# WALLAROO CRESCENT (PROPOSED NEWROAD) PROPOSED LOT 160 152 99°00'05" SP324702 9°00′05″ /0.5 **PROPOSED** LOT 326m² 159 279°00'05" SP324702 31.0 Min Height: 0.6m Max Height: 0.1m Average Height: 0.8m 158 SP326556 157 SP326556 156 SP326556

## MONTEREA ROAD 197 196 195 194 193 145 8 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 159

Details of Proposed Lot 159 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.

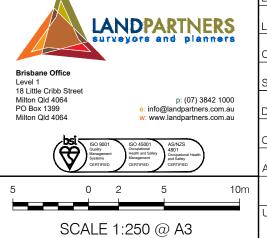
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-004-3

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:

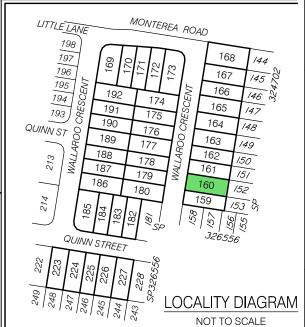
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

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

Council approval.

# WALLAROO CRESCENT (PROPOSED NEW ROAD) **PROPOSED** LOT 161 151 SP324702 **PROPOSED** LOT 388m² 160 SP324702 279°00'05 **PROPOSED** LOT 153 159 SP324702 MONTEREA ROAD

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



DISCLOSURE PLAN FOR PROPOSED LOT 160

This plan show

Details of Proposed Lot 160 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.

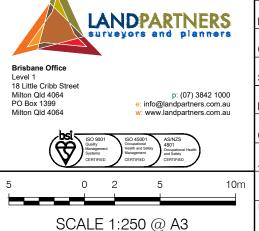
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY STAGE 6

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATUM		AHD		
	LEVEL ORIGIN  COMPUTER FILE		PM133103 RL47.056		
			BRSS6904-006-3-3		
	SCALE		1:250 @ A3		
	DRAWN	MEA	A DATE 27/03/2023		
	CHECKED	MJK	DATE 20/04/2023		
	APPROVED	RGA	A DATE 20/04/2023		
m					

UDN BRSS6904-006-005-2

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

after completion of construction.

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:

# WALLAROO CRESCENT (PROPOSED NEW ROAD) PROPOSED LOT 162 150 99°00'05" SP324702 31.0 **PROPOSED** LOT 326m² 161 SP324702 PROPOSED LOT 160 152 SP324702

# MONTEREA ROAD 197 196 195 194 193 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 161

Details of Proposed Lot 161 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.

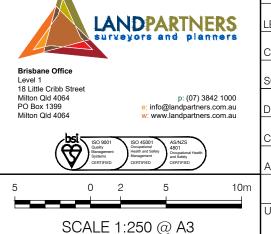
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-006-3

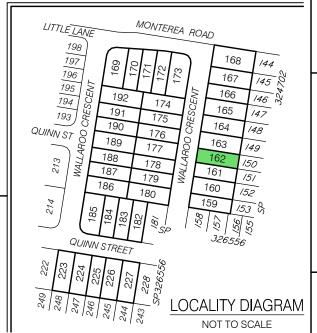
(as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site Easements are shown as: after completion of construction.

> 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

Kerb line shown as:

# WALLAROO CRESCENT (PROPOSED NEW ROAD) PROPOSED LOT 163 149 SP324702 99°00'05" **PROPOSED** LOT 326m2 162 279°00'05" SP324702 31.0 PROPOSED *LIOT* 161 SP324702



#### DISCLOSURE PLAN FOR PROPOSED LOT 162

Details of Proposed Lot 162 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.

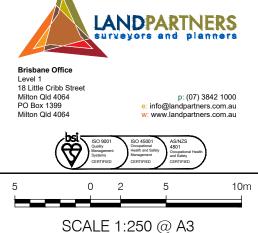
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-006-3-3		
SCALE		1:250 @ A3		
DRAWN	MEA	DATE	27/03/2023	
CHECKED	MJK	DATE	20/04/2023	
APPROVED	RGA	DATE	20/04/2023	

BRSS6904-006-007-3

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:

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# **PROPOSED** WALLAROO CRESCENT (PROPOSED NEWROAD) LOT 164 148 99°00'05" SP324702 **PROPOSED** LOT 388m² 163 **PROPOSED** LOT 162 SP324702 MONTEREA ROAD

# 

#### DISCLOSURE PLAN FOR PROPOSED LOT 163

This plan show

Details of Proposed Lot 163 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:

Retaining Walls are shown as:

Depth of fill range in this lot is less than 0.1m.

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.

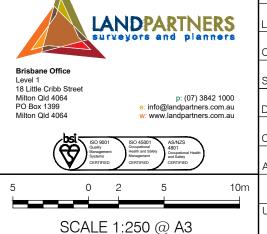
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY STAGE 6

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-006-3-3

 SCALE
 1:250 @ A3

 DRAWN
 MEA
 DATE
 27/03/2023

 CHECKED
 MJK
 DATE
 20/04/2023

 APPROVED
 RGA
 DATE
 20/04/2023

BRSS6904-006-008-2

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

NOTE:

Where applicable,

Easements are shown as:

Kerb line shown as:

This

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

# **PROPOSED** WALLAROO CRESCENT (PROPOSED NEW ROAD) LOT165 147 99°00'05" SP324702 **PROPOSED** LOT 388m² 164 SP324702 **PROPOSED** LOT 149 163 SP324702

# 

#### DISCLOSURE PLAN FOR PROPOSED LOT 164

This plan show

Details of Proposed Lot 164 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:

Fill ranges in depth from 0.0m to 0.5m.

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.

