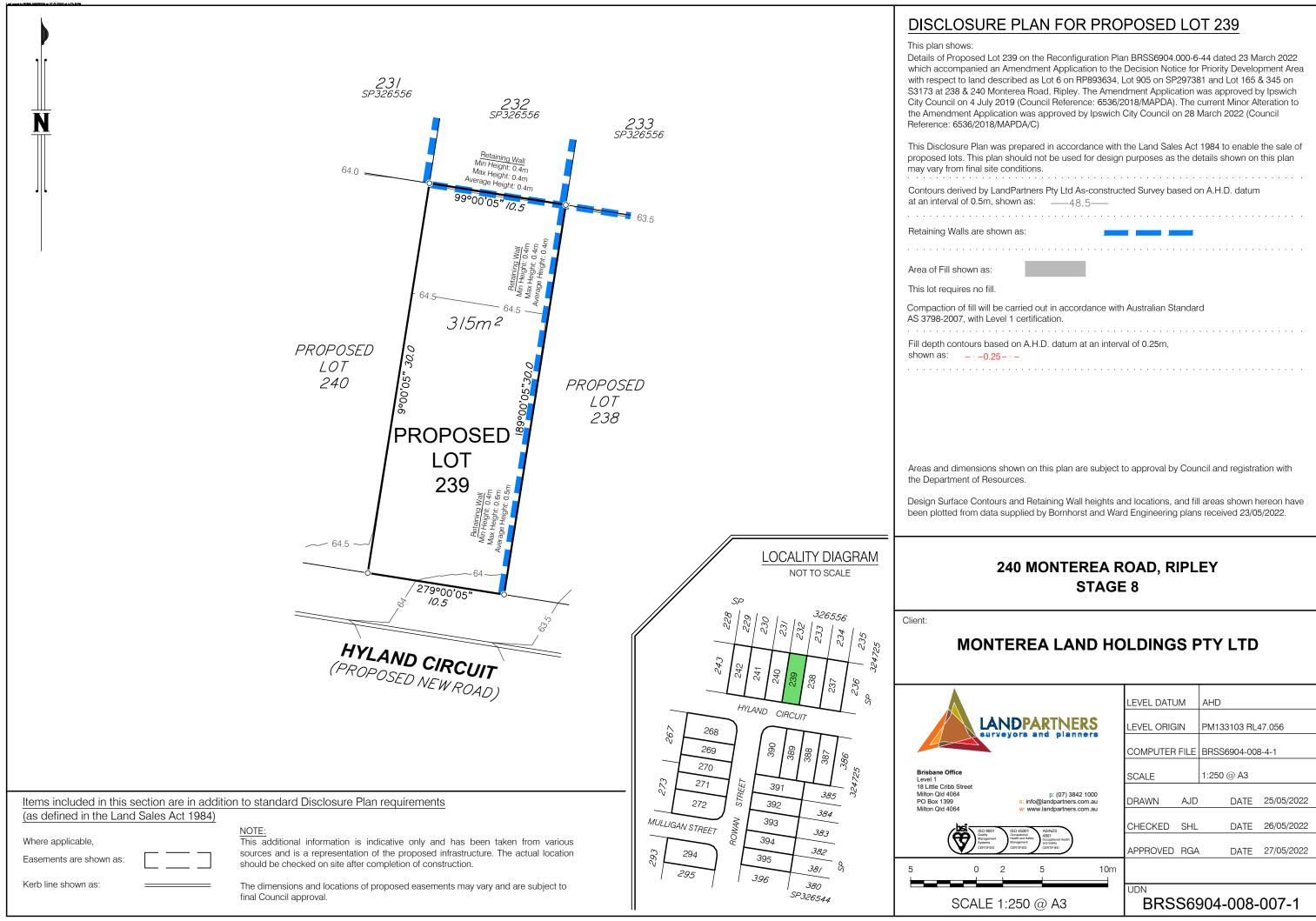
### DISCLOSURE PLAN FOR PROPOSED LOT 237 Details of Proposed Lot 237 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on 233 SP326556 S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to 234 SP326556 the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council Reference: 6536/2018/MAPDA/C) 235 SP324725 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 99°00'05' 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 375m2 AS 3798-2007, with Level 1 certification. **PROPOSED** Fill depth contours based on A.H.D. datum at an interval of 0.25m, LOT shown as: \_ - -0.25 - - -238 236 SP324725 PROPOSED 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 23/05/2022. **~** 63.5 LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 HYLAND CIRCUIT (PROPOSED NEW ROAD) MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 Where applicable, This additional information is indicative only and has been taken from various 394 APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326544 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-005-1

