVELOPMENT

QUINN STREET

180

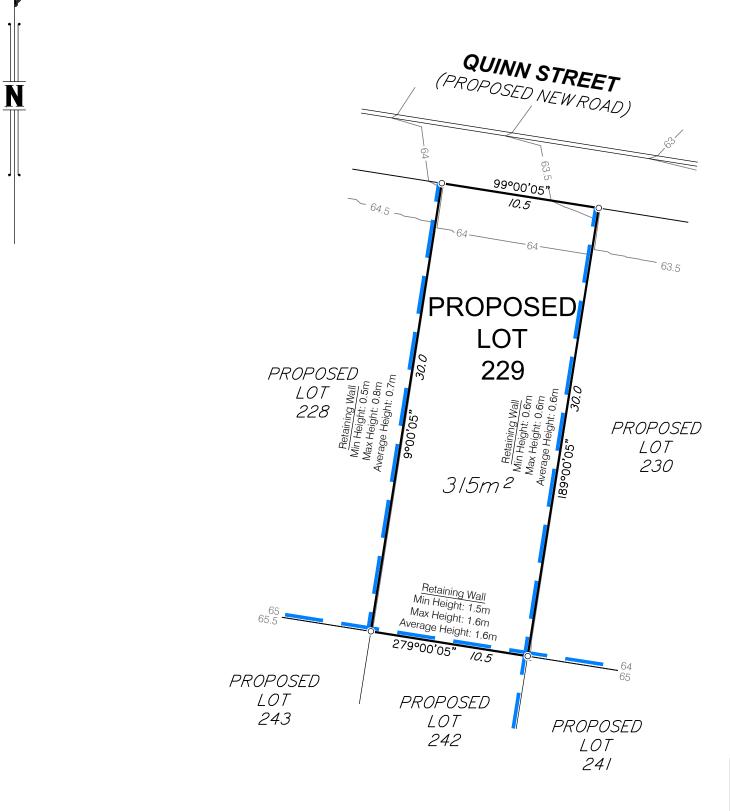
### MONTEREA LAND HOLDINGS PTY LTD

10m



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

BRSS6904-005-038-2



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:

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## DISCLOSURE PLAN FOR PROPOSED LOT 229

Details of Proposed Lot 229 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 Monterea 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).

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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**

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

FUTURE DEVELOPMENT

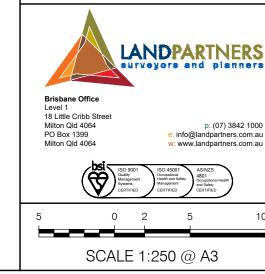
QUINN STREET

FUTURE DEVELOPMENT

180

### MONTEREA LAND HOLDINGS PTY LTD

p: (07) 3842 1000



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	CHECKED	MJK	DATE	30/03/2023
	APPROVED	RGA	DATE	
10m				

BRSS6904-005-039-2

# QUINN STREET (PROPOSED NEW ROAD) **PROPOSED** PROPOSED LOT LOT230 mg/mg/ll in in individual in incomparing the individual in incomparing the individual in individual individual in individual in individual in individual in individual individual in individual in individual individual in individual ind 229 PROPOSED LOT 231 375m<sup>2</sup> Retaining Wall Min Height: 1.6m Max Height: 1.6m Average Height: 1.6m 279°00'05" **PROPOSED** LOT **PROPOSED** 242 LOT **PROPOSED** 241 LOT 240 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:

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 230

Details of Proposed Lot 230 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 Monterea 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).

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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.

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Project:

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

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

FUTURE

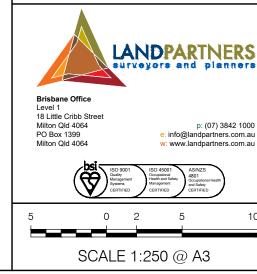
DEVELOPMENT

FUTURE DEVELOPMENT

QUINN STREET

180

### MONTEREA LAND HOLDINGS PTY LTD



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

10m

BRSS6904-005-040-2

# 99°00'05" PROPOSED LOT PROPOSED 231 LOT 230 PROPOSED LOT 232 $315m^{2}$ Retaining Wall Min Height: 1.6m Max Height: 1.6m Average Height: 1.6m 279°00'05" **PROPOSED** LOT **PROPOSED** 241 LOT PROPOSED 240 LOT239 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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### DISCLOSURE PLAN FOR PROPOSED LOT 231

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 Monterea 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).