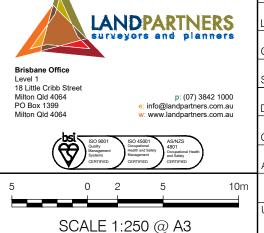
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY STAGE 6

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-006-3-3

 SCALE
 1:250 @ A3

 DRAWN
 MEA
 DATE
 27/03/2023

 CHECKED
 MJK
 DATE
 20/04/2023

 APPROVED
 RGA
 DATE
 20/04/2023

BRSS6904-006-009-3

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

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

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

after completion of construction.

(as defined in the Land Sales Act 1984)

Where applicable,

Kerb line shown as:

Easements are shown as:

# **PROPOSED** WALLAROO CRESCENT (PROPOSED NEWROAD) LOT166 146 99°00'05" SP324702 **PROPOSED** LOT 165 PROPOSED LOT164 148 SP324702

# MONTEREA ROAD 197 196 195 194 193 QUINN ST 163 149 160 152 **LOCALITY DIAGRAM** NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 165

Details of Proposed Lot 165 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:

Fill ranges in depth from 0.0m to 0.9m.

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.

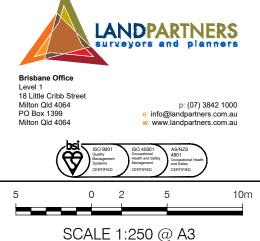
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATUM		AHD	
	LEVEL ORIG	LEVEL ORIGIN		_47.056
	COMPUTER FILE		BRSS6904-006-3-3	
			1:250 @ A3	
	DRAWN	MEA	DATE	27/03/2023
	CHECKED	MJK	DATE	20/04/2023
	APPROVED	RGA	DATE	20/04/2023
				•

BRSS6904-006-010-2

(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 Easements are shown as: 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

Kerb line shown as:

# WALLAROO CRESCENT (PROPOSED NEW ROAD) **PROPOSED** LOT 167 145 99°00'05' SP324702 PROPOSED 166 SP324702 PROPOSED LOT 165 SP324702

# MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

DISCLOSURE PLAN FOR PROPOSED LOT 166

Details of Proposed Lot 166 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:

Fill ranges in depth from 0.0m to 1.3m.

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.

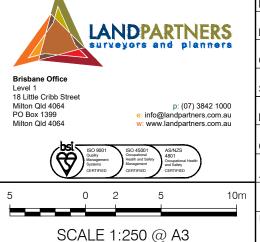
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-011-2

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

(as defined in the Land Sales Act 1984)

Easements are shown as:

Kerb line shown as:

Where applicable,

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

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# PROPOSED WALLAROO CRESCENT (PROPOSED NEWROAD) LOT 168 144 SP324702 Retaining Wall . Max\Height: 0.4m PROPOSED LOT 166 SP324702

# MONTEREA ROAD 197 196 195 194 193 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 167

Details of Proposed Lot 167 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:

Fill ranges in depth from 0.0m to 1.7m.

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.

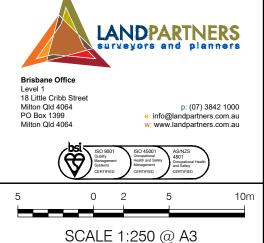
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-012-3

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:

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.

Kerb line shown as:

# MONTEREA ROAD 5.572 Min Height: 0.4m Max Height: 1.3m Average Height: 0.9m PROPOSED WALLAROO CRESCENT (PROPOSED NEWROAD) SP324702 Retaining Wall Min Height: 0.2m Max Height: 0.4m Average Height: 0.3m PROPOSED LOT 167

# MONTEREA ROAD 197 196 195 194 193 145 2 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 168

Details of Proposed Lot 168 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 2.0m.

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.

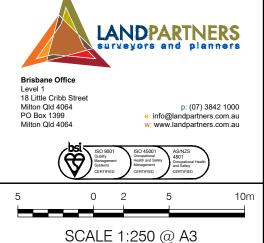
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 MEA DRAWN CHECKED MJK DATE 20/04/2023 DATE 20/04/2023 APPROVED RGA

BRSS6904-006-013-2

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

Where applicable,

Kerb line shown as:

Easements are 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.

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# WALLAROO CRESCENT (PROPOSED NEW ROAD) WALLAROO CRESCENT (PROPOSED NEWROAD) PROPOSED LQT **PROPOSED** LOT 170 443m2 Min Height: 1.3m Max Height: 1.5m Average Height: 1.4m **PROPOSED** LOT 192 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 Easements are shown as: after completion of construction.

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

Council approval.

Kerb line shown as:

#### DISCLOSURE PLAN FOR PROPOSED LOT 169

Details of Proposed Lot 169 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 6**

Client:

MONTEREA ROAD

174

168

165

163

160

145 R

146 8

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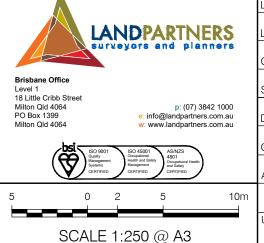
152

LOCALITY DIAGRAM

NOT TO SCALE

QUINN ST

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-014-2

# WALLAROO CRESCENT (PROPOSED NEW ROAD) 94°05'55" 10.539 **PROPOSED PROPOSED** LOT **PROPOSED** 169 LOT171 Min Height: 1.2m Max Height: 1.5m Average Height: 1.4m 279°00'05' PROPOSED LOT 192

# 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 170

This plan show

Details of Proposed Lot 170 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.

