PROPOSED LOT //3 Min Height: 2.1m Max Height: 2.4m 316 515 Average Height: 2.3m RP311831 99°00'05' **PROPOSED** 28.576 LOT 112 **PROPOSED** Service Servic LOT 510m2 PROPOSED LOT 107 /// Min Height: 0.6m Max Height: 0.8m Average Height: 0.7m PROPOSED LOT Retaining Wall PROPOSED Min Height: 0.0m 109 Max Height: 0.6m Average Height: 0.3m 108 447 446 445 444 466 443

DISCLOSURE PLAN FOR PROPOSED LOT 107

This plan shows:

Details of Proposed Lot 107 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 0.1m, shown as: $- \cdot - 0.3 - \cdot -$

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

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 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

Client:

LOCALITY DIAGRAM

NOT TO SCALE

114

PROPOSED

OPEN SPACE

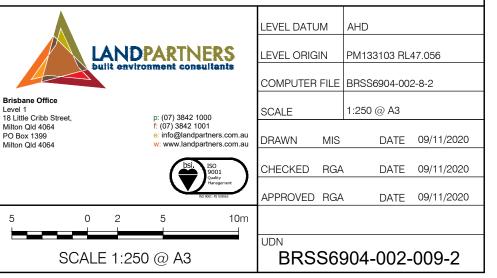
113

LIAM STREET

DELVIN ST

418

MONTEREA LAND HOLDINGS PTY LTD



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

Where applicable,

Easements are shown as:

Kerb line shown as:

l ____

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.

PROPOSED LOT Retaining Wall **PROPOSED** Min Height: 1.1m Max Height: 1.7m LOT Average Height: 1.5m Retaining Wall Min Height: 0.6m Max Height: 0.8m Average Height: 0.7m 22.831 Retaining Wall Min Height: 0.0m-Max Height: 0.6m Average Height: 0.3m 495m² We shall have the sha PROPOSED LOT 109 **PROPOSED** 267°29'10 LOCALITY DIAGRAM NOT TO SCALE 446 445 444 466 443 LIAM STREET 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 DELVIN ST representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction. 418 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 108

Details of Proposed Lot 108 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.1m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: _ - - 0.3 - - -

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

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 6 November

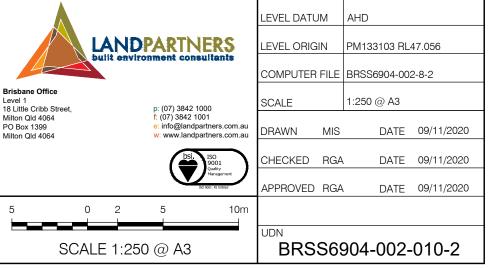
Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

113

PROPOSED

OPEN SPACE



PROPOSED LOT PROPOSED Max Height: 1.1m LOT Average Height: 1.1m 107 306m² **PROPOSED** LOT 110 PROPOSED LOT108 PROPOSED LOT 109 446 445 444 443 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 DELVIN ST representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: 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 109

Details of Proposed Lot 109 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: $-\cdot -0.3-\cdot -$

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

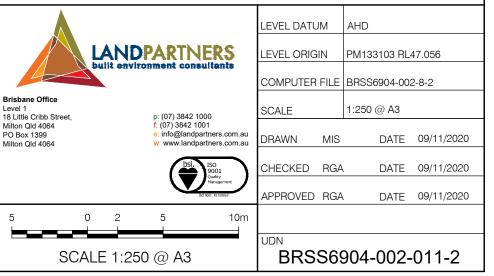
113

PROPOSED

OPEN SPACE

LIAM STREET

418



PROPOSED LOT Retaining Wall Min Height: 1.1m Max Height: 1.1m Average Height: 1.1m JOHNSON CIRCUIT (PROPOSED NEW ROAD) Retaining Wall Min Height: 0.8m Max Height: 1.1m Average Height: 1.0m PROPOSED **PROPOSED** LOT 109 LOT 110 324000'05" 3.106 LIAM STREET (PROPOSED NEW ROAD) Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, 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 Easements are shown as: 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 110

Details of Proposed Lot 110 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: _ - - 0.3 - - -

