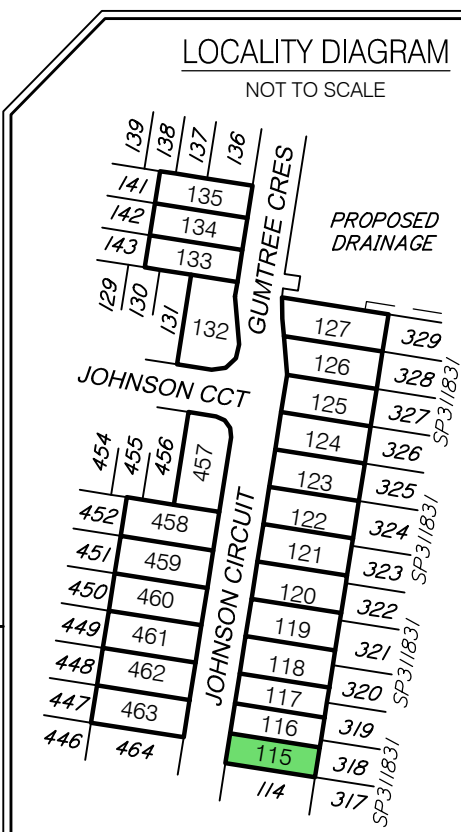
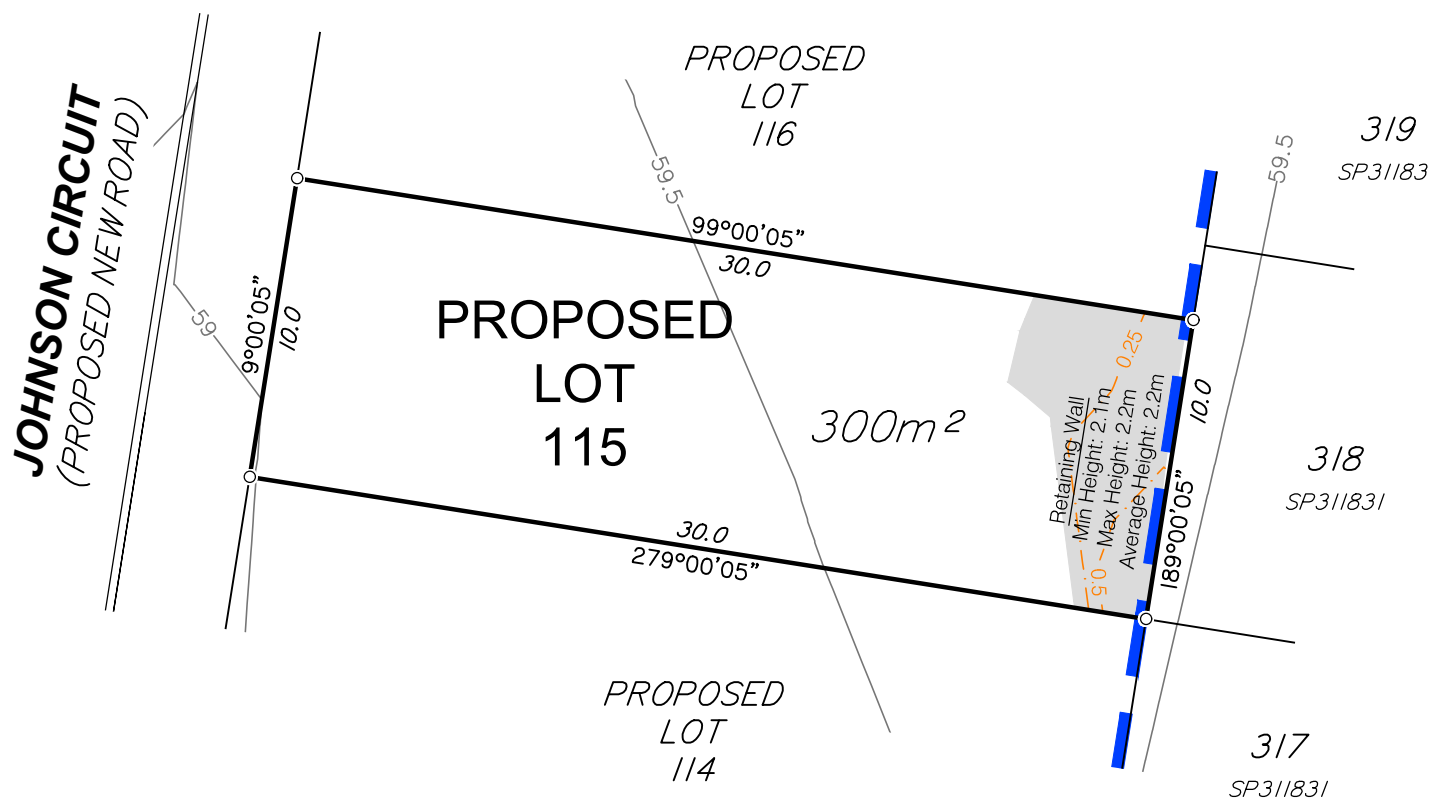


