

DISCLOSURE PLAN FOR PROPOSED LOT 239

This plan shows:  
Details of Proposed Lot 239 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 Montereia 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: [Symbol]

Area of Fill shown as: [Symbol]

This lot requires no fill.

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

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

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

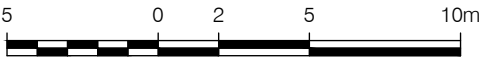
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 23/05/2022.

240 MONTEREA ROAD, RIPLEY  
STAGE 8

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**



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SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-007-1**

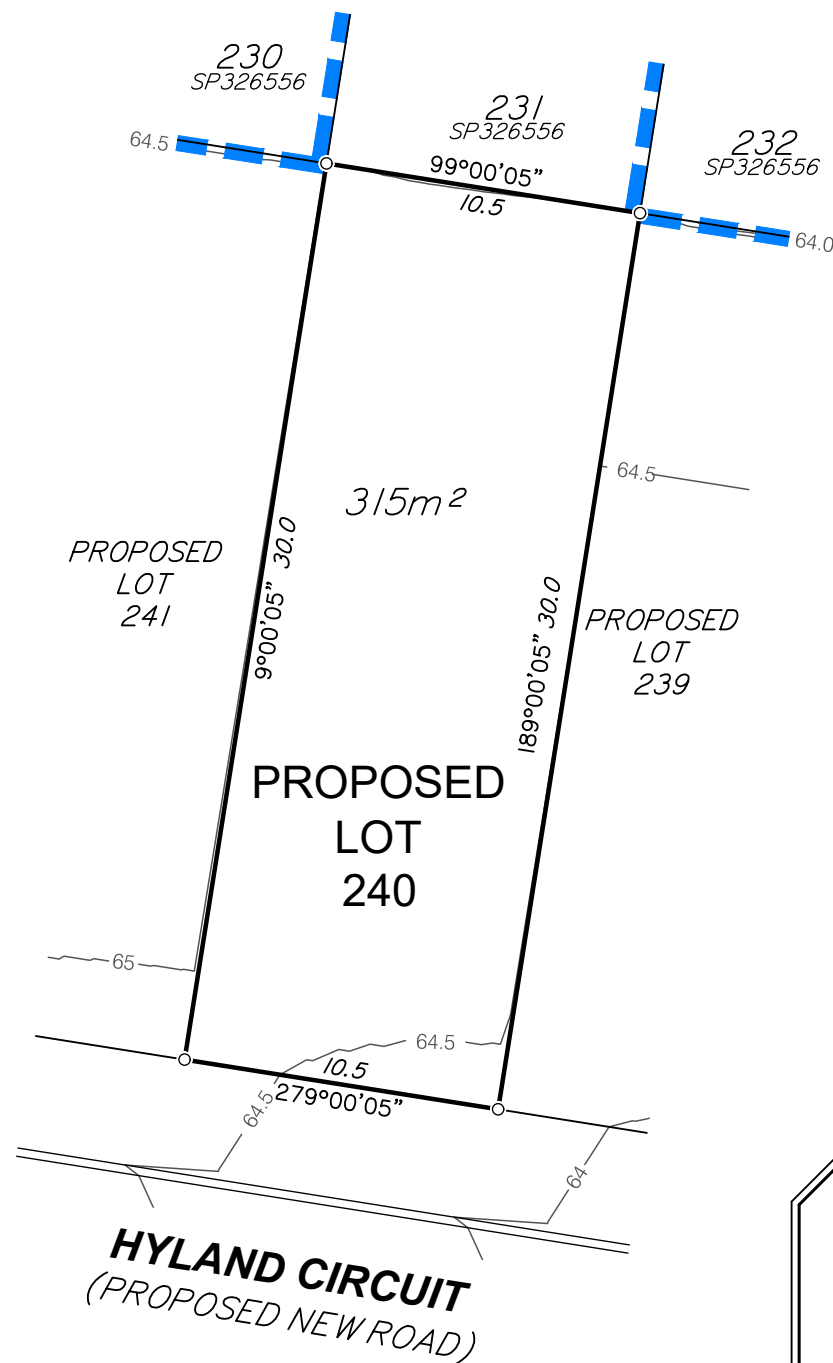
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: [Symbol]

Kerb line shown as: [Symbol]

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

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



DISCLOSURE PLAN FOR PROPOSED LOT 240

This plan shows:  
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 Montereia 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)

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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: [Blue dashed line symbol]

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

This lot requires no fill.

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

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

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240 MONTEREA ROAD, RIPLEY  
STAGE 8

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
surveyors and planners

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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



SCALE 1:250 @ A3

UDN  
**BRSS6904-008-008-1**

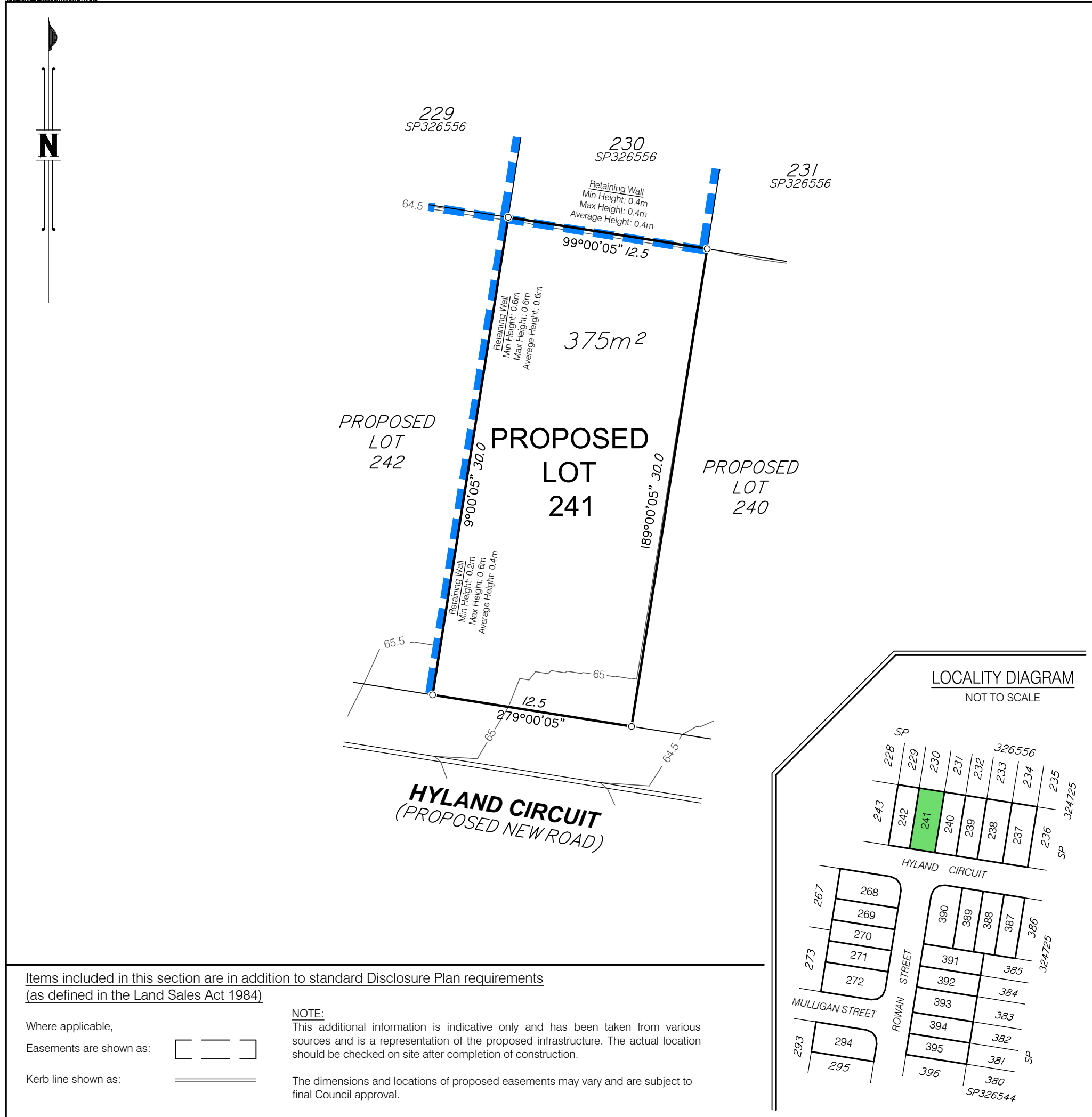
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: [Easement symbol: two parallel lines with a dashed line in between]  
Kerb line shown as: [Kerb line symbol: two parallel lines]