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

114

107

PROPOSED

OPEN SPACE

113

LIAM STREET

447

466

467

DELVIN ST

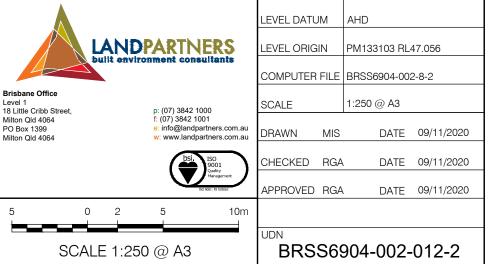
418

446

445

444

443



PROPOSED JOHNSON CIRCUIT (PROPOSED NEW ROAD) LOT 112 99°00'05" **PROPOSED** LOT Retaining Wall PROPOSED 288m² Min Height: 0.8m LOT Max Height: 1.1m Average Height: 1.0m 107 279°00'05" 28.0 Min Height: 1.1m Max Height: 1.1m Average Height: 1.1m Min Height: 1.1m Max Height: 1.1m Retaining Wall Min Height: 1.1m PROPOSED Average Height: 1.1m LOT Max Height: 1.7m PROPOSED Average Height: 1.5m 110 LOT 109 **PROPOSED** LOT 108 444 443 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 DELVIN ST representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: completion of construction.

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

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 111

This plan shows:

Details of Proposed Lot 111 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 2.0m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: _ - - 0.3 - - -

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

114

PROPOSED

OPEN SPACE

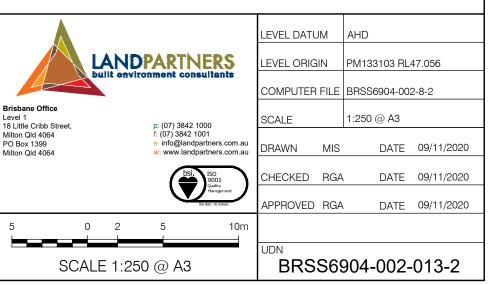
113

446 445

466

418

LIAM STREET



PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) //3 Retaining Wall Min Height: 0.7m Max Height: 2.4m Average Height: 1.6m 28.0 **PROPOSED** LOT 288m² **PROPOSED** PROPOSED LOT /// Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as:

completion of construction.

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

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 112

Details of Proposed Lot 112 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 2.3m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: $-\cdot -0.3-\cdot -$

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

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 6 November

Project:

RP311831

LOT

107

446 445 444

443

DELVIN ST

418

240 MONTEREA ROAD, RIPLEY STAGE 2

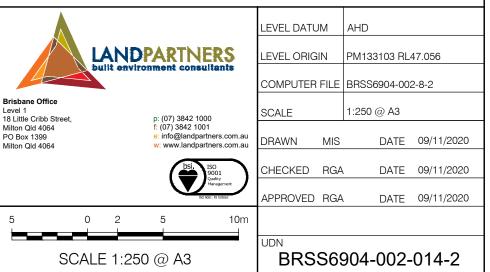
LOCALITY DIAGRAM NOT TO SCALE

113

PROPOSED

OPEN SPACE

LIAM STREET



PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 114 317 99°00'05" RP311831 **PROPOSED** LOT 375m² 113 <u>Retaining Wall</u> Min Height: 0.7m 3/6 Max Height: 2.4m Average Height: 1.6m RP311831 **PROPOSED** Min Height: 2.1m LOTMax Height: 2.4m Average Height: 2.3m 112 200 PROPOSED LOT 107 LOCALITY DIAGRAM NOT TO SCALE

446 445 444 443 LIAM STREET PROPOSED DELVIN ST

418

OPEN SPACE

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

Where applicable, Easements are shown as:

Kerb line shown as:

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

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

DISCLOSURE PLAN FOR PROPOSED LOT 113

This plan shows:

Details of Proposed Lot 113 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 2.2m.

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

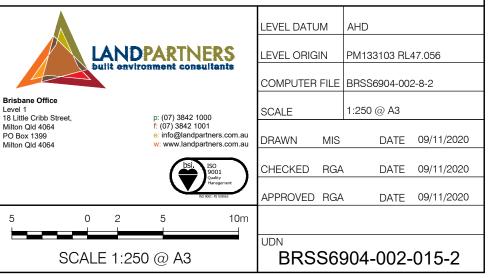
Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: _ - - 0.3 - - -

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2



PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 115 3/8 RP311831 99°00'05" **PROPOSED** LOT 375m² 114 317 RP311831 PROPOSED LOT 316 //3 RP311831

DISCLOSURE PLAN FOR PROPOSED LOT 114

This plan show

Details of Proposed Lot 114 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

Contours derived by LandPartners Pty Ltd As-constructed Survey based on A.H.D. datum at an interval of 0.5m, shown as: ____48.5___

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.8m.