### DISCLOSURE PLAN FOR PROPOSED LOT 238 Details of Proposed Lot 238 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich 232 SP326556 City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council 233 SP326556 Reference: 6536/2018/MAPDA/C) This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of Retaining Wall Min Height: 0.6m Max Height: 0.6m 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 99°00'05" *12.5* 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. 375m<sup>2</sup> PROPOSED Fill depth contours based on A.H.D. datum at an interval of 0.25m, shown as: \_ - -0.25 - - -LOT 239 **PROPOSED** LOT 237 **PROPOSED** LOT Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. 238 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 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 HYLAND CIRCUIT (PROPOSED NEW ROAD) MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 394 Where applicable, This additional information is indicative only and has been taken from various APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326544 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-006-1



# 99°00'05" Area of Fill shown as: This lot requires no fill. 64.5 315m2 PROPOSED LOT241 PROPOSED LOT239 **PROPOSED** LOT 240 LOCALITY DIAGRAM NOT TO SCALE 326556 HYLAND CIRCUIT (PROPOSED NEW ROAD) HYLAND 268 269 270 Level 1 18 Little Cribb Street 271 391 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 383 Where applicable, This additional information is indicative only and has been taken from various 394 sources and is a representation of the proposed infrastructure. The actual location 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326544 final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 240

Details of Proposed Lot 240 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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:

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 0.25m,

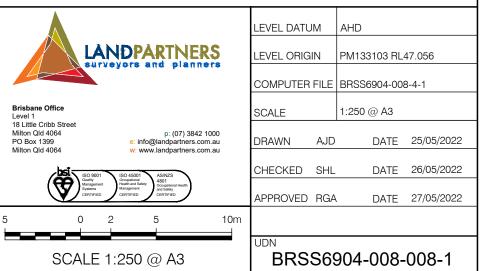
shown as: \_ - -0.25 - - -

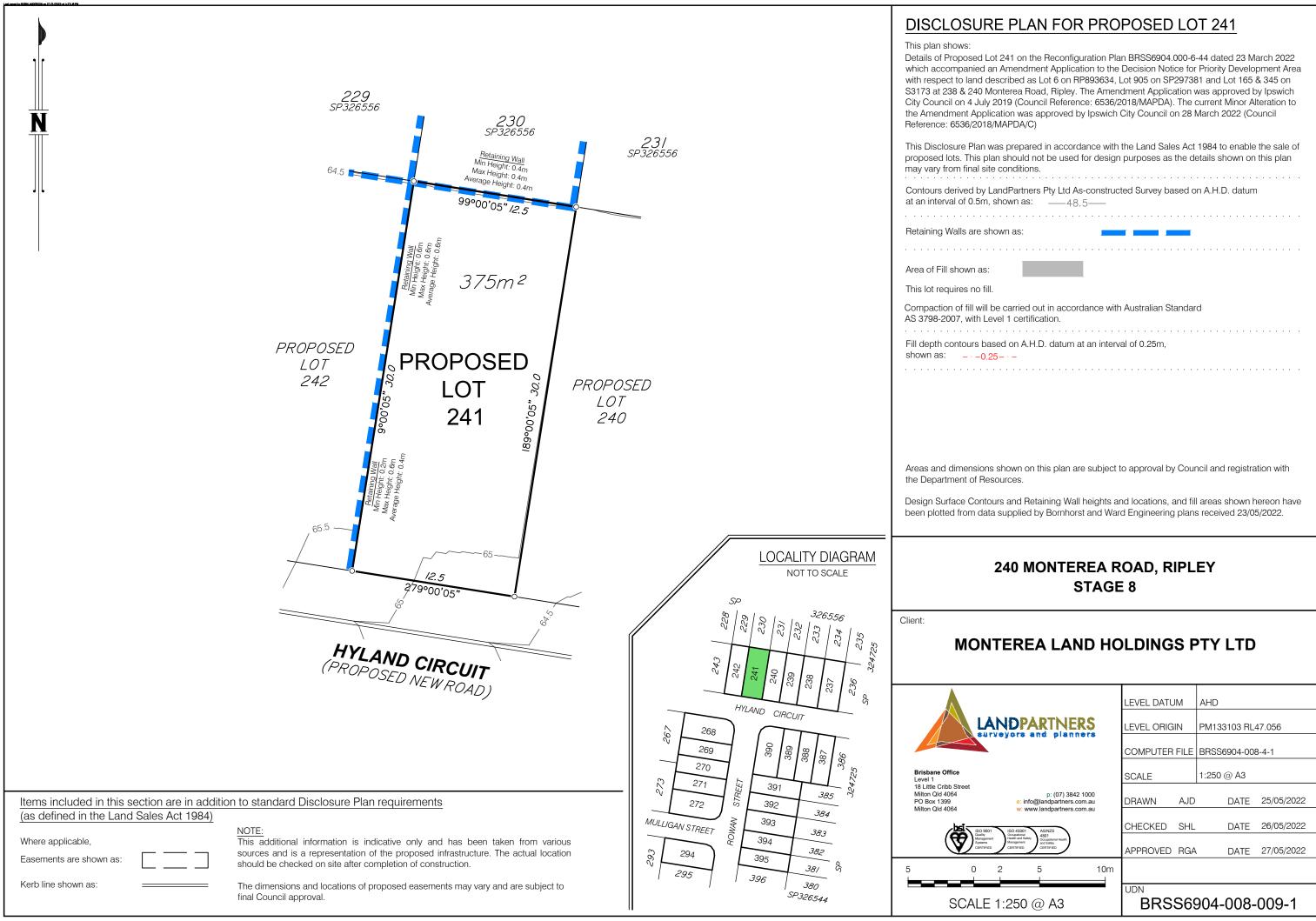
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources.