PLAN BY: LPT/14/17/2019 11/01/2020 11/01/2020



## DISCLOSURE PLAN FOR PROPOSED LOT 115

This plan shows:

Details of Proposed Lot 115 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 Montereia 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 0.7m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: ————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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**Brisbane Office**  
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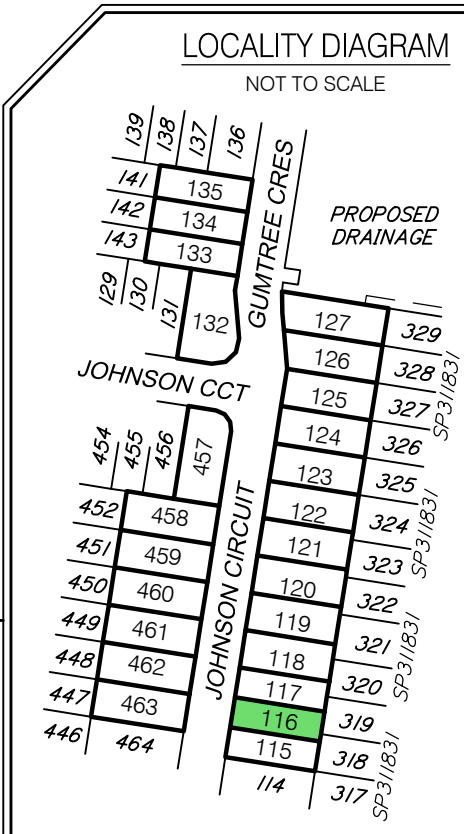
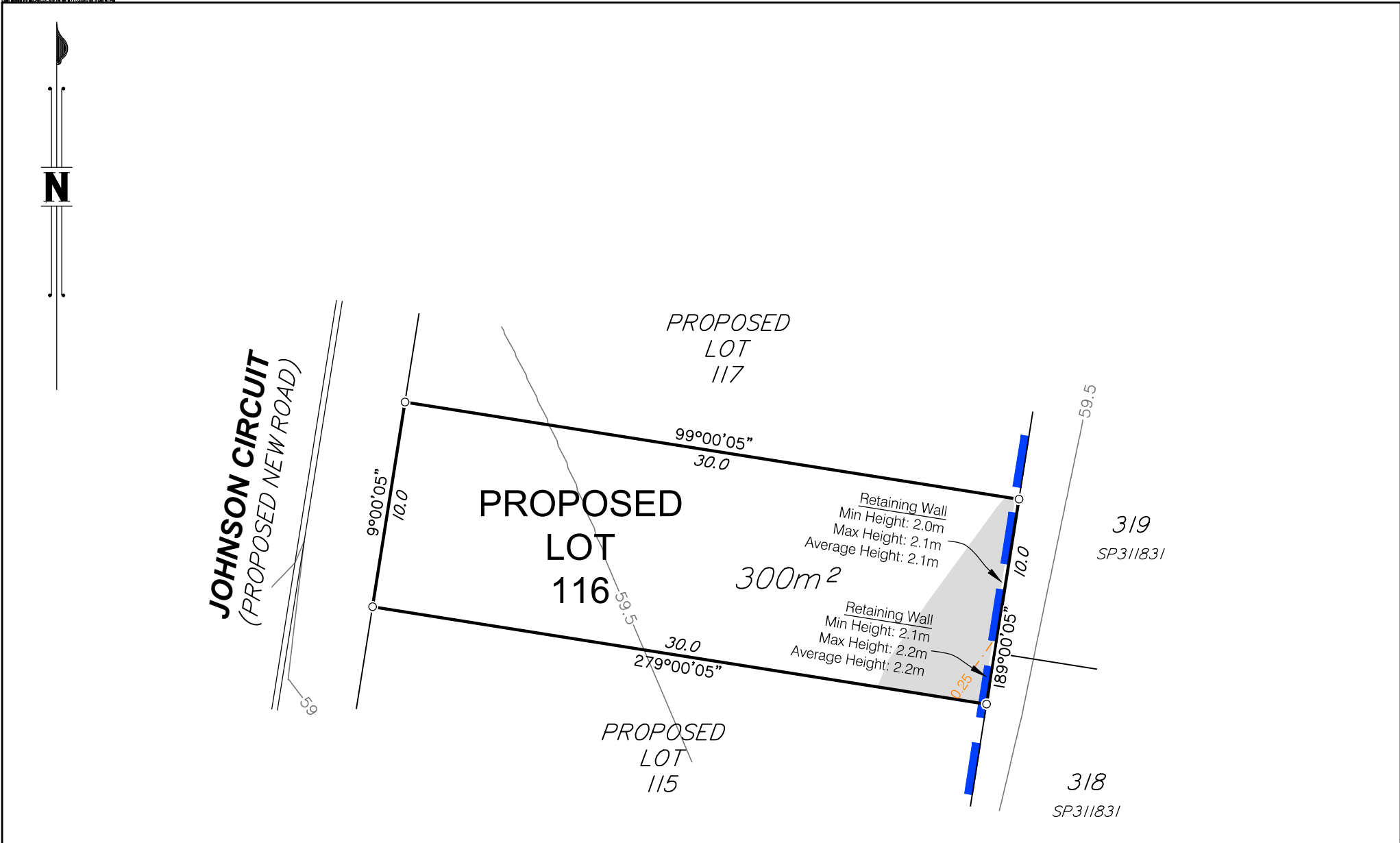
LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-004-2		