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 0.1m, shown as: $- \cdot - 0.3 - \cdot -$

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

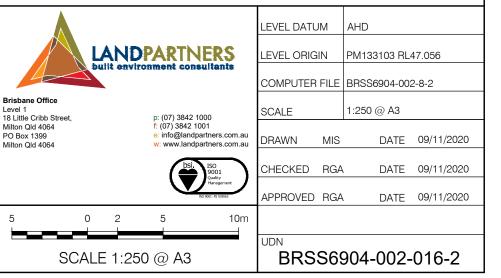
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

Clien

MONTEREA LAND HOLDINGS PTY LTD



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

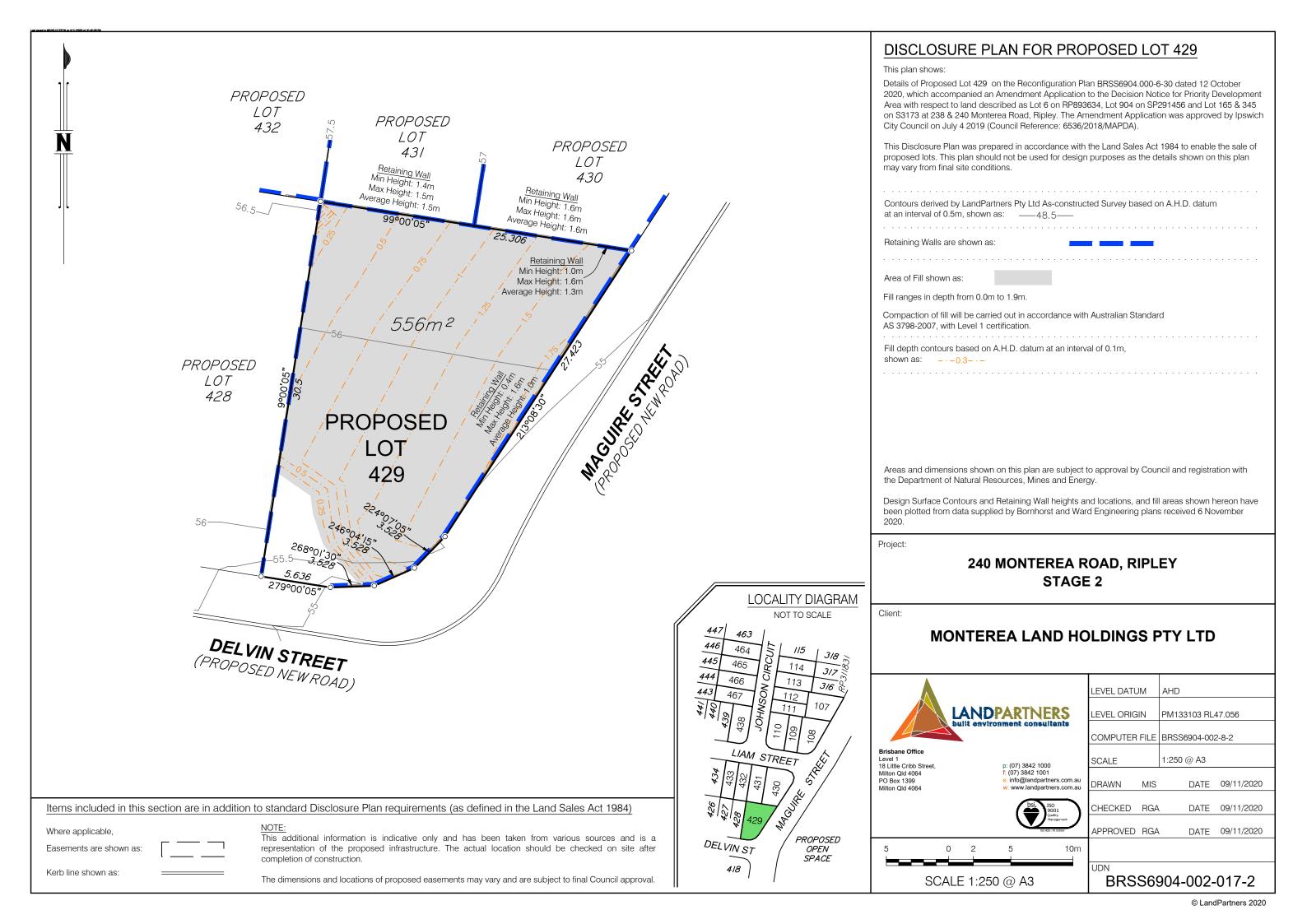
Where applicable,

Easements are shown as:

Kerb line shown as:

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.



LIAM STREET (PROPOSED NEW ROAD) Retaining Wall Min Height: 0.0m Max Height: 0.6m 5 Average Height: 0.3m **PROPOSED** 194°07'05' **PROPOSED** LOT43/ MCJRE TRIPLED Max Height: 1.6m Average Height: 1.6m Retaining Wall Min Height: 1.0m PROPOSED Max Height: 1.6m 446 LOT Average Height: 1.3m 445 429 444 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 DELVIN ST representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as: 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 430

This plan shows:

Details of Proposed Lot 430 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 2.3m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: _ - - 0.3 - - -

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

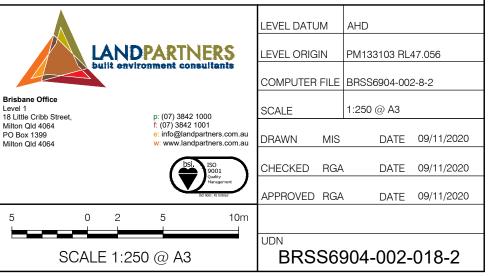
113

PROPOSED

OPEN SPACE

LIAM STREET

418



LIAM STREET 99°00'05" Retaining Wall Min Height: 0.0m Retaining Wall Max Height: 0.6m Min Height: 0.0m Average Height: 0.3m Max Height: 0.6m Average Height: 0.3m PROPOSED LOT PROPOSED LOT 432 PROPOSED LOT 430 Min Height: 1:4m Max Height: 1.5m Average Height: 1.5m PROPOSED LOT 428 PROPOSED LOT 429