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

## MONTEREA LAND HOLDINGS PTY LTD





### DISCLOSURE PLAN FOR PROPOSED LOT 242 Details of Proposed Lot 242 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 99°00'05"*10.5* 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. 315m2 **PROPOSED** Fill depth contours based on A.H.D. datum at an interval of 0.25m, shown as: \_ - -0.25 - - -LOT 243 PROPOSED LOT241 **PROPOSED** 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 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 HYLAND CIRCUIT (PROPOSED NEW ROAD) MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 394 Where applicable, This additional information is indicative only and has been taken from various APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326544 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-010-1

#### DISCLOSURE PLAN FOR PROPOSED LOT 268 Details of Proposed Lot 268 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council HYLAND CIRCUIT (PROPOSED NEW ROAD) 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 Wall Min Height: 0.4m 114°00'05" Retaining Walls are shown as: Max Height: 1.2m 3.106 Average Height: 0.8m Max Height: 1.8m Average Height: 1.2m Area of Fill shown as: 144°00'05" PROPOSED Retaining Wall This lot requires no fill. LOTMax Height: 1.2m Average Height: 1.2m 174°00'05 3.106 Compaction of fill will be carried out in accordance with Australian Standard 267 AS 3798-2007, with Level 1 certification. 448m<sup>2</sup> **PROPOSED** Fill depth contours based on A.H.D. datum at an interval of 0.25m, shown as: \_ - -0.25 - - -ROWAN STREET (PROPOSED NEW ROAD) LOT 268 279°00'05 Areas and dimensions shown on this plan are subject to approval by Council and registration with **PROPOSED** the Department of Resources. LOT Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have 269 been plotted from data supplied by Bornhorst and Ward Engineering plans received 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD HYLAND LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 Where applicable, This additional information is indicative only and has been taken from various 394 APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326541 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-011-1

#### DISCLOSURE PLAN FOR PROPOSED LOT 269 Details of Proposed Lot 269 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 PROPOSED at an interval of 0.5m, shown as: ——48.5— LOT Retaining Wal Min Height: 1.6m 268 Retaining Walls are shown as: Max Height: 1.6m Average Height: 1.6m 99°00'05" Area of Fill shown as: Retaining Wall Min Height: 1.2m Max Height: 1.2m This lot requires no fill. PROPOSED ROWAN STREET (PROPOSED NEWROAD) Compaction of fill will be carried out in accordance with Australian Standard LOT Average Height: 1.2m AS 3798-2007, with Level 1 certification. 267 326m² **PROPOSED** Fill depth contours based on A.H.D. datum at an interval of 0.25m, LOT 10.5 189°00′05 shown as: \_ - -0.25 - - -269 279°00'05 Areas and dimensions shown on this plan are subject to approval by Council and registration with PROPOSED the Department of Resources. LOT Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have 270 been plotted from data supplied by Bornhorst and Ward Engineering plans received 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD HYLAND LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 Where applicable, This additional information is indicative only and has been taken from various 394 APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326541 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-012-1

### Reference: 6536/2018/MAPDA/C) PROPOSED LOT may vary from final site conditions. 267 **PROPOSED** at an interval of 0.5m, shown as: ——48.5— LOT 269 Retaining Walls are shown as: Retaining Wall Min Height: 1.2m 99°00'05" Max Height: 1.6m Area of Fill shown as: Average Height: 1.4m Retaining Wall This lot requires no fill. Min Height: 1.2m Max Height: 1.2m ROWAN STREET (PROPOSED NEW ROAD) Compaction of fill will be carried out in accordance with Australian Standard Average Height: 1.2m AS 3798-2007, with Level 1 certification. **PROPOSED** 326m² LOT shown as: \_ - -0.25 - - -270 PROPOSED LOT 273 **PROPOSED** LOT the Department of Resources. 271 LOCALITY DIAGRAM NOT TO SCALE 326556 HYLAND LANDPARTNERS surveyors and planners 268 269 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 383 394 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 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326541 final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 270