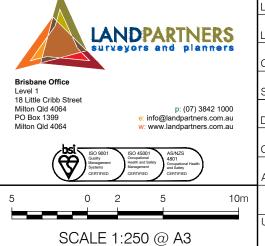
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY STAGE 6

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD
LEVEL ORIG	IN	PM133103 RL47.056
COMPUTER FILE		BRSS6904-006-3-3
SCALE		1:250 @ A3
DRAWN	MEA	DATE 27/03/2023
CHECKED	MJK	DATE 20/04/2023
APPROVED	RGA	A DATE 20/04/2023

BRSS6904-006-015-2

# WALLAROO CRESCENT (PROPOSED NEW ROAD) 94°05'55" 10.539 Retaining Wall Min Height 0.0m Max Height: 0,6m Average Height: 0.3m PROPOSED. LOT 171 **PROPOSED** LOT172 329m² 279°00'0<u>5"</u> 10.5 Retaining Wall Min Height: 3.0m Max Height: 3.0m Average Height: 3.0m **PROPOSED** LOT PROPOSED 192 LOT 174 QUINN ST 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 Easements are shown as: 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 171

Details of Proposed Lot 171 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 6**

Client:

MONTEREA ROAD

174

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146 8

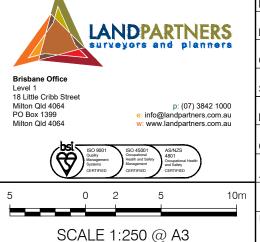
149

152

LOCALITY DIAGRAM

NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-016-2

# WALLAROO CRESCENT (PROPOSED NEW ROAD) Retaining Wall Min Height: 0.0m Max Height: 1.1m Average Height: 0.6m 4.93/ 94%5'55" 98°43' 5.588 65.5 PROPOSED LOT **PROPOSED** 172 PROPOSED. LOT 173 337m<sup>2</sup> Min Height: 0.7m Max Height: 3.0m Average Height: 1.9m 279°00'05" **PROPOSED** LOT 174 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 Easements are shown as: after completion of construction.

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

Council approval.

Kerb line shown as:

#### DISCLOSURE PLAN FOR PROPOSED LOT 172

This plan shows

Details of Proposed Lot 172 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:

Retaining Walls are 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 6

Client:

MONTEREA ROAD

174

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146 8

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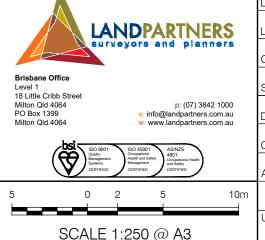
LOCALITY DIAGRAM

NOT TO SCALE

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QUINN ST

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATU	М	AHD		
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LEVEL ORIGI	IN	PM133103 RL47.056		
COMPUTER		BRSS6904-006-3-3		
CONFOILN	IILL	BN330904-000-3-3		
SCALE		1:250 @ A3		
DRAWN	MEA	DATE 27/03/2023		
CHECKED	MJK	DATE 20/04/2023		
APPROVED	RGA	DATE 20/04/2023		

BRSS6904-006-017-2

# WALLAROO CRESCENT (PROPOSED NEWROAD) Retaining Wall Min Height: 0.1m Max Height: 1.2m Average Height: 0.7m **PROPOSED** LOT PROPOSED LOT WALLAROO CRESCENT (PROPOSED NEWROAD) Min Height: 0.7m Max Height: 1.2m Average Height: 1.0m PROPOSED LOT 174

# 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 173

This plan show

Details of Proposed Lot 173 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 0.5m.

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 6

Client:

146 8

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152

LOCALITY DIAGRAM

NOT TO SCALE

165

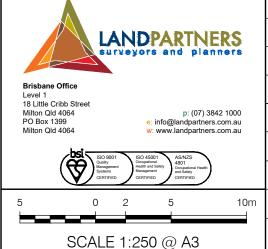
163

160

MONTEREA ROAD

174

#### MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATUM		AHD	
	LEVEL ORIG	N	PM133103 RL	47.056
	COMPUTER FILE		BRSS6904-006-3-3	
	SCALE		1:250 @ A3	
	DRAWN	MEA	DATE	27/03/2023
	CHECKED	MJK	DATE	20/04/2023
	APPROVED	RGA	DATE	20/04/2023
,				

UDN

BRSS6904-006-018-3

#### PROPOSED LOTPROPOSED **PROPOSED** 171 LOT LOT 172 173 99°00'05" PROPOSED Retaining Wall Min Height: 0.7m WALLAROO CRESCENT (PROPOSED NEWROAD) LOTMax Height: 3.0m 192 Average Height: 1.9m PROPOSED 388m² LOT 174 **PROPOSED** LOT PROPOSED 191 LOT175

# MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 174

Details of Proposed Lot 174 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.

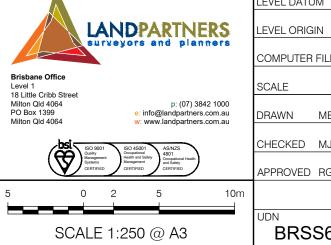
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 1:250 @ A3 DATE 27/03/2023 MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-019-2

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:

Easements are shown as:

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

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#### **PROPOSED** LOT **PROPOSED** 192 LOT 174 99°00'05" PROPOSED WALLAROO CRESCENT (PROPOSED NEWROAD) LOT 191 **PROPOSED** 326m² LOT 175 PROPOSEDI LOT 190 **PROPOSED** LOT 176

# MONTEREA ROAD 197 196 195 194 193 146 8 165 QUINN ST 163 149 160 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 175

Details of Proposed Lot 175 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 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL	.47.056	
COMPUTER FILE		BRSS6904-006-3-2		
SCALE		1:250 @ A3		
DRAWN	MEA	DATE	27/03/2023	
CHECKED	MJK	DATE	20/04/2023	
APPROVED	RGA	DATE	20/04/2023	

BRSS6904-006-020-3

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

Easements are shown as:

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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Council approval.