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

Easements are shown as:

Kerb line shown as:

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

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

DISCLOSURE PLAN FOR PROPOSED LOT 431

This plan shows:

Details of Proposed Lot 431 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 2.1m.

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

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

shown as: $-\cdot -0.3-\cdot -$

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

114

PROPOSED

OPEN SPACE

113

446

445

444

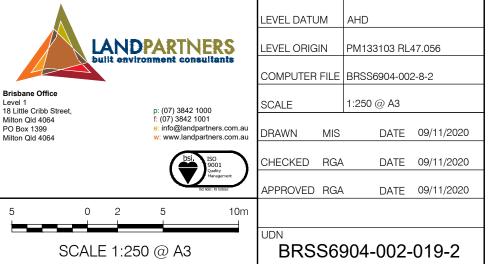
443

466

DELVIN ST

418

LIAM STREET



99°00'05" Retaining Wall Min Height: 0.0m Max Height: 0.6m Retaining Wall Average Height: 0.3m Min Height: 0.0m Max Height: 0.6m Average Height: 0.3m PROPOSED LOT PROPOSED LOT 433 **PROPOSED** LOT 43/ Max Height: 1.4m Average Height: 1.4m 279°00'05" PROPOSED LOT**PROPOSED** 427 **PROPOSED** LOT LOT 428 429 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after Easements are shown as:

completion of construction.

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

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 432

This plan shows

Details of Proposed Lot 432 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 1.9m.