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shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

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Project:

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

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

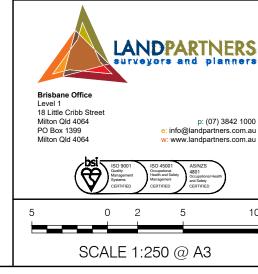
FUTURE DEVELOPMENT

QUINN STREET

FUTURE DEVELOPMENT

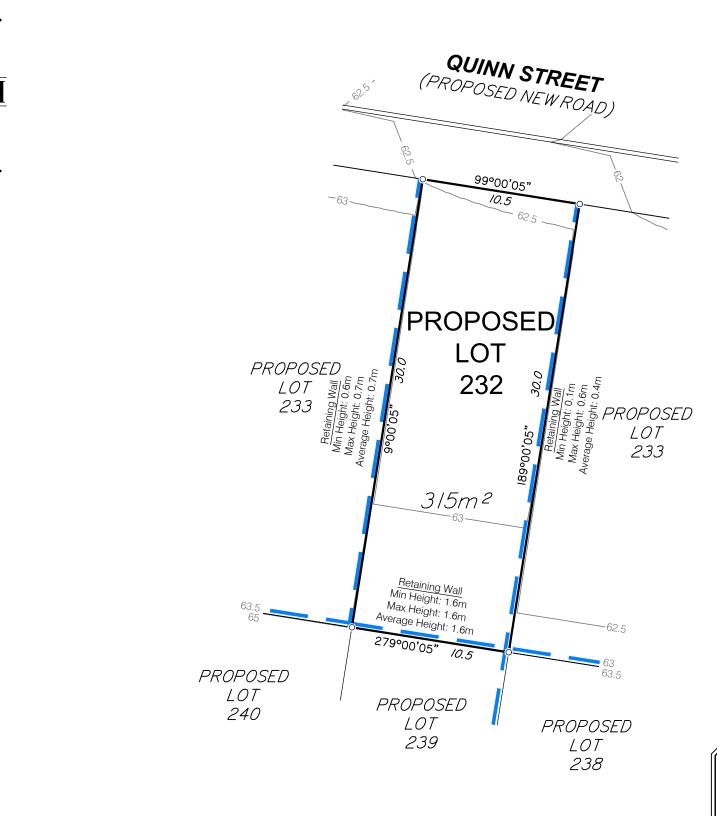
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### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-005-54-2 SCALE 1:250 @ A3 DATE 24/03/2023 DRAWN MEA CHECKED MJK DATE 30/03/2023 APPROVED RGA 10m

BRSS6904-005-041-2



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

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## DISCLOSURE PLAN FOR PROPOSED LOT 232

Details of Proposed Lot 232 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 Monterea 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).

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shown as: ——48.5——

Retaining Walls are shown as:

Area of Fill shown as:

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Project:

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

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

FUTURE

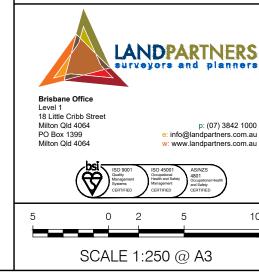
DEVELOPMENT

FUTURE DEVELOPMENT

QUINN STREET

180

### MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATU	М	AHD	
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	SCALE		1:250 @ A3	
000 n.au n.au	DRAWN	MEA	DATE 24/03/2023	
	CHECKED	MJK	DATE 30/03/2023	
	APPROVED	RGA	A DATE	
10m				

BRSS6904-005-042-2

# **PROPOSED** LOT PROPOSED 233 LOT **PROPOSED** LOT 234 375m<sup>2</sup> Retaining Wall Min Height: 1.4m 62.5 Max Height: 1.6m Average Height: 1.5m 279°00'05" PROPOSED LOT **PROPOSED** 239 LOT *PROPOSED* 238 LOT 237

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:

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 233

Details of Proposed Lot 233 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 Monterea 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**

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

FUTURE

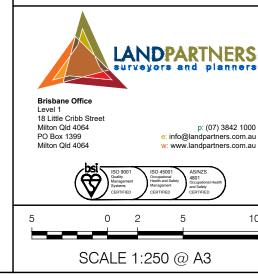
DEVELOPMENT

FUTURE DEVELOPMENT

QUINN STREET

180

### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD	
		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	
	LEVEL ORIG  COMPUTER  SCALE  DRAWN  CHECKED	LEVEL ORIGIN  COMPUTER FILE  SCALE	

BRSS6904-005-043-2

# QUINN STREET **PROPOSED** LOT PROPOSED LOT234 233 235 SP324725 375m<sup>2</sup> · 62.5 \_ Retaining Wall Min Height: 0.8m Max Height: 1.4m Average Height: 1.1m 279°00'05" PROPOSED LOT PROPOSED 238 LOT 236 237 SP324725

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:

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 234

Details of Proposed Lot 234 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 Monterea 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**

LOCALITY DIAGRAM

NOT TO SCALE

SP324702 153

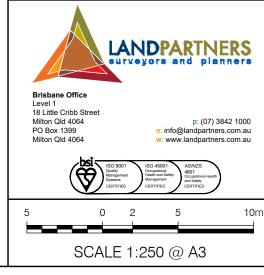
FUTURE DEVELOPMENT

QUINN STREET

FUTURE DEVELOPMENT

180

### MONTEREA LAND HOLDINGS PTY LTD



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

BRSS6904-005-044-2