SCALE 1:250 @ A3

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 116

This plan shows:  
Details of Proposed Lot 116 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 Montereia 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: [Blue dashed line symbol]  
  
Area of Fill shown as: [Grey shaded area symbol]  
Fill ranges in depth from 0.0m to 0.3m.  
  
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 2020.

Project:  
**240 MONTEREA ROAD, RIPLEY  
STAGE 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-005-2		

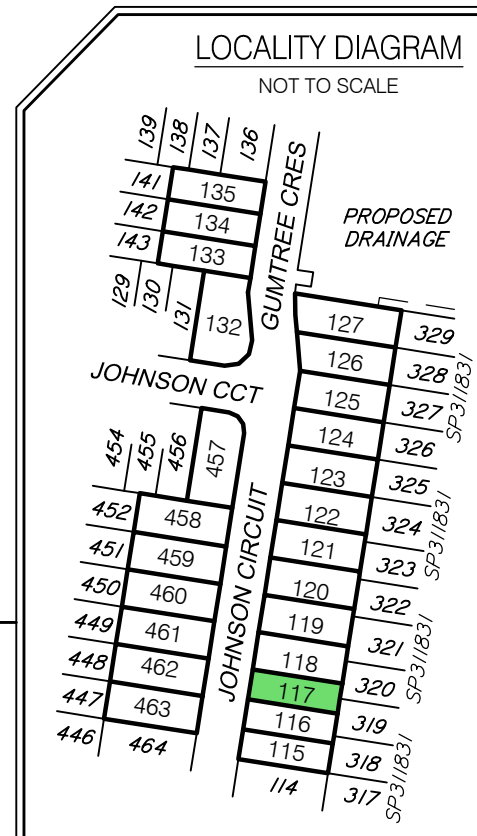
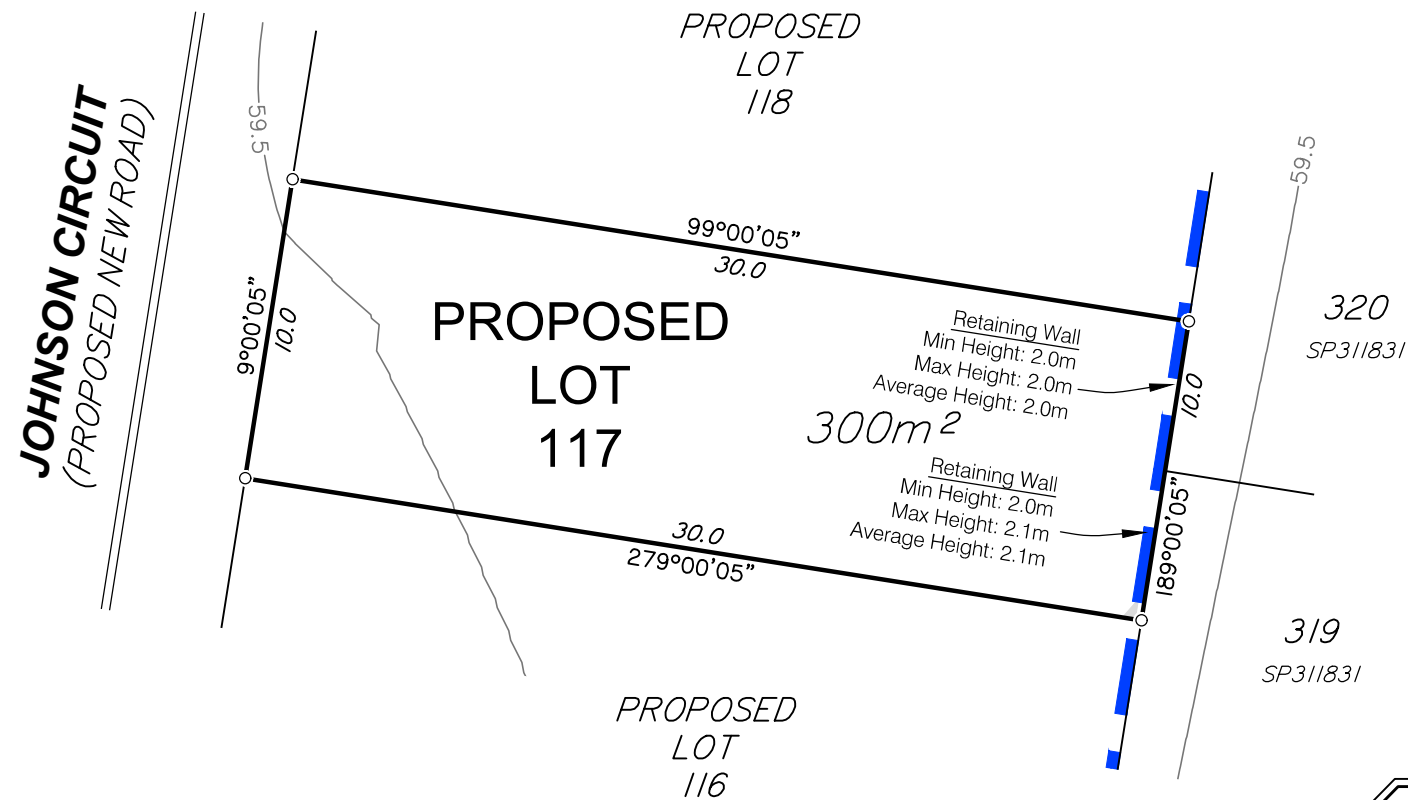
SCALE 1:250 @ A3

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.