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

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

shown as: _ - - 0.3 - - -

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

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 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

Client:

LOCALITY DIAGRAM

NOT TO SCALE

114

PROPOSED

OPEN SPACE

113

447

466

DELVIN ST

418

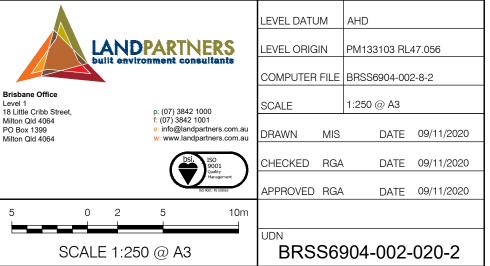
LIAM STREET

446

445

444

443



Retaining Wall Min Height: 0.0m Max Height: 0.6m Average Height: 0.3m PROPOSED PROPOSED LOT 434 **PROPOSED** LOT432 Retaining Wall Min.Height: 1.5m Máx Height: 1.5m Average Height: 1.5m PROPOSED 56.5 LOT PROPOSED 426 LOT PROPOSED 56. 427 LOT 428

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

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

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

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

DISCLOSURE PLAN FOR PROPOSED LOT 433

Details of Proposed Lot 433 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 0.1m, shown as: $-\cdot -0.3-\cdot -$

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

114

PROPOSED

OPEN SPACE

113

447

466

DELVIN ST

418

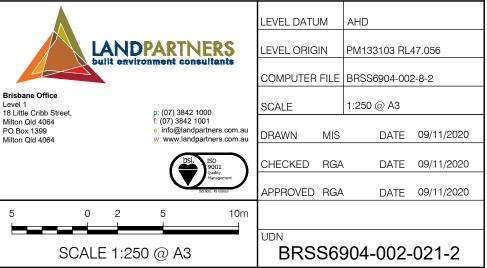
LIAM STREET

446

445

444

443



PROPOSED LOT 467 99°00'05" 57.5 465m² JOHNSON CIRCUIT (PROPOSED NEWROAD) PROPOSED LOT 439 **PROPOSED** LOT 438 LIAM STREET (PROPOSED NEW ROAD) 446 445 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable,

This additional information is indicative only and has been taken from various sources and is a

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

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

completion of construction.

Easements are shown as:

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 438

Details of Proposed Lot 438 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: _ - - 0.3 - - -

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

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

LOCALITY DIAGRAM NOT TO SCALE

113

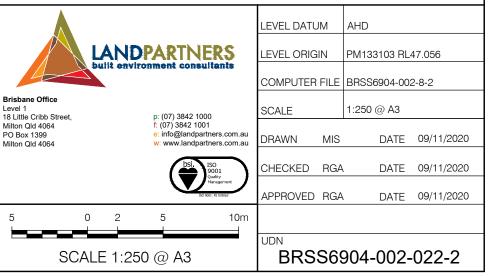
PROPOSED

OPEN SPACE

LIAM STREET

DELVIN ST

418



PROPOSED LOT 447 **PROPOSED** LOT 463 Retaining Wall Min Height: 0.0m Min Height: 0.5m Max Height: 0.5m Max Height: 0.5m Average Height: 0.3m Average Height: 0.5m 31.0 PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 446 **PROPOSED** 388m² Top Tier Retaining Wall LOT Min Height: 2.5m Max Height: 2.5m Average Height: 2.5m 464 279°00'05' **PROPOSED** LOT 445 PROPOSED LOT 465

NOT TO SCALE 445 466 113 443 LIAM STREET PROPOSED DELVIN ST OPEN SPACE 418

LOCALITY DIAGRAM

DISCLOSURE PLAN FOR PROPOSED LOT 464

Details of Proposed Lot 464 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: _ - - 0.3 - - -

the Department of Natural Resources, Mines and Energy.

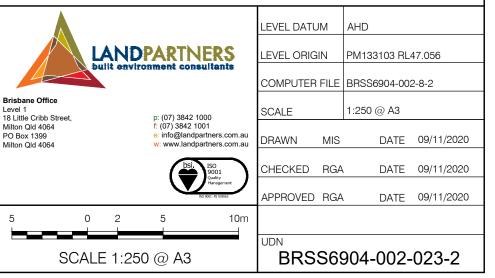
Areas and dimensions shown on this plan are subject to approval by Council and registration with

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 6 November

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

MONTEREA LAND HOLDINGS PTY LTD



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

Where applicable, Easements are shown as:

Kerb line shown as:

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

PROPOSED LOT 446 **PROPOSED** LOT 464 PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) **PROPOSED** 445 388m² Top Tier Retaining Wall LOT Min Height: 2.5m Max Height: 2.5m 465 Average Height: 2.5m 6 Retaining Wall Min Height: 0.5m Retaining Wall Min Height: 0.0m Max Height: 0.6m Average Height: 0.6m Max Height: 0.5m Average Height: 0.3m **PROPOSED** 31.0 LOT 444 PROPOSED LOT 466

LOCALITY DIAGRAM NOT TO SCALE 447 463 446 464 445 465 444 466 443 467 98 449 LIAM STREET 418 PROPOSED OPEN SPACE

DISCLOSURE PLAN FOR PROPOSED LOT 465

This plan show

Details of Proposed Lot 465 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: $- \cdot - 0.3 - \cdot -$

the Department of Natural Resources, Mines and Energy.