#### PROPOSED LOT191 **PROPOSED** LOT 175 99°00'05" WALLAROO CRESCENT (PROPOSED NEWROAD) **PROPOSED** LOT 190 PROPOSED 326m² LOT 176 279°00'05 PROPOSED LOT 189 **PROPOSED** LOT 177

# MONTEREA ROAD | 198 | 197 | 196 | 167 | 145 | 78 | 166 | 146 | 78 | 167 | 145 | 78 | 166 | 146 | 167 | 145 | 78 | 166 | 146 | 167 | 145 | 78 | 166 | 146 | 167 | 145 | 167 | 145 | 167 | 145 | 78 | 166 | 146 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 145 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 1

#### DISCLOSURE PLAN FOR PROPOSED LOT 176

This plan show

Details of Proposed Lot 176 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.

AS 3798-2007, WILLI LEVEL I CEILINCALION.

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.

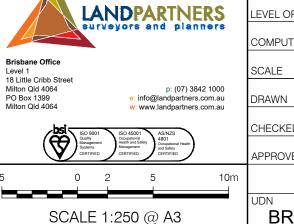
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY STAGE 6

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



BRSS6904-006-021-3

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

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

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:

#### **PROPOSED** LOT **PROPOSED** 190 LOT 176 99°00'05" PROPOSED LOT WALLAROO CRESCENT (PROPOSED NEWROAD) 189 388m² **PROPOSED** LOT 177 **PROPOSED** LOT 188 PROPÓSED LOT 178

# MONTEREA ROAD 197 196 195 194 193 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 177

Details of Proposed Lot 177 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.

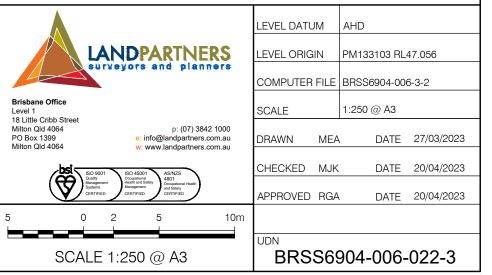
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

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:

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

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#### **PROPOSED** LOT PROPOSED 189 LOT177 **PROPOSED** 99°00'05" LOT WALLAROO CRESCENT (PROPOSED NEWROAD) 188 **PROPOSED** 326m² LOT 178 279°00'05 PROPOSED LOT 187 PROPOSED LOT 179

# MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 178

Details of Proposed Lot 178 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.

Retaining Walls are shown as:

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.

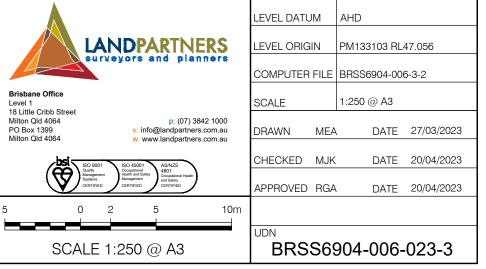
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

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:

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.

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#### **PROPOSED** LOT 188 PROPOSED LOT 178 99°00'05" **PROPOSED** WALLAROO CRESCENT (PROPOSED NEWROAD) LOT 187 **PROPOSED** 326m² LOT 10.5 00'05' 179 PROPOSED LOT 186 63.5 PROPOSED LOT 180

# MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 179

Details of Proposed Lot 179 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.

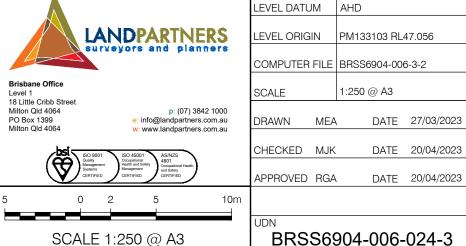
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



BRSS6904-006-024-3

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:

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

Council approval.

#### **PROPOSED** LOT 187 **PROPOSED** LOT 179 99°00'05" PROPOSED LOT WALLAROO CRESCENT (PROPOSED NEWROAD) 186 **PROPOSED** 388m² LOT Retaining Wall Min Height: 0.8m Max Height: 1.5m 180 Average Height: 1.2m 279°00'05" 31.0 Retaining Wall Min Height: 0.8m Max Height: 1.5m PROPOSED **PROPOSED** Average Height: 1.2m LOT LOT 183 182 181 SP326556

# MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

DISCLOSURE PLAN FOR PROPOSED LOT 180

Details of Proposed Lot 180 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 6**

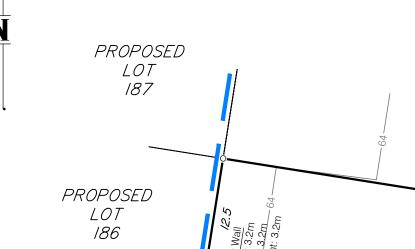
Client:

#### MONTEREA LAND HOLDINGS PTY LTD



BRSS6904-006-025-3

© LandPartners 2023



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 **PROPOSED** LOT LOT 186 Retaining Wall Min Height: 0.8m Max Height: 0.9m Average Height: 0.9m 99°00'05" PROPOSED 315m<sup>2</sup> LOT183 181 SP326556 **PROPOSED** 64.5 \_\_ LOT 182 198 197 196 195 194 193 QUINN STREET (PROPOSED NEW ROAD) QUINN ST 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 Easements are shown as: 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 182

This plan shows

Details of Proposed Lot 182 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 6

Client:

146 8

149

152

LOCALITY DIAGRAM

NOT TO SCALE

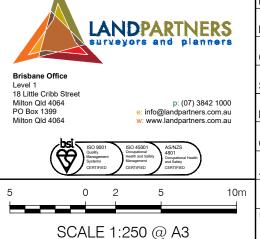
165

163

160

MONTEREA ROAD

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133	103 RL4	17.056
COMPUTER	FILE	BRSS6	904-006	6-3-3
SCALE		1:250 (	@ A3	
DRAWN	MEA		DATE	27/03/2023
CHECKED	MJK		DATE	20/04/2023
APPROVED	RGA		DATE	20/04/2023