NOTE:  
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DISCLOSURE PLAN FOR PROPOSED LOT 241

This plan shows:  
Details of Proposed Lot 241 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 Montereia 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)

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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- - -

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240 MONTEREA ROAD, RIPLEY  
STAGE 8

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SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-009-1**

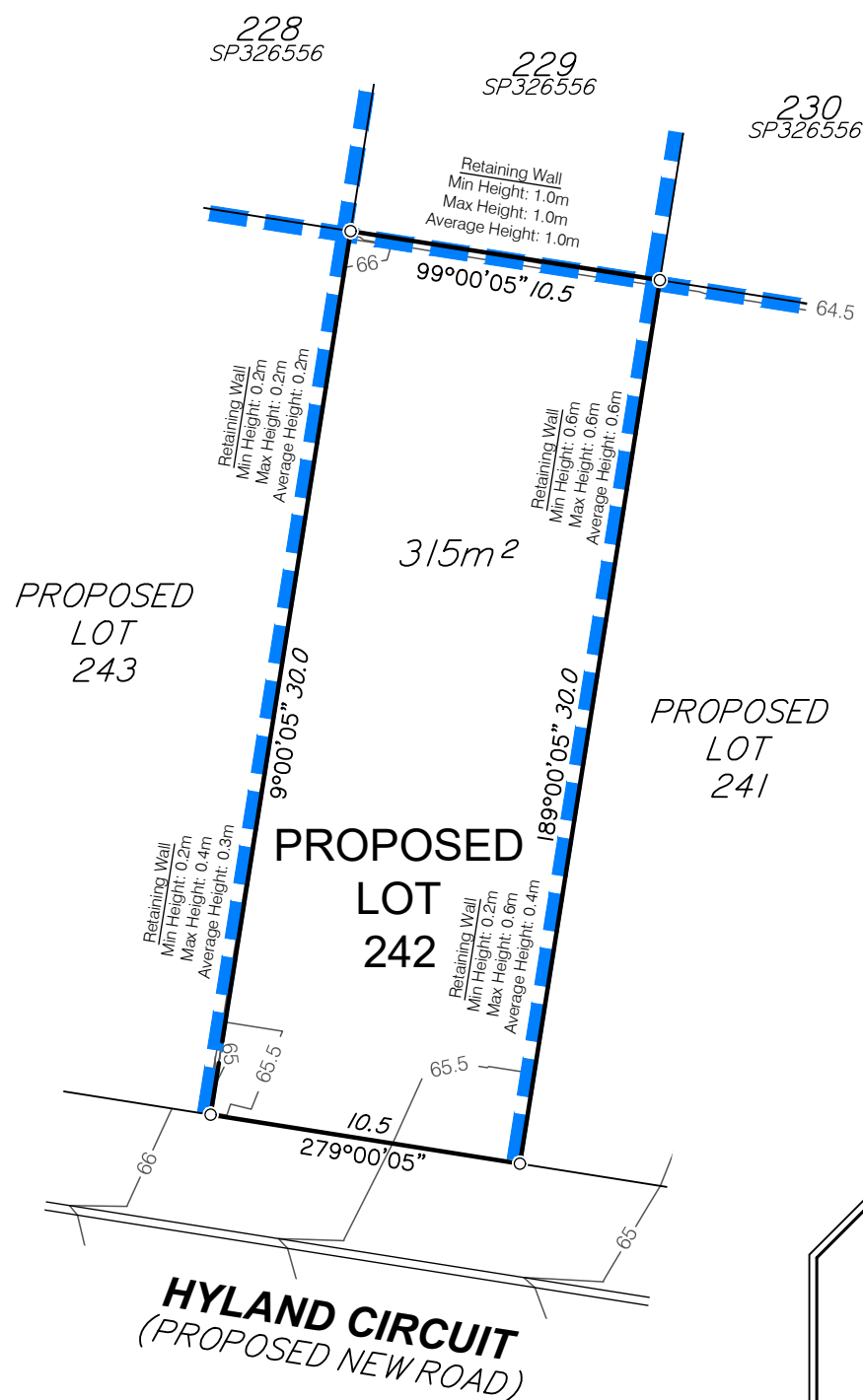
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: — — —