Details of Proposed Lot 270 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council

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

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum

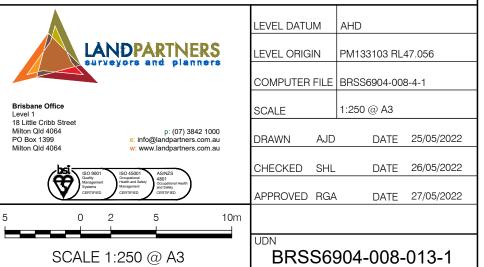
Fill depth contours based on A.H.D. datum at an interval of 0.25m,

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

## MONTEREA LAND HOLDINGS PTY LTD



### DISCLOSURE PLAN FOR PROPOSED LOT 271 Details of Proposed Lot 271 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 **PROPOSED** at an interval of 0.5m, shown as: ——48.5—— LOT Retaining Wall 270 Retaining Walls are shown as: Min Height: 0.5m Max Height: 1.2m Average Height: 0.9m 99°00'05" Area of Fill shown as: PROPOSED Retaining Wall This lot requires no fill. Min Height: 1.2m LOTMax Height: 1.2m ROWAN STREET (PROPOSED NEW ROAD) Compaction of fill will be carried out in accordance with Australian Standard 273 Average Height: 1.2m AS 3798-2007, with Level 1 certification. **PROPOSED** 326m² Fill depth contours based on A.H.D. datum at an interval of 0.25m, LOT shown as: \_ - -0.25 - - -279°00'05 PROPOSED Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. LOT 272 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 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD HYLAND LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 394 Where applicable, This additional information is indicative only and has been taken from various APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326541 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-014-1

#### DISCLOSURE PLAN FOR PROPOSED LOT 272 Details of Proposed Lot 272 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council Reference: 6536/2018/MAPDA/C) PROPOSED 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 LOT may vary from final site conditions. 271 Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum ROWAN STREET (PROPOSED NEWROAD) Retaining Wall Min Height: 0.3m at an interval of 0.5m, shown as: \_\_\_\_48.5\_\_\_ Max Height: 0.3m 99°00'05" Average Height: 0.3m Retaining Walls are shown as: Retaining Wall Min Height: 1.2m PROPOSED Average Height: 1.2m Area of Fill shown as: LOT 273 This lot requires no fill. **PROPOSED** 448m<sup>2</sup> Compaction of fill will be carried out in accordance with Australian Standard LOT AS 3798-2007, with Level 1 certification. Fill depth contours based on A.H.D. datum at an interval of 0.25m, 272 shown as: \_ - -0.25 - - -204°00'05" 3.106 234°00'05" 3.106 264°00'05' *3.106* Areas and dimensions shown on this plan are subject to approval by Council and registration with MULLIGAN STREET (PROPOSED NEW ROAD) 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 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD HYLAND CIRCUIT LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 390 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 394 Where applicable, This additional information is indicative only and has been taken from various APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326541 final Council approval. SCALE 1:250 @ A3 BRSS6904-008-015-1

#### DISCLOSURE PLAN FOR PROPOSED LOT 294 Details of Proposed Lot 294 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on MULLIGAN STREET (PROPOSED NEW ROAD) S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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. Retaining Wall Min Height: 1.4m 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— Max Height: 1.4m Average Height: 1.4m Max Height: 1.8m Retaining Walls are shown as: **PROPOSED** Average Height: 0.9m Retaining Wall Min Height: 1.2m Max Height: 1.2m LOT 293 Area of Fill shown as: 144°00'05' *3.106* Average Height: 1.2m This lot requires no fill. Compaction of fill will be carried out in accordance with Australian Standard **PROPOSED** 448m2 (PROPOSED NEW ROAD) AS 3798-2007, with Level 1 certification. ROWAN STREET LOT Fill depth contours based on A.H.D. datum at an interval of 0.25m, shown as: \_ - -0.25 - - -294 63.5 **PROPOSED** Areas and dimensions shown on this plan are subject to approval by Council and registration with LOT the Department of Resources. 295 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 23/05/2022. LOCALITY DIAGRAM 240 MONTEREA ROAD, RIPLEY NOT TO SCALE STAGE 8 326556 MONTEREA LAND HOLDINGS PTY LTD LEVEL DATUM AHD HYLAND LANDPARTNERS surveyors and planners LEVEL ORIGIN PM133103 RL47.056 268 390 269 COMPUTER FILE BRSS6904-008-4-1 270 SCALE 1:250 @ A3 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 DRAWN AJD DATE 25/05/2022 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 CHECKED SHL DATE 26/05/2022 383 394 Where applicable, This additional information is indicative only and has been taken from various APPROVED RGA DATE 27/05/2022 sources and is a representation of the proposed infrastructure. The actual location 382 395 Easements are shown as: should be checked on site after completion of construction. 38/ 10m 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to SP326541 final Council approval. BRSS6904-008-016-1 SCALE 1:250 @ A3