DN BRSS6904-006-026-2

# PROPO6ED LOT 186 **PROPOSED** LOT 180 99°00'05" Retaining Wall 10.5 Min Height: 0.8m Max Height: 1.5m Average Height: 1.2m 65.5 - $315m^2$ LOT 184 **PROPOSED** LOT 182 PROPOSED LOT 183 66.5 QUINN STREET (PROPOSED NEW ROAD) 197 196 195 194 193 QUINN ST 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 Easements are shown as: 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 183

Details of Proposed Lot 183 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 6**

Client:

MONTEREA ROAD

174

168

165

163

160

145 2

146 8

149

152

LOCALITY DIAGRAM

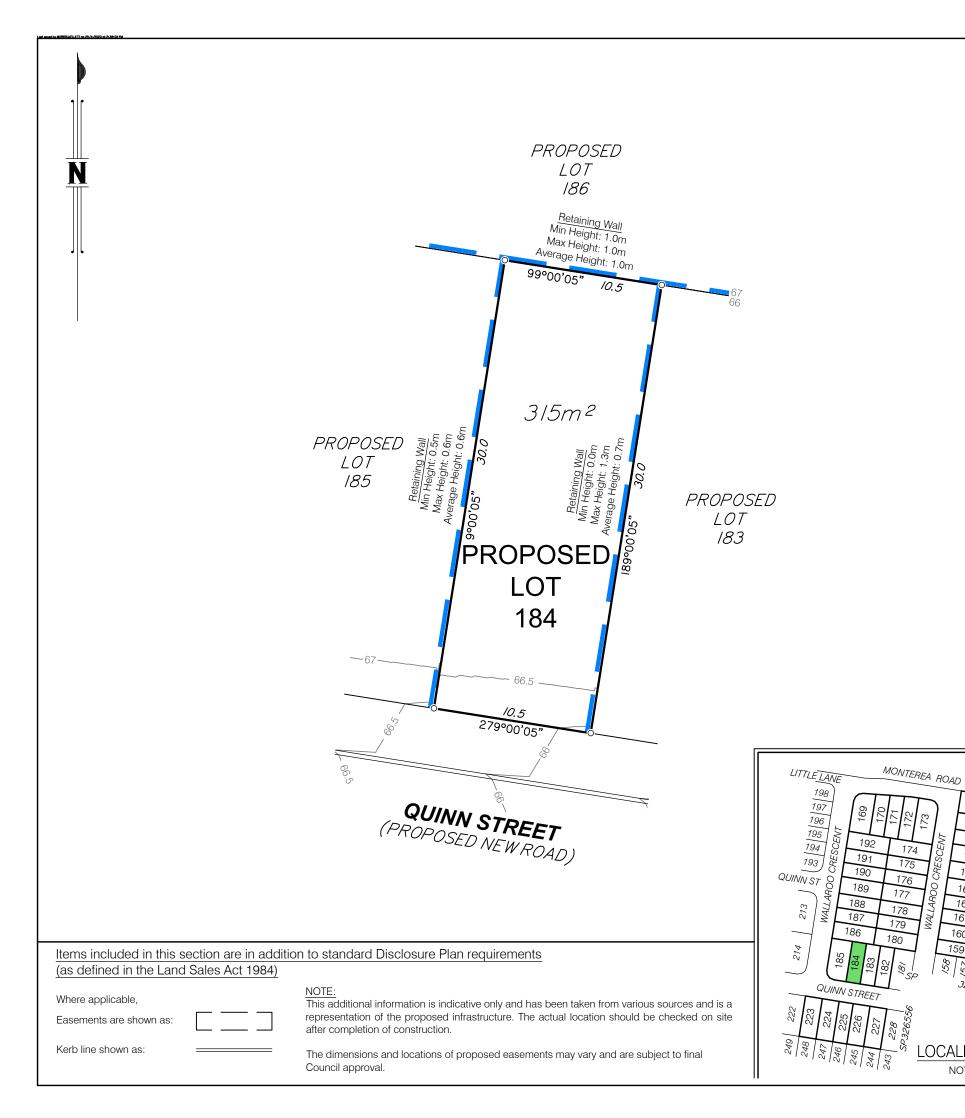
NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-027-2



#### DISCLOSURE PLAN FOR PROPOSED LOT 184

Details of Proposed Lot 184 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:  $-\cdot - 0.1 - \cdot -$ 

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Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