Kerb line shown as: — — —

**NOTE:**  
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Kerb line shown as:                     

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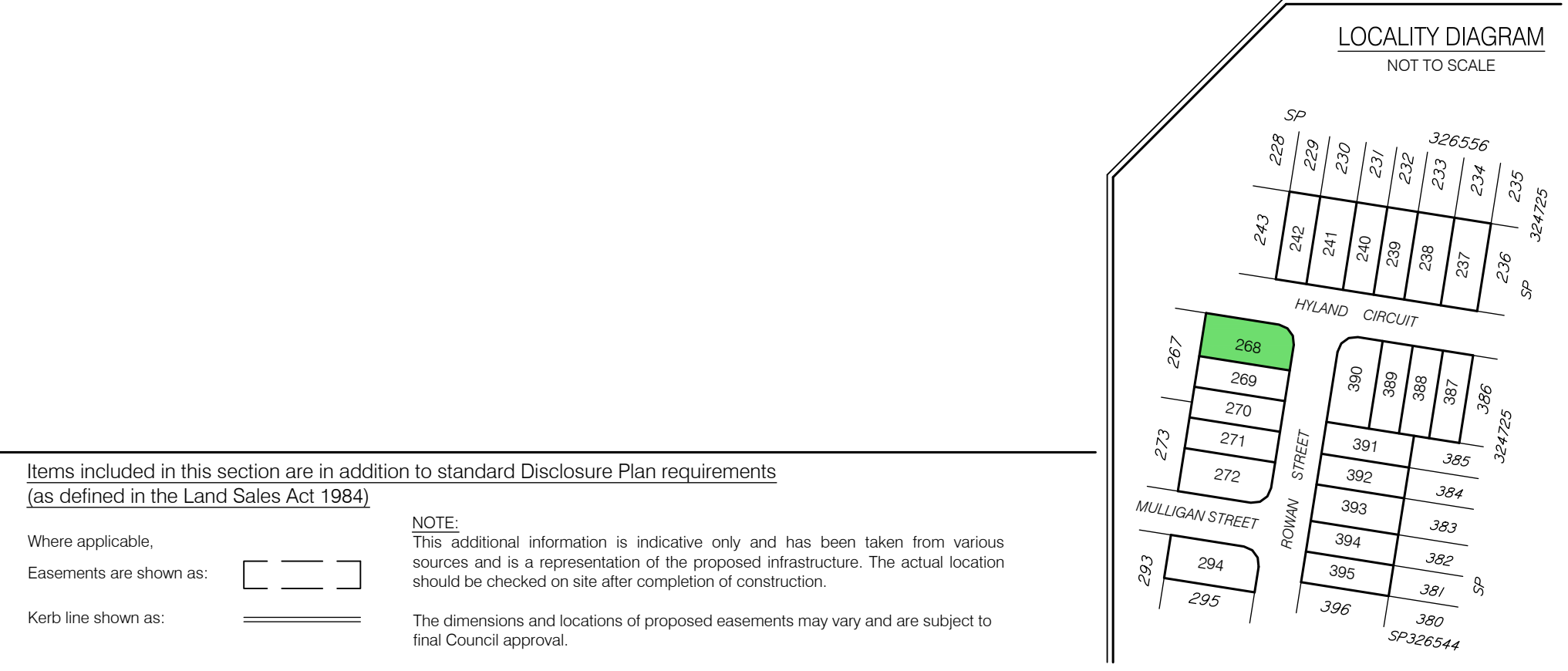
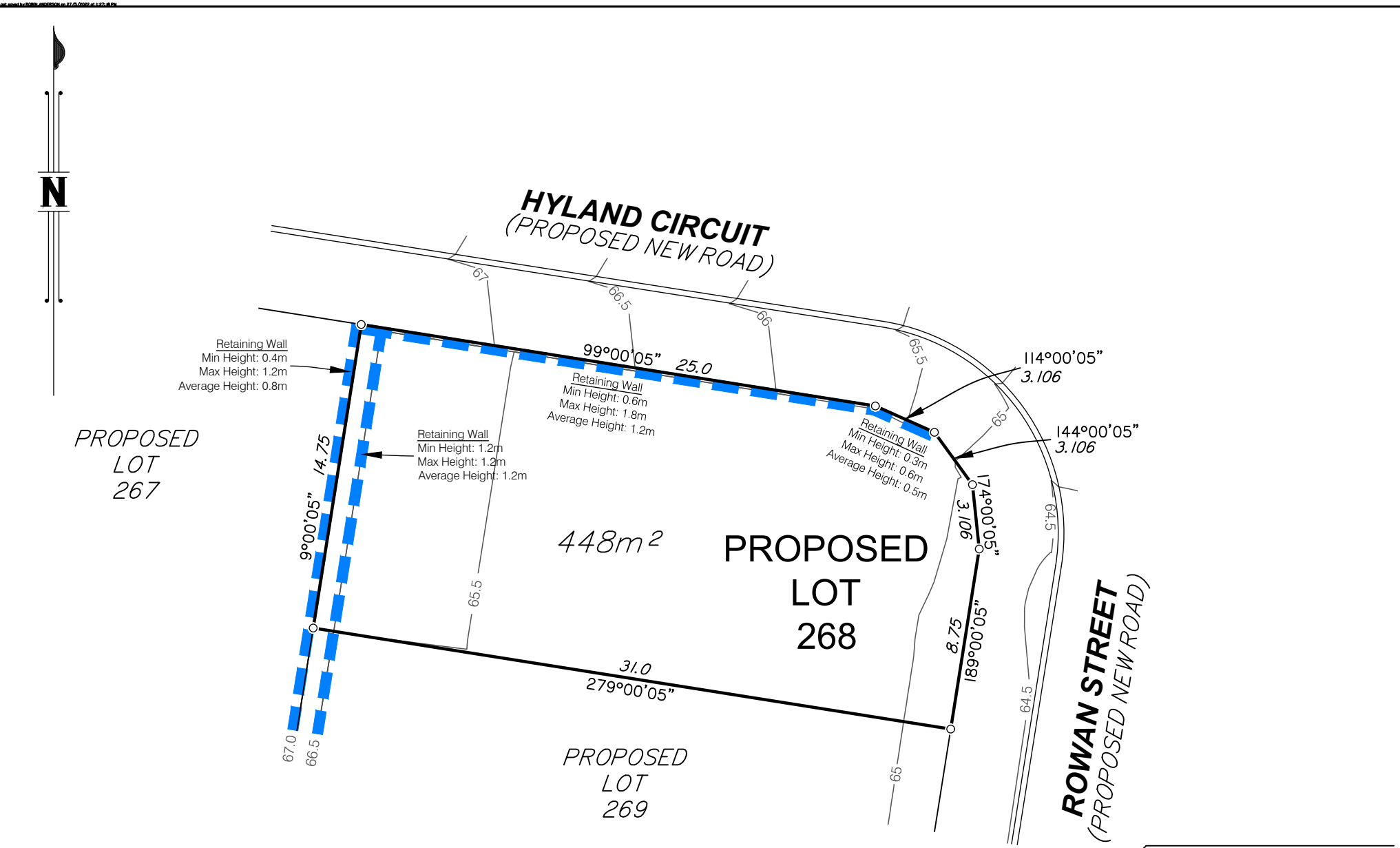
ISO 9001 Quality Management Systems CERTIFIED	ISO 45001 Occupational Health and Safety Management CERTIFIED	AS/NZS 4501 Occupational Health and Safety CERTIFIED
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-008-4-1		
SCALE	1:250 @ A3		
DRAWN	AJD	DATE	25/05/2022
CHECKED	SHL	DATE	26/05/2022
APPROVED	RG	DATE	27/05/2022

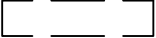



SCALE 1:250 @ A3

UDN	BRSS6904-008-010-1
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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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## DISCLOSURE PLAN FOR PROPOSED LOT 268

This plan shows:  
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 Montereia 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)

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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: 

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: 

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

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## 240 MONTEREA ROAD, RIPLEY STAGE 8

Client:  
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Milton Qld 4064

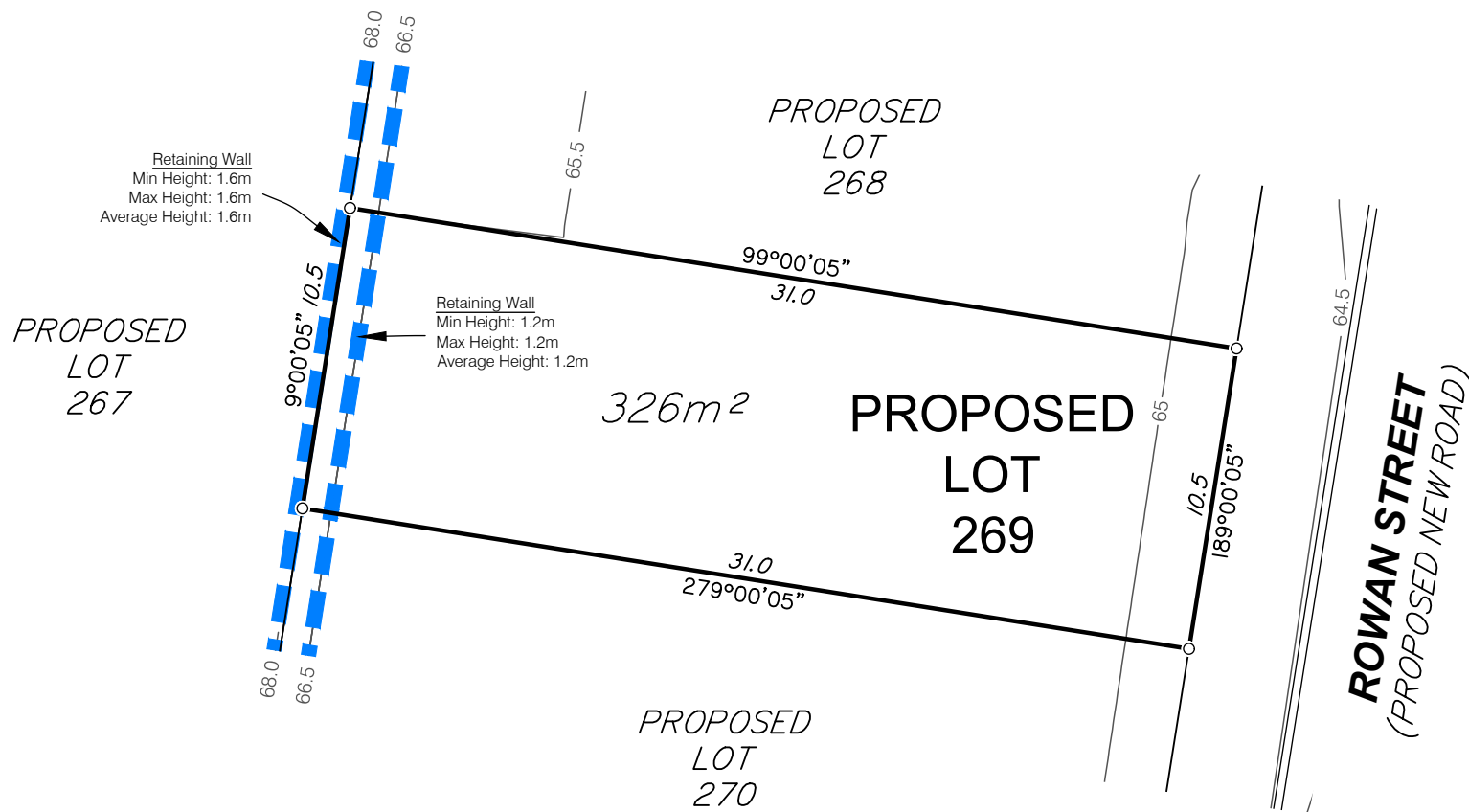
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w: [www.landpartners.com.au](http://www.landpartners.com.au)



SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-011-1**



DISCLOSURE PLAN FOR PROPOSED LOT 269

This plan shows:  
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 Montereia 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)

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Retaining Walls are shown as: [Blue dashed line symbol]

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

This lot requires no fill.

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

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

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

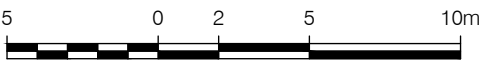
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 23/05/2022.

240 MONTEREA ROAD, RIPLEY  
STAGE 8

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SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-012-1**

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Where applicable,  
Easements are shown as: [Easement symbol]

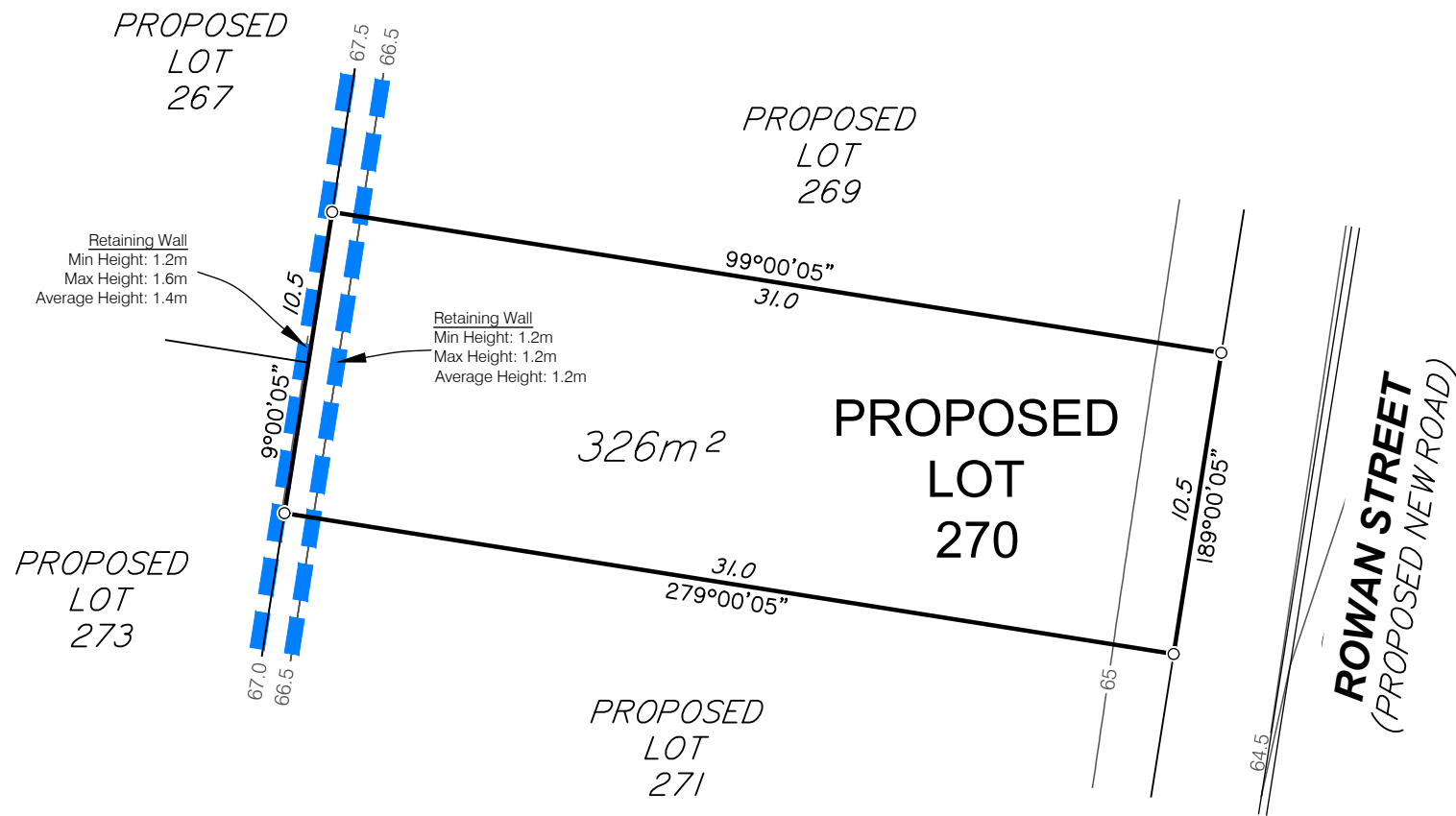
Kerb line shown as: [Kerb line symbol]

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Retaining Wall  
Min Height: 1.2m  
Max Height: 1.6m  
Average Height: 1.4m

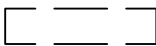

Retaining Wall  
Min Height: 1.2m  
Max Height: 1.2m  
Average Height: 1.2m

**ROWAN STREET**  
(PROPOSED NEW ROAD)

**LOCALITY DIAGRAM**  
NOT TO SCALE



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

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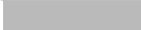
## DISCLOSURE PLAN FOR PROPOSED LOT 270

This plan shows:  
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 Montere 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)

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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: 

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: 

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:

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SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-013-1**



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

## DISCLOSURE PLAN FOR PROPOSED LOT 271

This plan shows:

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 Montereia 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)

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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 0.25m, 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:

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SCALE 1:250 @ A3

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

UDN  
BRSS6904-008-014-1



Kerb line shown as: \_\_\_\_\_

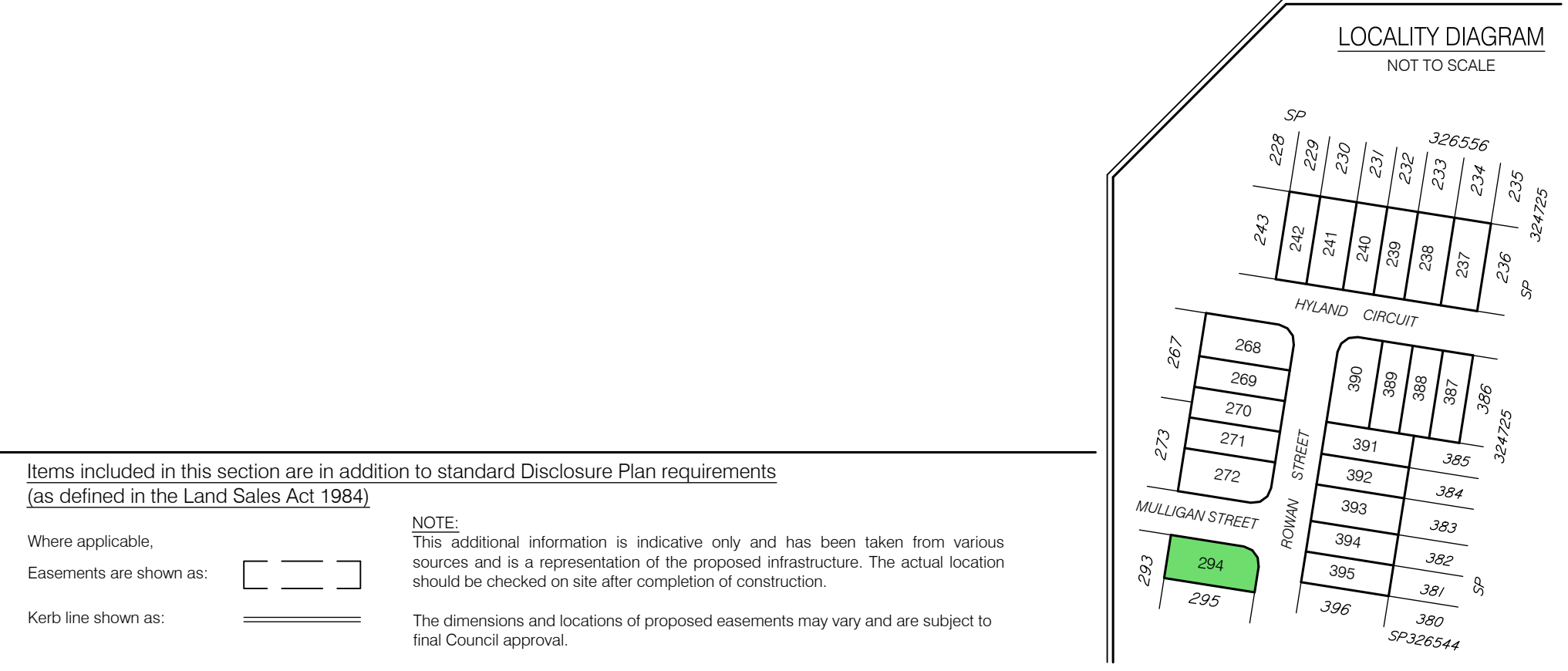
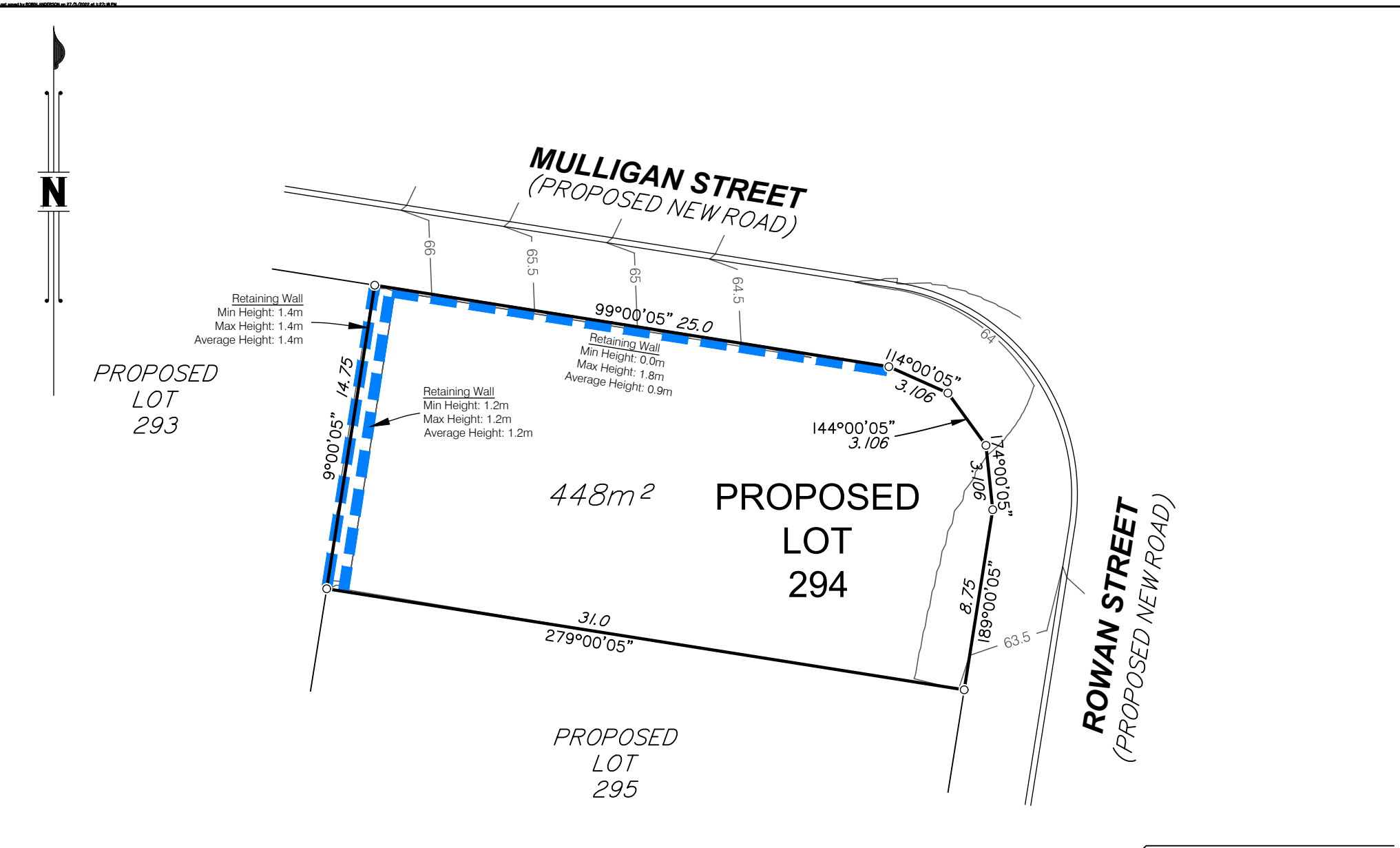
The dimensions and locations of proposed easements may vary and are subject to final Council approval.

This plan shows:  
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 Montereia 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)

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.

Client:

UDN  
BRSS6904-008-015-1



DISCLOSURE PLAN FOR PROPOSED LOT 294

This plan shows:  
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 S3173 at 238 & 240 Montereia 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)

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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: [Blue dashed line symbol]

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

This lot requires no fill.

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

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

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

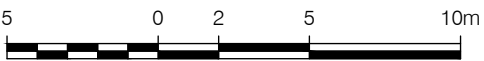
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 23/05/2022.

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SCALE 1:250 @ A3

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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