# HYLAND CIRCUIT (PROPOSED NEW ROAD) 10.333 99°00'05" PROPOSED **PROPOSED** LOT 387 388 386 SP324725 279°00'05" 10.333 Max Height: 1.2m Average Height: 1.2m 385 SP324725 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) MULLIGAN STREET 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 Easements are shown as: 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 387

Details of Proposed Lot 387 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council Reference: 6536/2018/MAPDA/C)

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

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

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.5m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.25m,

shown as: \_ - - 0.25 - - -

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

LOCALITY DIAGRAM

NOT TO SCALE

HYLAND

268 269 270

271

272

294

295

CIRCUIT

391

392

393

394

395

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326556

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384

383

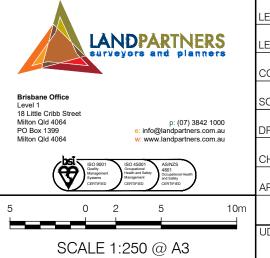
382

38/

380

SP326544

## MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-008-4-1		
SCALE		1:250 @	@ A3	
DRAWN	AJD		DATE	25/05/2022
CHECKED	SHL		DATE	26/05/2022
APPROVED	RGA	ı	DATE	27/05/2022

BRSS6904-008-017-1

# HYLAND CIRCUIT (PROPOSED NEW ROAD) 99°00'05 PROPOSED LOT Retaining Wall Min Height: 0.4m 388 Max Height: 1.2m Average Height: 0.8m PROPOSED LOT 389 PROPOSED 310m2 LOT 387 Retaining Wall Min Height: 1.2m Retaining Wall Min Height: 1.2m Max Height: 1.2m Average Height: 1.2m Max Height: 1.2m Average Height: 1.1r 279°00'05<u>"</u> 10.334 PROPOSED Retaining Wall Min Height: 1.1m Max Height: 1.1m LOT 385 Average Height: 1.1m 391 SP324725 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) MULLIGAN STREET 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 Easements are shown as: 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 388

Details of Proposed Lot 388 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 0.25m,

shown as: \_ - -0.25 - - -

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

LOCALITY DIAGRAM

NOT TO SCALE

HYLAND

390

391

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268

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CIRCUIT

326556

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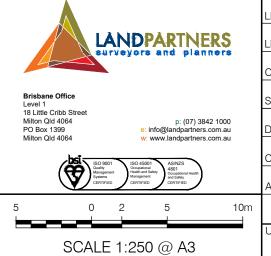
382