168

165

163

160

174

144 145 R

146 8

149

152

LOCALITY DIAGRAM

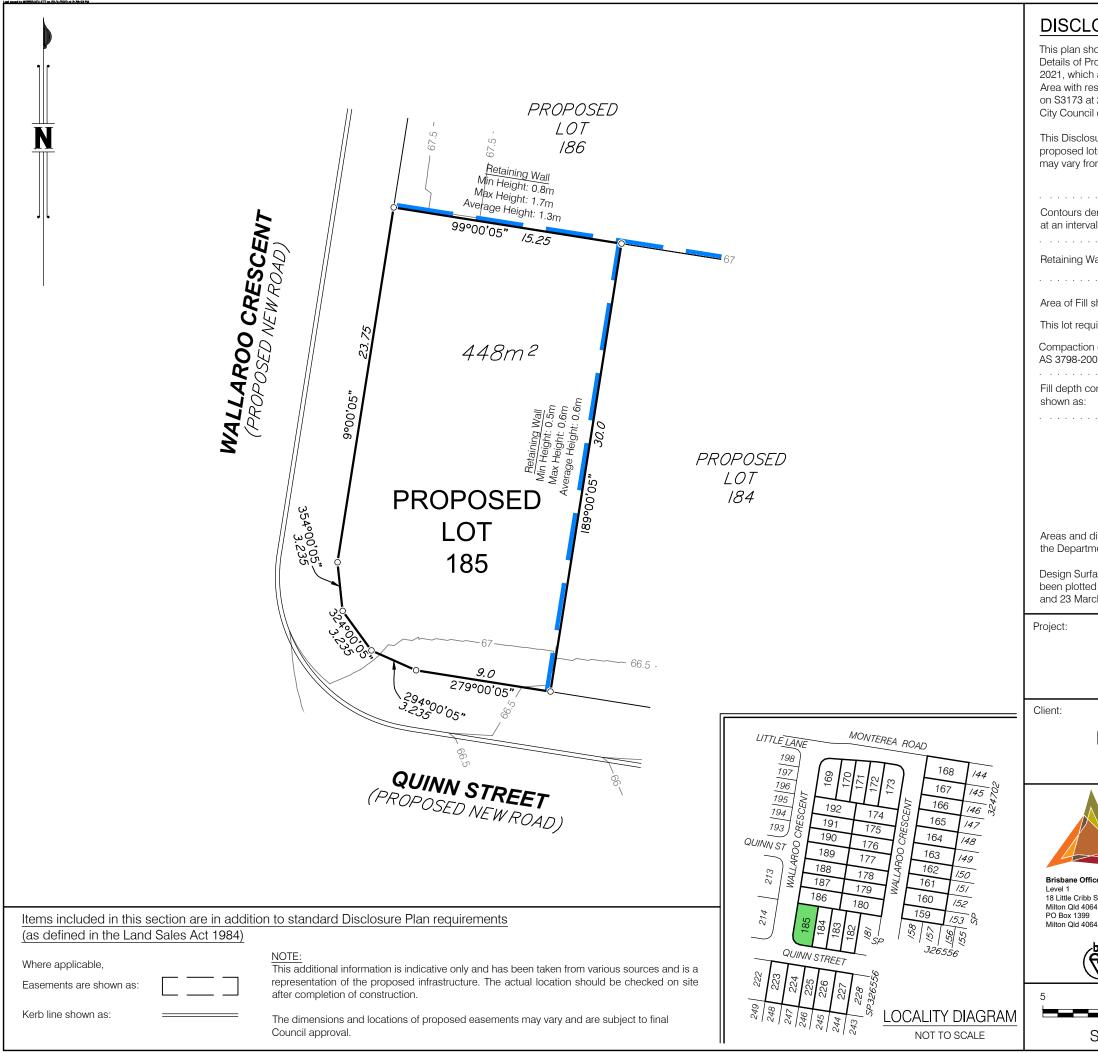
NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-028-2



#### DISCLOSURE PLAN FOR PROPOSED LOT 185

Details of Proposed Lot 185 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,

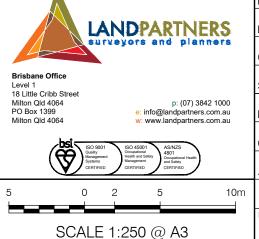
shown as:  $-\cdot - 0.1 - \cdot -$ 

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 6**

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-029-2

#### PROPOSED WALLAROO CRESCENT (PROPOSED NEW ROAD) LOT 187 PROPOSED 99°00'05" LOT 179 PROPOSED LOT Ø. 186 Retaining Wall **PROPOSED** Min Height: 0.8m Max Height: 1.7m LOTAverage Height: 1.3m 180 279°00'05" 31.0 **PROPOSED** LOT 185 **PROPOSED** LOT PROPOSED 184 LOT 183

#### MONTEREA ROAD 197 196 195 194 193 145 R 146 8 174 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 186

Details of Proposed Lot 186 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:  $-\cdot - 0.1 - \cdot -$ 

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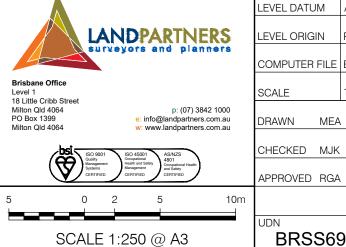
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

#### MONTEREA LAND HOLDINGS PTY LTD



AHD PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 1:250 @ A3 DATE 27/03/2023 DATE 20/04/2023 DATE 20/04/2023

BRSS6904-006-030-2

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:

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### WALLAROO CRESCENT (PROPOSED NEWROAD) **PROPOSED** LOT 67 64.5 188 **PROPOSED** LOT99°00'05 178 **PROPOSED** LOT 326m² 187 PROPOSED LOT 179 279°00'05 **PROPOSED** LOT PROPOSED 186 LOT 180 MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 Items included in this section are in addition to standard Disclosure Plan requirements

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

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

after completion of construction.

Council approval.

(as defined in the Land Sales Act 1984)

Where applicable,

Kerb line shown as:

Easements are shown as:

#### DISCLOSURE PLAN FOR PROPOSED LOT 187

Details of Proposed Lot 187 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,

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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 23 March 2023.

Project:

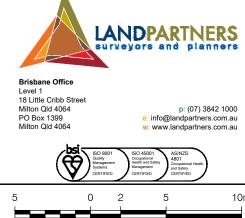
#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

LOCALITY DIAGRAM

NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-2 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023

APPROVED RGA DATE 20/04/2023

BRSS6904-006-031-3

SCALE 1:250 @ A3

# WALLAROO CRESCENT (PROPOSED NEW ROAD) **PROPOSED** LOT 189 **PROPOSED** LOT 99°00'05" 177 **PROPOSED** LOT 326m² 188 PROPOSED LOT 279°00'05 178 **PROPOSED** LOT 187 **PROPOSED** LOT179 MONTEREA ROAD 197 196 195 194 193 QUINN ST

#### 145 2 146 8 165 163 149 160 152 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 Easements are shown as: after completion of construction. Kerb line shown as: LOCALITY DIAGRAM The dimensions and locations of proposed easements may vary and are subject to final Council approval.