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 6 November 2020

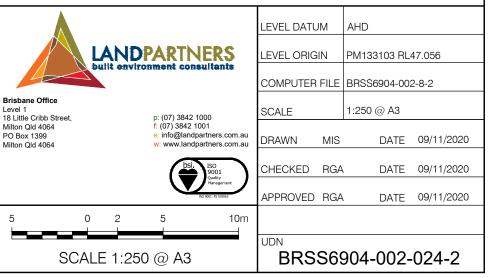
Areas and dimensions shown on this plan are subject to approval by Council and registration with

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

Client:

MONTEREA LAND HOLDINGS PTY LTD



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

Where applicable,

Easements are shown as:

Kerb line shown as:

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.

PROPOSED LOT 445 PROPOSED LOT 465 Retaining Wall Min Height: 0.5m Max Height: 0.6m Average Height: 0.6m Max Height: 0.5m Average Height: 0.3m **PROPOSED** LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 444 **PROPOSED** 388m² Top Tier Retaining Wall LOT Min Height: 3.0m Max Height: 3.0m Average Height: 3.0m 466 279°00'05 PROPOSED LOT 443 **PROPOSED** LOT 467

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

Where applicable,

Easements are shown as:

Kerb line shown as:

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

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

DISCLOSURE PLAN FOR PROPOSED LOT 466

This plan show

Details of Proposed Lot 466 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: $-\cdot -0.3 - \cdot -$

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

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 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

Client:

LOCALITY DIAGRAM

NOT TO SCALE

113

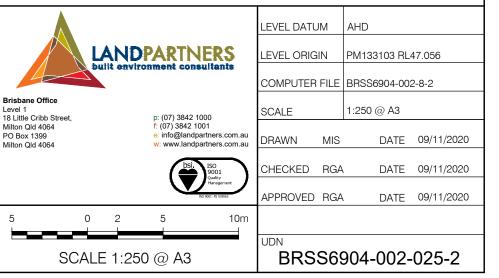
PROPOSED

OPEN SPACE

446 445

DELVIN ST

418



PROPOSED LOT 444 **PROPOSED** LOT 466 99°00'05" PROPOSED LOT 445 JOHNSON CIRCUIT (PROPOSED NEW ROAD) **PROPOSED** Top Tier Retaining Wall 388m² Min Height: 3.0m LOT Max Height: 3.0m Average Height: 3.0m 467 279°00'05" Retaining Wall Retaining Wall 31.0 Min Height: 0.6m Min Height: 0.4m Max Height: 1.5m Max Height: 0.6m Average Height: 1.1m Average Height: 0.5m **PROPOSED** LOT PROPOSED 440 LOT**PROPOSED** 439 LOT 438

DISCLOSURE PLAN FOR PROPOSED LOT 467

This plan show

Details of Proposed Lot 467 on the Reconfiguration Plan BRSS6904.000-6-30 dated 12 October 2020, which accompanied an Amendment Application to the Decision Notice for Priority Development Area with respect to land described as Lot 6 on RP893634, Lot 904 on SP291456 and Lot 165 & 345 on S3173 at 238 & 240 Monterea Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: _ - - 0.3 - · -

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

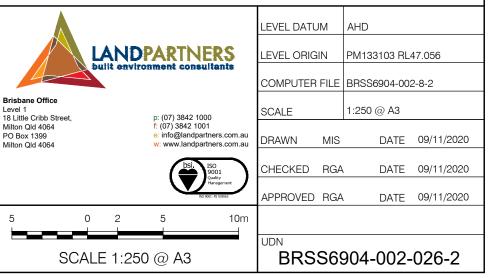
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 2

Client:

MONTEREA LAND HOLDINGS PTY LTD



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

Where applicable,

Easements are shown as:

Kerb line shown as:

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.