38/

380

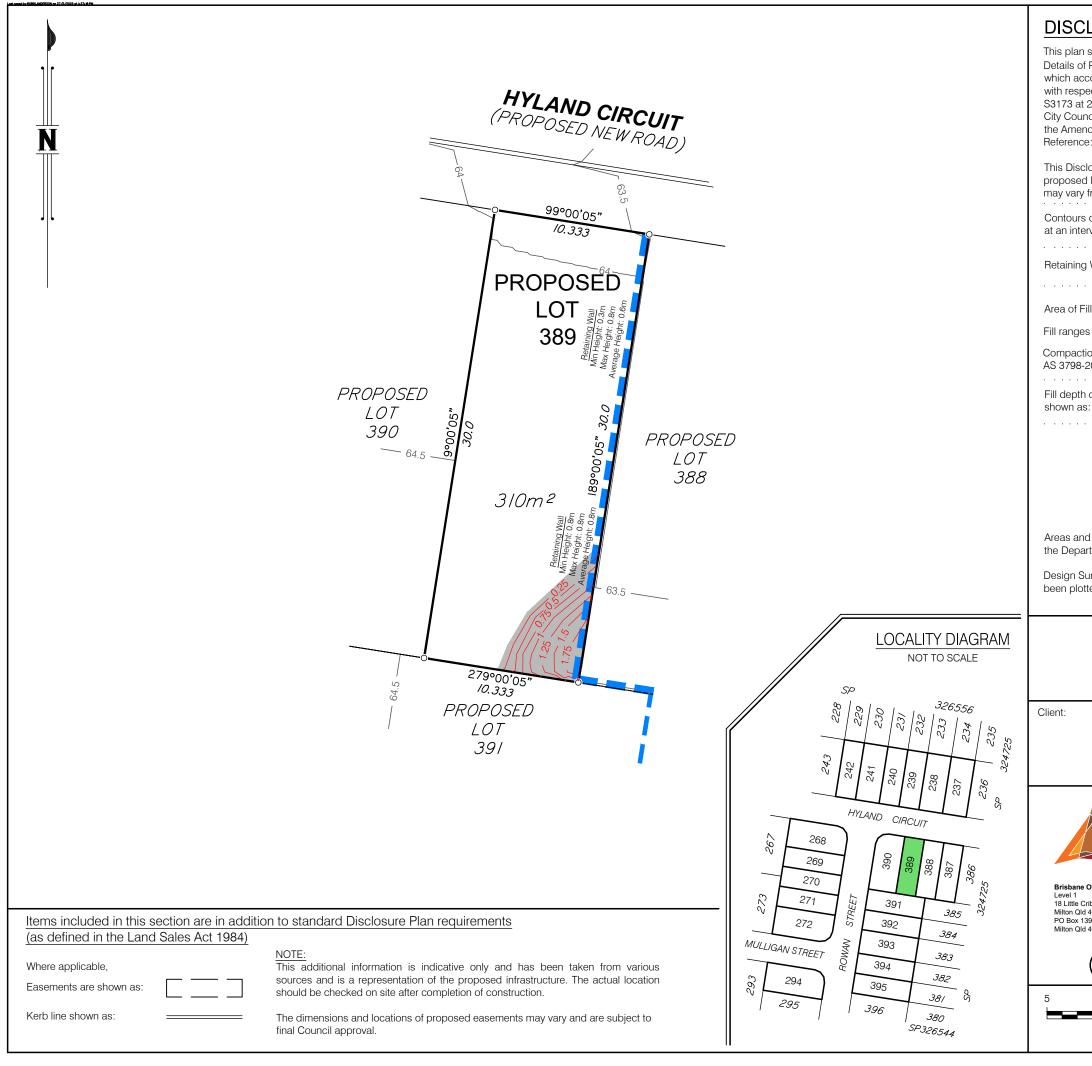
SP326541

## MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATU	М	AHD	
	LEVEL ORIG	IN	PM133103 RL4	7.056
	COMPUTER	FILE	BRSS6904-008	-4-1
	SCALE		1:250 @ A3	
	DRAWN	AJD	DATE	25/05/2022
	CHECKED	SHL	DATE	26/05/2022
	APPROVED	RGA	DATE	27/05/2022
m				

BRSS6904-008-018-1



# DISCLOSURE PLAN FOR PROPOSED LOT 389

Details of Proposed Lot 389 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 1.8m.

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 0.25m,

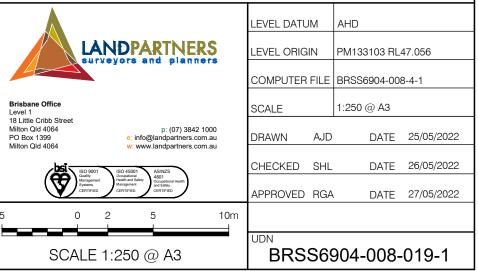
shown as: \_ - - 0.25 - - -

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

## MONTEREA LAND HOLDINGS PTY LTD



# HYLAND CIRCUIT (PROPOSED NEW ROAD) 84°00'05" *3./06* 54°00'05 *3.106* 99°00'05" 24°00'05" *3.106* **PROPOSED** ROWAN STREET (PROPOSED NEWROAD) LOT 390 **PROPOSED** LOT 389 426m² PROPOSED LOT 391 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 Easements are shown as: 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 390

This plan shows

Details of Proposed Lot 390 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 0.25m,

shown as: \_ - - 0.25 - - -

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

Client

LOCALITY DIAGRAM

NOT TO SCALE

268 269 270

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MULLIGAN STREET

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326556

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383

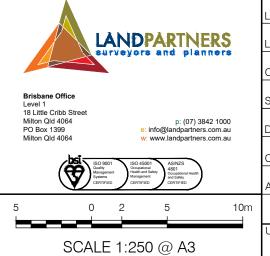
382

38/

380

SP326544

## MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATUM		AHD		
	LEVEL ORIGIN		PM133103 RL47.056		
	COMPUTER FILE		BRSS6904-008-4-1		
	SCALE		1:250 @ A3		
	DRAWN	AJD	DATE	25/05/2022	
	CHECKED	SHL	DATE	26/05/2022	
	APPROVED	RGA	DATE	27/05/2022	

BRSS6904-008-020-1

# **PROPOSED** LOT **PROPOSED** 390 ROWAN STREET (PROPOSED NEW ROAD) LOT PROPOSED 389 LOT 388 99<sup>†</sup>00'05" *30.0* PROPOSED 5 LOT 391 327m<sup>2</sup> 279°00'05 Max Height: 0.8m Average Height: 0.8m PROPOSED LOT 392 268 269 270 271 Items included in this section are in addition to standard Disclosure Plan requirements 272