#### DISCLOSURE PLAN FOR PROPOSED LOT 188

Details of Proposed Lot 188 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 6**

Client:

NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



SCALE 1:250 @ A3

LEVEL DATU	IM	AHD		
LEVEL ORIG	IN	PM13310	3 RL	17.056
COMPUTER	EII E	BBSS600	14-006	5-2-2
COMI OTEM	I ILL	DI 100090	4-000	7-0-2
SCALE		1:250 @	A3	
DRAWN	MEA	. D <i>i</i>	ATE	27/03/2023
CHECKED	MJK	D/	ATE	20/04/2023
APPROVED	RGA	. D <i>i</i>	ATE	20/04/2023

BRSS6904-006-032-3

#### may vary from final site conditions. WALLAROO CRESCENT (PROPOSED NEWROAD) **PROPOSED** LOT 190 Retaining Walls are shown as: PROPOSED LOT 99°00'05" Area of Fill shown as: 176 This lot requires no fill. **PROPOSED** AS 3798-2007, with Level 1 certification. LOT shown as: $-\cdot - 0.1 - \cdot -$ 388m<sup>2</sup> 189 PROPOSED LOT 177 279°00'0! the Department of Resources. PROPOSED. LOT and 23 March 2023. PROPOSED LOT Project: 178 Client: MONTEREA ROAD 198 197 196 195 194 193 145 8 146 8 165 QUINN ST 163 149 Level 1 18 Little Cribb Street 160 152 Milton Qld 4064 PO Box 1399 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 Easements are shown as: after completion of construction. Kerb line shown as: LOCALITY DIAGRAM

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

Council approval.

#### DISCLOSURE PLAN FOR PROPOSED LOT 189

Details of Proposed Lot 189 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——

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

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

Areas and dimensions shown on this plan are subject to approval by Council and registration with

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

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

#### MONTEREA LAND HOLDINGS PTY LTD



SCALE 1:250 @ A3

NOT TO SCALE

	LEVEL DATUM		AHD	
	LEVEL ORIGIN  COMPUTER FILE		PM133103 RL47.056	
			BRSS6904-006-3-2	
	SCALE		1:250 @ A3	
	DRAWN	MEA	DATE 27/03/2023	
	CHECKED	MJK	DATE 20/04/2023	
	APPROVED	RGA	DATE 20/04/2023	
n				

BRSS6904-006-033-3

# WALLAROO CRESCENT (PROPOSED NEW ROAD) PROPOSED LOT 191 **PROPOSED** LOT 99°00'05" 175 **PROPOSED** LOT $326m^{2}$ 190 PROPOSED LOT 279°00'05 176 **PROPOSED** LOT **PROPOSED** 189 LOT 177 MONTEREA ROAD

# 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160 152 LOCALITY DIAGRAM NOT TO SCALE

#### DISCLOSURE PLAN FOR PROPOSED LOT 190

Details of Proposed Lot 190 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.

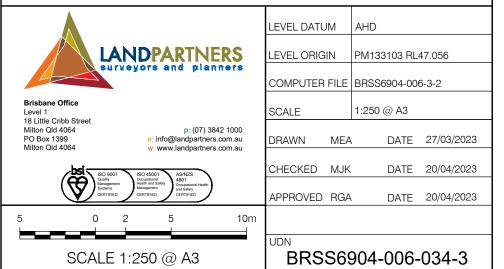
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 13 March 2023 and 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

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,

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.

# WALLAROO CRESCENT (PROPOSED NEWROAD) PROPOSED LOT 67.5 64.5 192 **PROPOSED** LOT 99°00'05" 174 **PROPOSED** LOT 326m2 191 PROPOSED LOT 175 279°00'05 PROPOSED LOT**PROPOSED** 190 LOT 176 MONTEREA ROAD 197 196 195 194 193 145 R 146 8 165 QUINN ST 163 149 160

# Project: Client: LOCALITY DIAGRAM NOT TO SCALE

152

#### DISCLOSURE PLAN FOR PROPOSED LOT 191

Details of Proposed Lot 191 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,

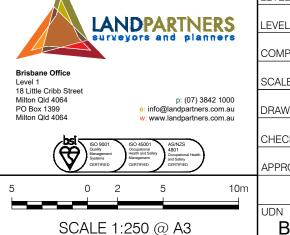
shown as:  $-\cdot - 0.1 - \cdot -$ 

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 6**

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-2 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-035-3

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

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

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

Kerb line shown as:

(as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

© LandPartners 2023

#### **PROPOSED** may vary from final site conditions. 69 LOT **PROPOSED** 169 LOT PROPOSED at an interval of 0.5m, shown as: ——48.5—— 170 WALLAROO CRESCENT (PROPOSED NEW ROAD) LOT171 Retaining Walls are shown as: Area of Fill shown as: This lot requires no fill. Retaining Wall Min Height: 1.2m Max Height: 1.5m AS 3798-2007, with Level 1 certification. Average Height: 1.4m **PROPOSED** shown as: $-\cdot - 0.1 - \cdot -$ LOT 12.5 388m² 192 PROPOSED LOT 174 the Department of Resources. **PROPOSED** and 23 March 2023. LOTPROPOSED 191 LOT Project: 175 Client: MONTEREA ROAD 198 197 196 195 194 193 145 2 146 8 165 LANDPARTNERS SURVEYORS and planners QUINN ST 163 149 Brisbane Office Level 1 18 Little Cribb Street 160 152 Milton Qld 4064 PO Box 1399 Milton Qld 4064 p: (07) 3842 1000 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 Easements are shown as: after completion of construction. 10m Kerb line shown as: LOCALITY DIAGRAM The dimensions and locations of proposed easements may vary and are subject to final

Council approval.