UDN  
**BRSS6904-008-016-1**

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

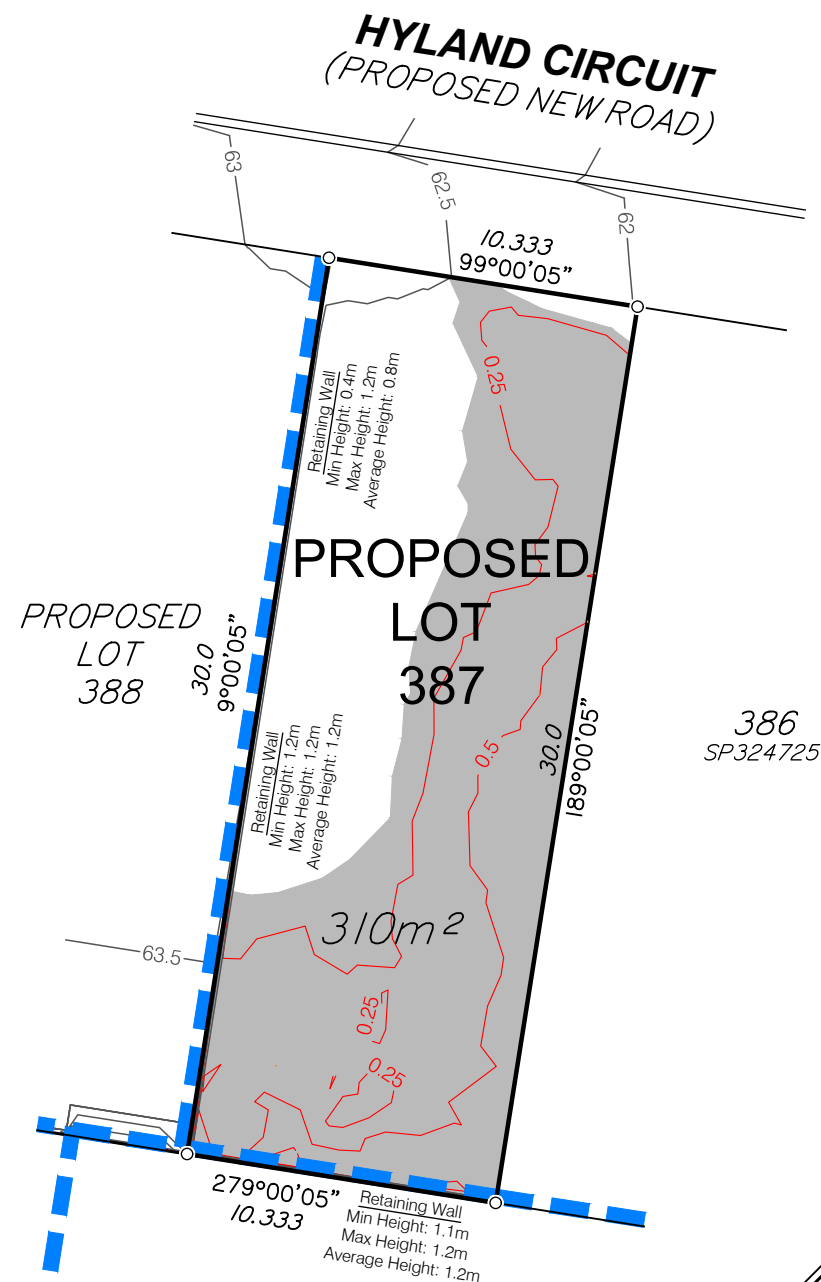
Where applicable,  
Easements are shown as: [Easement symbol]

Kerb line shown as: [Kerb line symbol]

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

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





Kerb line shown as: \_\_\_\_\_

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

This plan shows:  
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 Montereia 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.

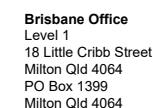
Fill depth contours based on A.H.D. datum at an interval of 0.25m, shown as: - · -0.25- · -

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.

Client:

**MONTEREA LAND HOLDINGS PTY LTD**



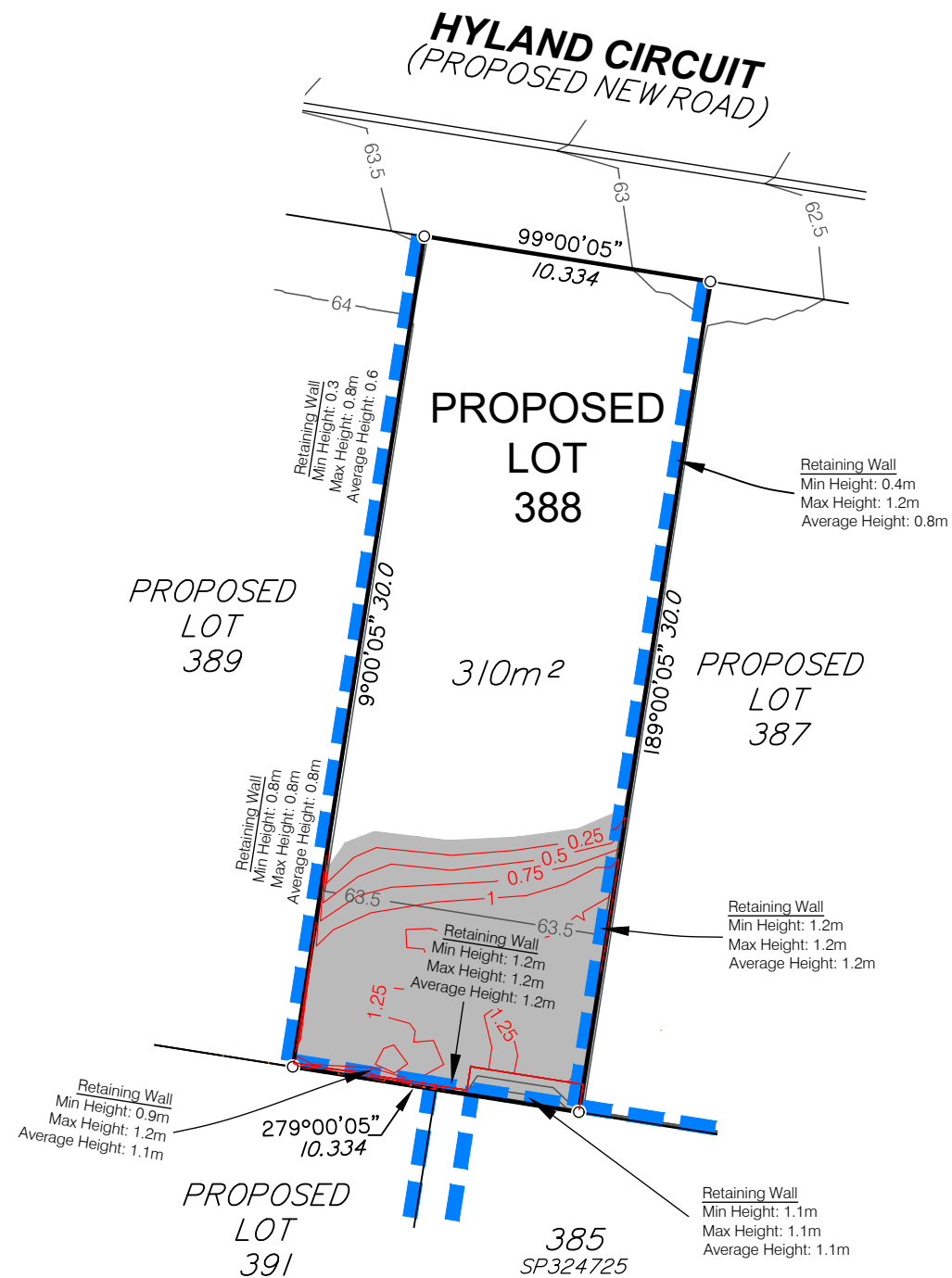
**p:** (07) 3842 1000  
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**w:** [www.landpartners.com.au](http://www.landpartners.com.au)



SCALE 1:250 @ A3

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	RG A	DATE	27/05/2022

UDN  
BRSS6904-008-017-1



## DISCLOSURE PLAN FOR PROPOSED LOT 388

This plan shows:

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 Montereia 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:

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SCALE 1:250 @ A3

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	RG	DATE	27/05/2022

UDN  
**BRSS6904-008-018-1**

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

Where applicable,

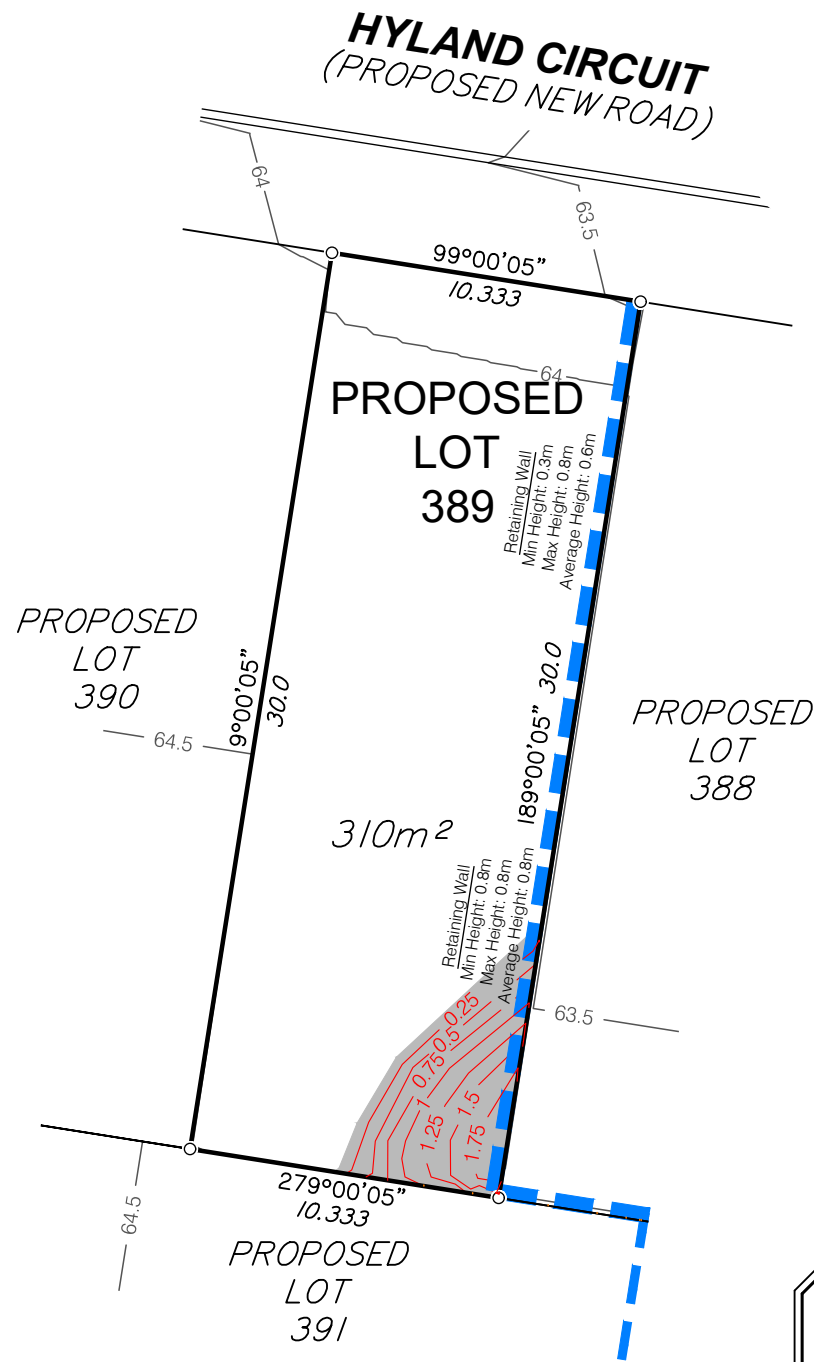
Easements are shown as:

Kerb line shown as:

### NOTE:

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

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



LOCALITY DIAGRAM  
NOT TO SCALE



## DISCLOSURE PLAN FOR PROPOSED LOT 389

This plan shows:

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 Montereia 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

Client:

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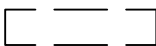



SCALE 1:250 @ A3

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	RG	DATE	27/05/2022

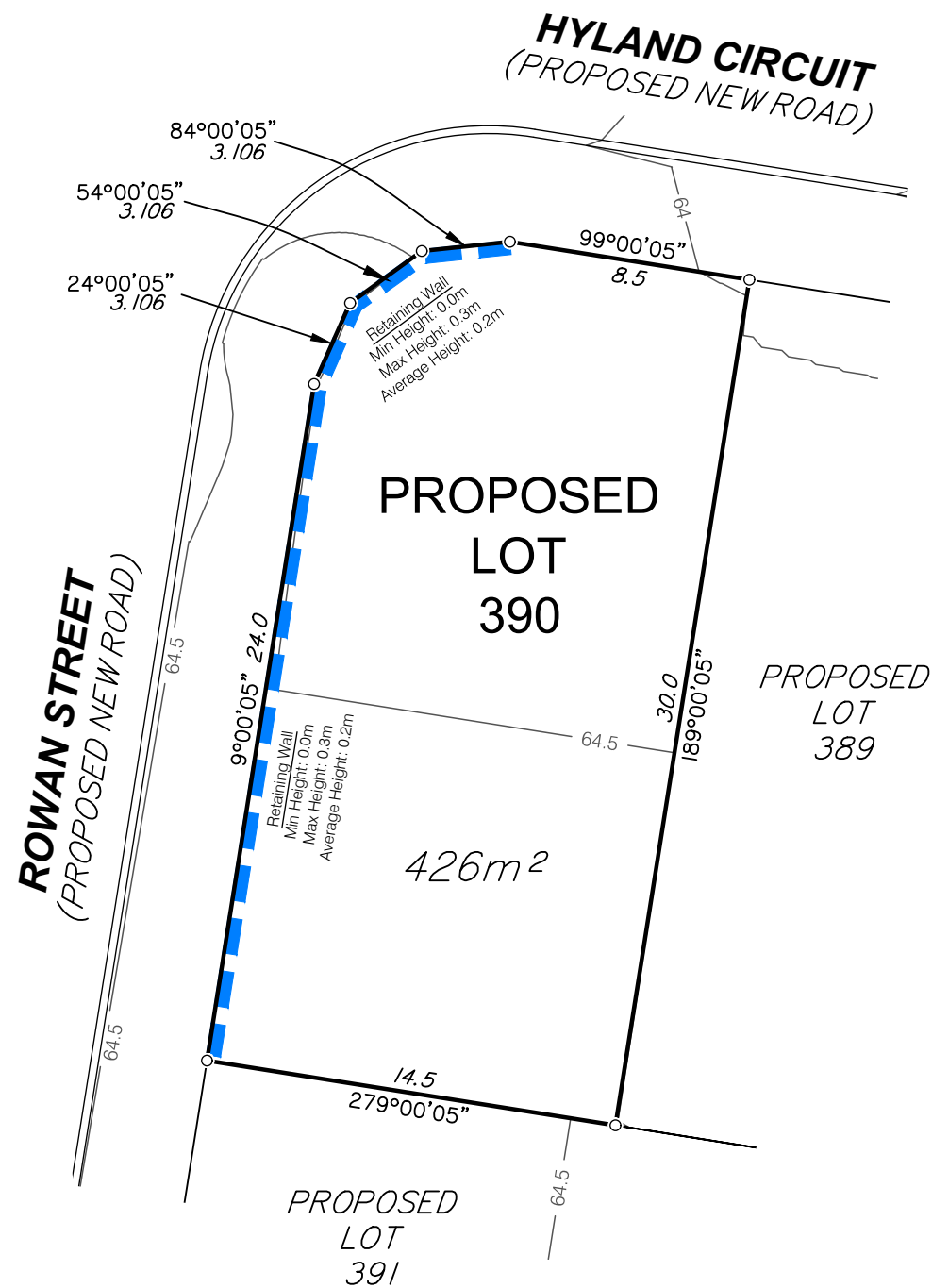
UDN  
**BRSS6904-008-019-1**

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

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

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

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



## DISCLOSURE PLAN FOR PROPOSED LOT 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 Montereia 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:

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SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-020-1**

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

Where applicable,  
Easements are shown as:

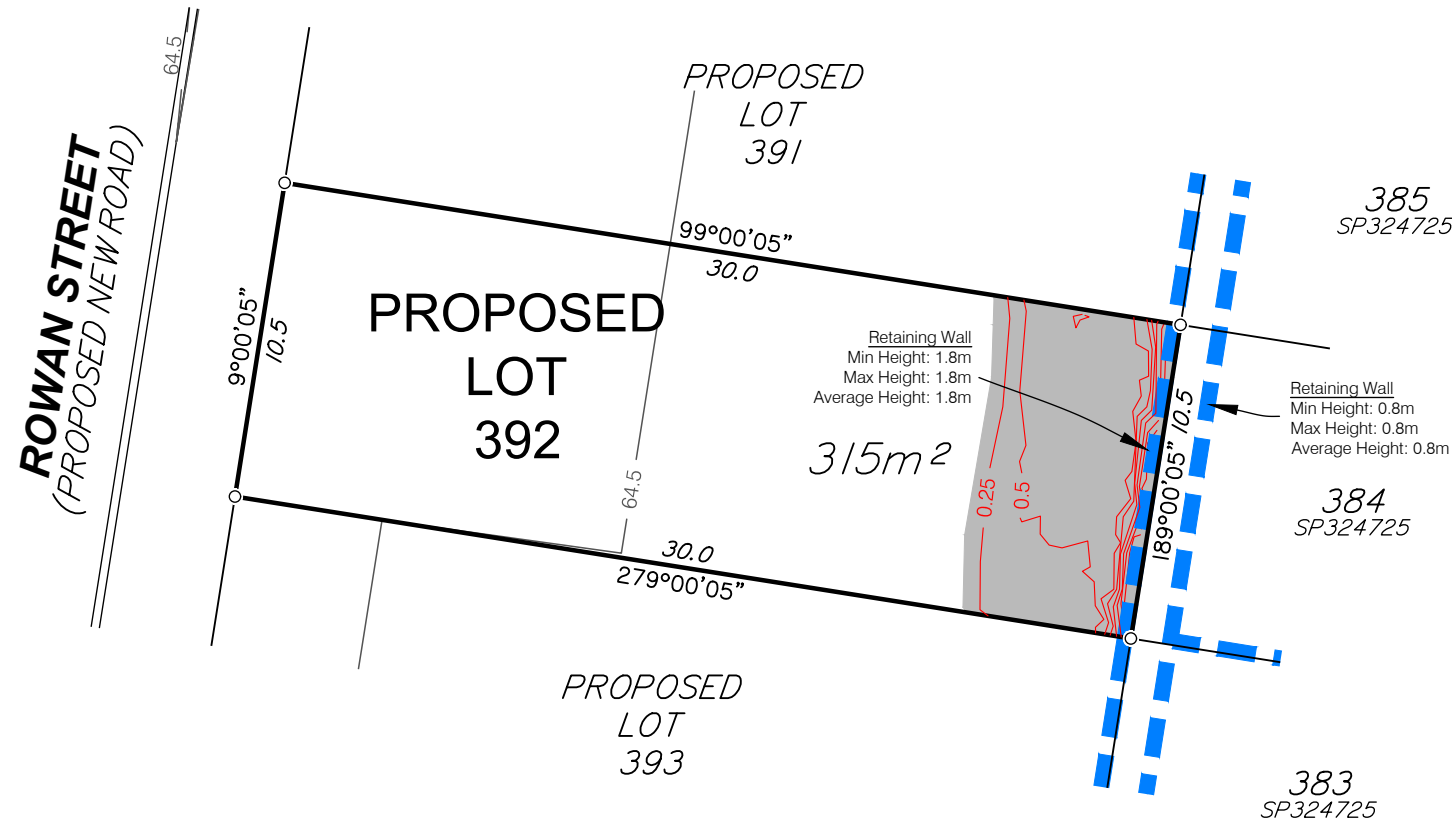
Kerb line shown as:

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

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







## DISCLOSURE PLAN FOR PROPOSED LOT 392

This plan shows:  
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 Montereia 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: [Symbol]

Area of Fill shown as: [Symbol]

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:  
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SCALE 1:250 @ A3

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	RG	DATE	27/05/2022

UDN  
**BRSS6904-008-022-1**

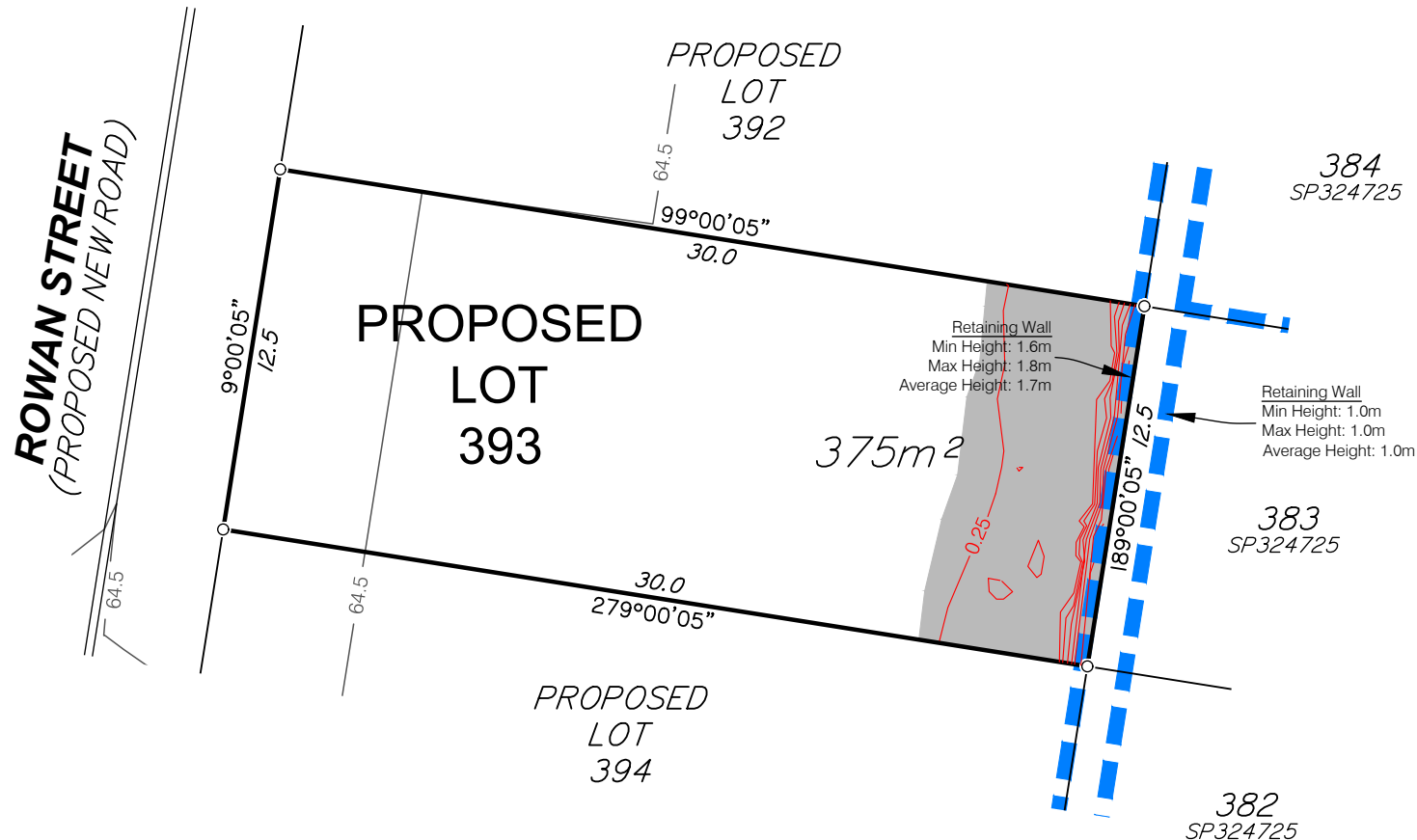
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: [Symbol]

Kerb line shown as: [Symbol]

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

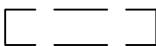
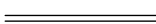
The dimensions and locations of proposed easements may vary and are subject to final Council approval.



LOCALITY DIAGRAM  
NOT TO SCALE



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


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

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.  
  
The dimensions and locations of proposed easements may vary and are subject to final Council approval.

DISCLOSURE PLAN FOR PROPOSED LOT 393

This plan shows:  
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 Montereia 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: 

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: 

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

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SCALE 1:250 @ A3

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

UDN  
**BRSS6904-008-023-1**



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

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.

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SCALE 1:250 @ A3

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

UDN

BRSS6904-008-024-1