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location

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

should be checked on site after completion of construction.

final 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 391

This plan show

Details of Proposed Lot 391 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 0.25m,

shown as: \_ - - 0.25 - - -

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

Client

LOCALITY DIAGRAM

NOT TO SCALE

HYLAND

MULLIGAN STREET

294

295

391

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326556

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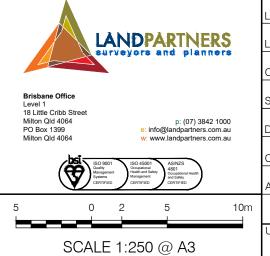
382

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380

SP326544

## MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-008-4-1		
SCALE		1:250 @ A3		
DRAWN	AJD		DATE	25/05/2022
CHECKED	SHL		DATE	26/05/2022
APPROVED	RGA	ı	DATE	27/05/2022

BRSS6904-008-021-1

## Reference: 6536/2018/MAPDA/C) may vary from final site conditions. PROPOSED Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum ROWAN STREET (PROPOSED NEW ROAD) LOT 391 Retaining Walls are shown as: 99°00'05" Area of Fill shown as: **PROPOSED** Fill ranges in depth from 0.0m to 2.0m. Retaining Wall Min Height: 1.8m LOT Max Height: 1.8m AS 3798-2007, with Level 1 certification. Min Height: 0.8m Max Height: 0.8m 392 315m<sup>2</sup> shown as: \_ - -0.25 - - -384 SP324725 PROPOSED LOT 393 the Department of Resources. 383 SP324725 LOCALITY DIAGRAM NOT TO SCALE 326556 HYLAND 268 269 270 Level 1 18 Little Cribb Street 271 391 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 383 394 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 382 294 395 Easements are shown as: should be checked on site after completion of construction. 38/ 295 396 Kerb line shown as: 380 The dimensions and locations of proposed easements may vary and are subject to

final Council approval.

# DISCLOSURE PLAN FOR PROPOSED LOT 392

Details of Proposed Lot 392 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council

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

at an interval of 0.5m, shown as: ——48.5—

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

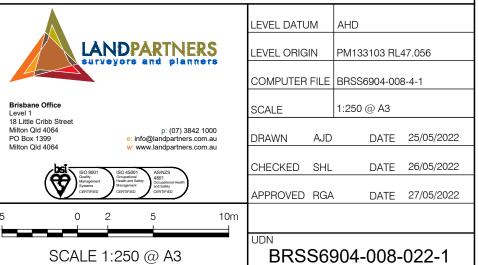
Fill depth contours based on A.H.D. datum at an interval of 0.25m,

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

## MONTEREA LAND HOLDINGS PTY LTD



SP326544

### Reference: 6536/2018/MAPDA/C) **PROPOSED** LOT may vary from final site conditions. ROWAN STREET (PROPOSED NEWROAD) 392 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\_\_\_ 384 SP324725 99°00'05" Retaining Walls are shown as: PROPOSED Area of Fill shown as: Fill ranges in depth from 0.0m to 2.0m. Max Height: 1.8m LOT Average Height: 1.7m Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification. 393 Max Height: 1.0m 375m² Average Height: 1.0m shown as: \_ - -0.25 - - -383 SP324725 30.0 279°00'05 PROPOSED LOT 394 the Department of Resources. 382 SP324725 Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have LOCALITY DIAGRAM NOT TO SCALE 326556 HYLAND CIRCUIT LANDPARTNERS surveyors and planners 268 390 269 270 Level 1 18 Little Cribb Street 271 391 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 385 Milton Old 4064 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 383 Where applicable, This additional information is indicative only and has been taken from various 394

sources and is a representation of the proposed infrastructure. The actual location

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

should be checked on site after completion of construction.

final Council approval.

Easements are shown as:

Kerb line shown as:

# DISCLOSURE PLAN FOR PROPOSED LOT 393

Details of Proposed Lot 393 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council

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

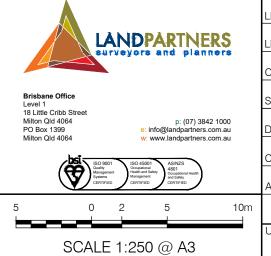
Fill depth contours based on A.H.D. datum at an interval of 0.25m,

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

been plotted from data supplied by Bornhorst and Ward Engineering plans received 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

## MONTEREA LAND HOLDINGS PTY LTD



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380

SP326544

395

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294

295

LEVEL DATUM AHD LEVEL ORIGIN PM133103 RL47.056 COMPUTER FILE BRSS6904-008-4-1 SCALE 1:250 @ A3 DRAWN AJD DATE 25/05/2022 CHECKED SHL DATE 26/05/2022 APPROVED RGA DATE 27/05/2022