#### DISCLOSURE PLAN FOR PROPOSED LOT 192

Details of Proposed Lot 192 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

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

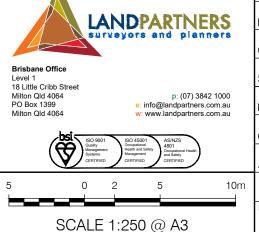
Fill depth contours based on A.H.D. datum at an interval of 0.1m,

Areas and dimensions shown on this plan are subject to approval by Council and registration with

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

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

#### MONTEREA LAND HOLDINGS PTY LTD



NOT TO SCALE

	LEVEL DATUM		AHD	
	LEVEL ORIG	IN	PM133103 RL47.056	
	COMPUTER FILE		BRSS6904-006-3-3	
	SCALE		1:250 @ A3	
	DRAWN	MEA	DATE 27/03/2023	
	CHECKED	MJK	DATE 20/04/2023	
	APPROVED	RGA	DATE 20/04/2023	
n				

BRSS6904-006-036-2

# QUINN STREET (PROPOSED NEW ROAD) 68.5 **PROPOSED** LOT PROPOSED 223 LOT 222 **PROPOSED** LOT 224 375m<sup>2</sup> Min Height: 3.2m Max Height: 3.2mg/ Average Height: 3.2m 279°00'05" /2.5 **PROPOSED** LOT 249 PROPOSED PROPOSED LOT LOT 248 247 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 Easements are shown as: after 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: 145 2 146 8

MONTEREA ROAD

168

165

163

160

149

152

LOCALITY DIAGRAM

NOT TO SCALE

QUINN ST

#### DISCLOSURE PLAN FOR PROPOSED LOT 223

Details of Proposed Lot 223 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,

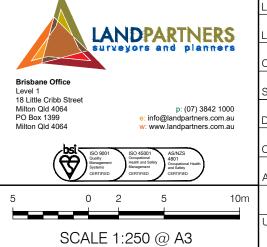
shown as:  $-\cdot - 0.1 - \cdot -$ 

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 6**

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIG	IN	PM133103 RL	.47.056	
COMPUTER	COMPUTER FILE		BRSS6904-006-3-3	
SCALE		1:250 @ A3		
DRAWN	MEA	DATE	27/03/2023	
CHECKED	MJK	DATE	20/04/2023	
APPROVED	RGA	DATE	20/04/2023	

BRSS6904-006-037-2

# QUINN STREET PROPOSED NEW ROAD) **PROPOSED** LOT PROPOSED 224 LOT223 PROPOSED LOT 225 375m<sup>2</sup> Min Height: 3.2m Max Height: 3.2m Average Height: 3.2m 279°00'05" /2.5 **PROPOSED** 69.5 LOT 248 PROPOSED PROPOSED LOT LOT 247 246 QUINN ST 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 Easements are shown as: 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 224 Details of Proposed Lot 224 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:  $-\cdot - 0.1 - \cdot -$ 

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Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

MONTEREA ROAD

168

165

163

160

145 2

146 8

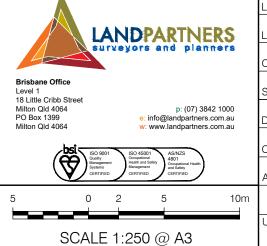
149

152

LOCALITY DIAGRAM

NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



AHD	
ER FILE BRSS6904-006-3-3	
023	
023	
023	
02	

# QUINN STREET (PROPOSED NEW ROAD) 99°00'05" PROPOSED LOT PROPOSED 225 LOT PROPOSED LOT 226 315m<sup>2</sup> Retaining Wall Min Height: 2.8m Max Height: 3.2m Average Height: 3.0m 279°00'05" /0.5 PROPOSED LOT 247 PROPOSED PROPOSED LOT LOT 245 246 QUINN ST 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 Easements are shown as: 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 225

Details of Proposed Lot 225 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:  $-\cdot - 0.1 - \cdot -$ 

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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 23 March 2023.

Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

MONTEREA ROAD

168

165

163

160

144

146 8

149

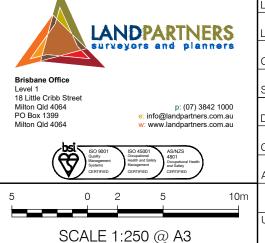
152

LOCALITY DIAGRAM

NOT TO SCALE

145 8

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-039-2

# 99°00'05" **PROPOSED** PROPOSED LOT LOT225 226 PROPOSED LOT 375m<sup>2</sup> Min Height: 2.4m Max Height: 2.8m Average Height: 2.6m 279°00'05" *12.5* PROPOSED 68.5 LOT 246 PROPOSED PROPOSED LOT LOT 244 245 QUINN ST 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 Easements are shown as: 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 226

Details of Proposed Lot 226 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:  $-\cdot - 0.1 - \cdot -$ 

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Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

MONTEREA ROAD

168

165

163

160

145 8

146 8

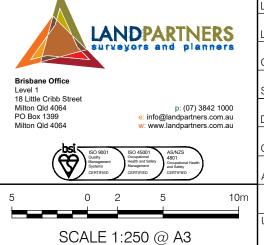
149

152

LOCALITY DIAGRAM

NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-040-2

# 99°00'05 **PROPOSED** LOT **PROPOSED** LOT227 226 228 SP326556 375m<sup>2</sup> Min Height: 2.0m Max Height: 2.4m Average Height: 2.2m 279°00'05" *|2.5* PROPOSED LOT 245 PROPOSED PROPOSED LOTLOT 244 243 QUINN ST 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 Easements are shown as: 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 227

Details of Proposed Lot 227 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——

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.

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Project:

#### 240 MONTEREA ROAD, RIPLEY **STAGE 6**

Client:

MONTEREA ROAD

174

168

165

163

160

145 8

146 8

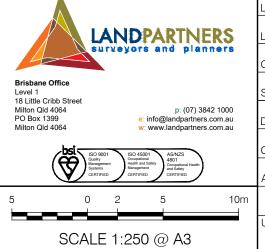
149

152

LOCALITY DIAGRAM

NOT TO SCALE

#### MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-006-3-3 SCALE 1:250 @ A3 DATE 27/03/2023 DRAWN MEA CHECKED MJK DATE 20/04/2023 APPROVED RGA DATE 20/04/2023

BRSS6904-006-041-2