BRSS6904-008-023-1

# PROPOSED LOTROWAN STREET (PROPOSED NEW ROAD) 393 383 SP324725 99°00'05" PROPOSED Retaining Wall Min Height: 1.8m Max Height: 1.8m LOT 394 315m<sup>2</sup> Min Height: 1.0m Max Height: 1.0m 382 30.0 SP324725 279°00'05 PROPOSED LOT 395 381 SP324725 HYLAND

# DISCLOSURE PLAN FOR PROPOSED LOT 394

Details of Proposed Lot 394 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (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 0.25m,

shown as: \_ - -0.25 - - -

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

LOCALITY DIAGRAM

NOT TO SCALE

268 269 270

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MULLIGAN STREET

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326556

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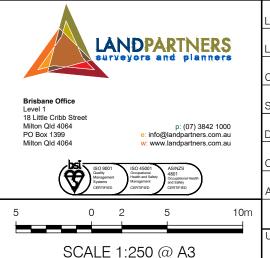
382

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380

SP326544

# MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM		AHD		
LEVEL ORIGIN		PM133103 RL47.056		
COMPUTER FILE		BRSS6904-008-4-1		
SCALE		1:250 @ A3		
DRAWN	AJD		ATE	25/05/2022
CHECKED	SHL	С	ATE	26/05/2022
APPROVED	RGA		ATE	27/05/2022

BRSS6904-008-024-1

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

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

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

(as defined in the Land Sales Act 1984)

Where applicable,

Kerb line shown as:

Easements are shown as:

© LandPartners 2022

### Reference: 6536/2018/MAPDA/C) may vary from final site conditions. Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum PROPOSED ROWAN STREET (PROPOSED NEW ROAD) at an interval of 0.5m, shown as: ——48.5— LOT 394 Retaining Walls are shown as: 382 SP324725 99°00'05" Area of Fill shown as: **PROPOSED** Fill ranges in depth from 0.0m to 2.0m. Compaction of fill will be carried out in accordance with Australian Standard LOT AS 3798-2007, with Level 1 certification. 315m2 Max Height: 1.2m 395 Average Height: 1.2m Retaining Wall shown as: \_ - -0.25 - - -Min Height: 1.6m 381 Max Height: 1.6m 279°00'05" *30.0* Average Height: 1.6m SP324725 <u>Retaining Wall</u> Min Height: 0.4m Max Height: 0.8m Average Height: 0.6m Retaining Wall Min Height: 0.4m Max Height: 0.8m PROPOSED Average Height: 0.6m LOT 396 the Department of Resources. 380 SP324725 LOCALITY DIAGRAM NOT TO SCALE 326556 HYLAND CIRCUIT LANDPARTNERS surveyors and planners 268 390 269 270 Level 1 18 Little Cribb Street 271 391 385 Milton Old 4064 p: (07) 3842 1000 Items included in this section are in addition to standard Disclosure Plan requirements PO Box 1399 Milton Qld 4064 e: info@landpartners.com.au w: www.landpartners.com.au 272 392 (as defined in the Land Sales Act 1984) 384 MULLIGAN STREET 393 383 Where applicable, This additional information is indicative only and has been taken from various 394 sources and is a representation of the proposed infrastructure. The actual location 382 294 Easements are shown as: 395

should be checked on site after completion of construction.

final Council approval.

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

Kerb line shown as:

# DISCLOSURE PLAN FOR PROPOSED LOT 395

Details of Proposed Lot 395 on the Reconfiguration Plan BRSS6904.000-6-44 dated 23 March 2022 which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 905 on SP297381 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on 4 July 2019 (Council Reference: 6536/2018/MAPDA). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on 28 March 2022 (Council

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

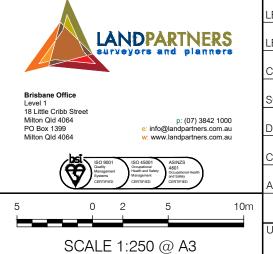
Fill depth contours based on A.H.D. datum at an interval of 0.25m,

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 23/05/2022.

# 240 MONTEREA ROAD, RIPLEY STAGE 8

## MONTEREA LAND HOLDINGS PTY LTD



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SP326544

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LEVEL DATUM		AHD			
LEVEL ORIGIN		PM133103 RL47.056			
COMPUTER FILE		BRSS6904-008-4-1			
SCALE	SCALE		1:250 @ A3		
DRAWN	AJD	DATE	25/05/2022		
CHECKED	SHL	DATE	26/05/2022		
APPROVED	RGA	DATE	27/05/2022		

BRSS6904-008-025-1