PLAN BY: LANDPARTNERS PTY LTD 18/10/2020 AT 10:41 PM



## DISCLOSURE PLAN FOR PROPOSED LOT 117

This plan shows:

Details of Proposed Lot 117 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 Montereia 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:

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

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: - - -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 3**

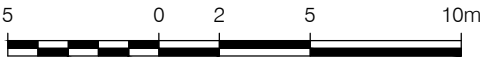
Client:

**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
built environment consultants

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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020

UDN  
**BRSS6904-003-006-2**

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

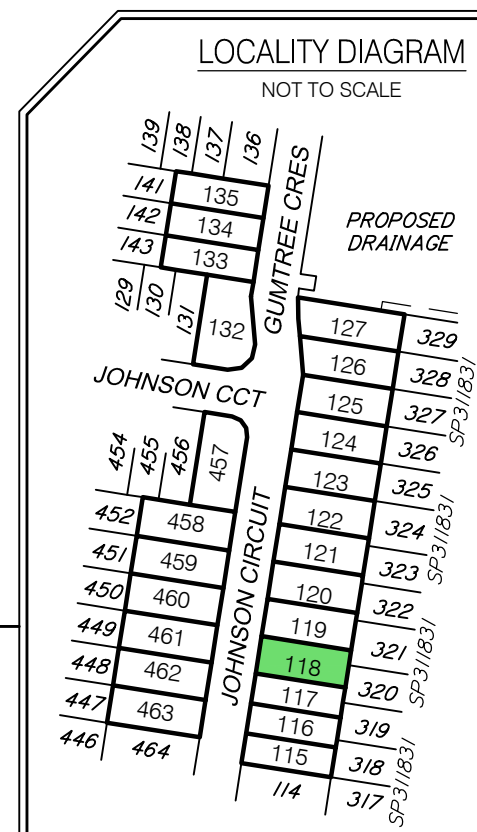
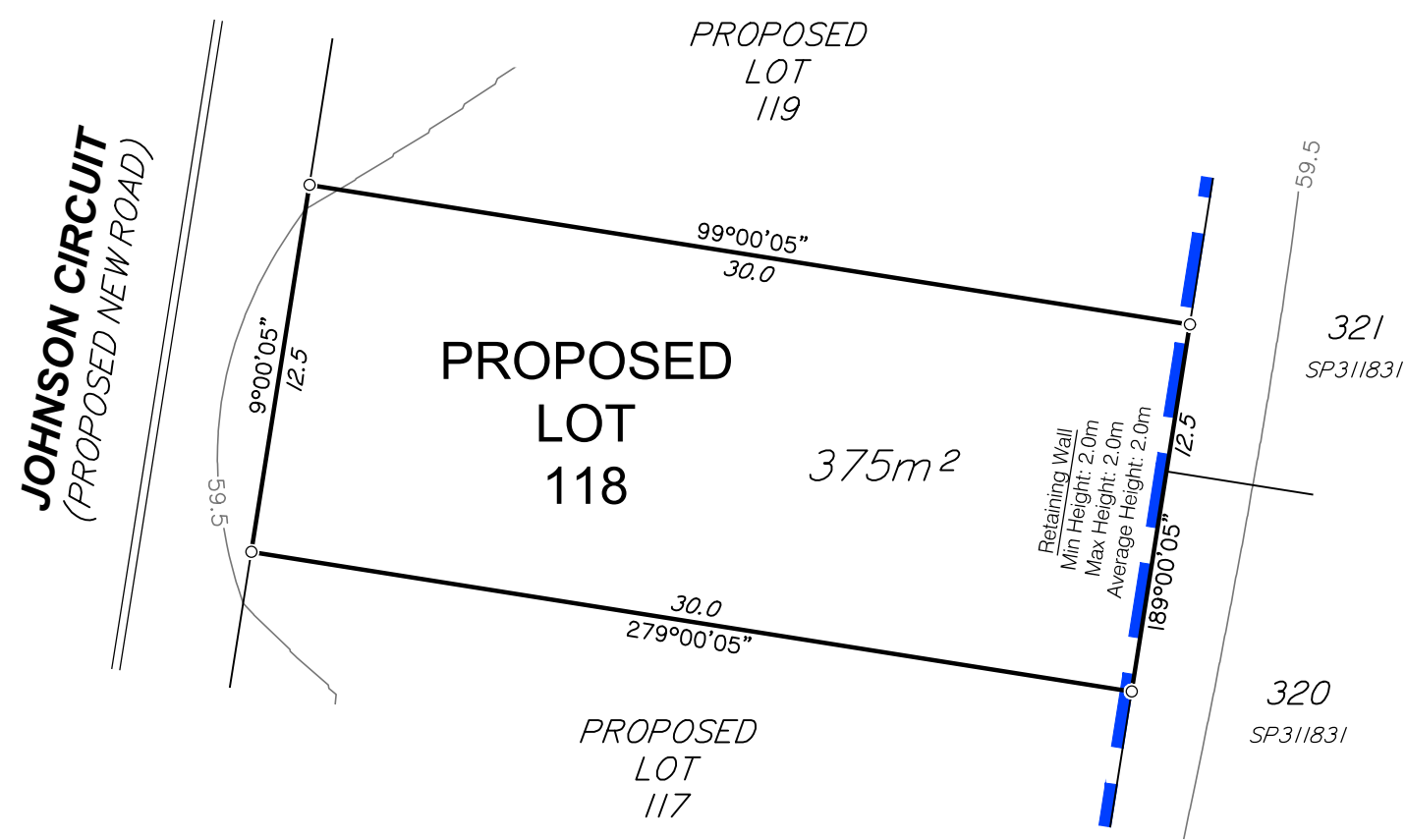
Where applicable,  
Easements are shown as:

Kerb line shown as:

**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.

PLAN BY: MPT/14/17/2019 11/10/2020 11/10/2020



## DISCLOSURE PLAN FOR PROPOSED LOT 118

This plan shows:  
Details of Proposed Lot 118 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 Montereia 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.

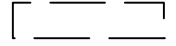

Project:  
**240 MONTEREA ROAD, RIPLEY  
STAGE 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

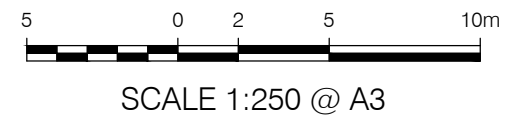
 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
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	DRAWN	MIS
DATE	09/11/2020	
	CHECKED	RGA
DATE	09/11/2020	
	APPROVED	RGA
DATE	09/11/2020	

UDN  
**BRSS6904-003-007-2**

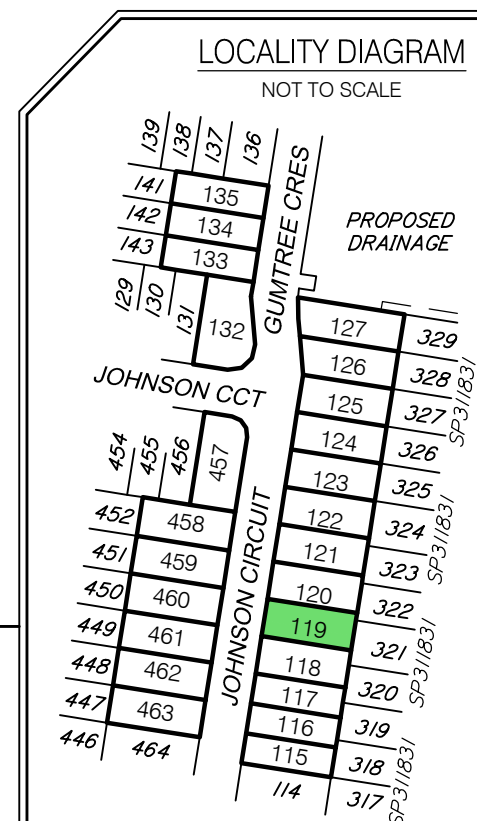
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

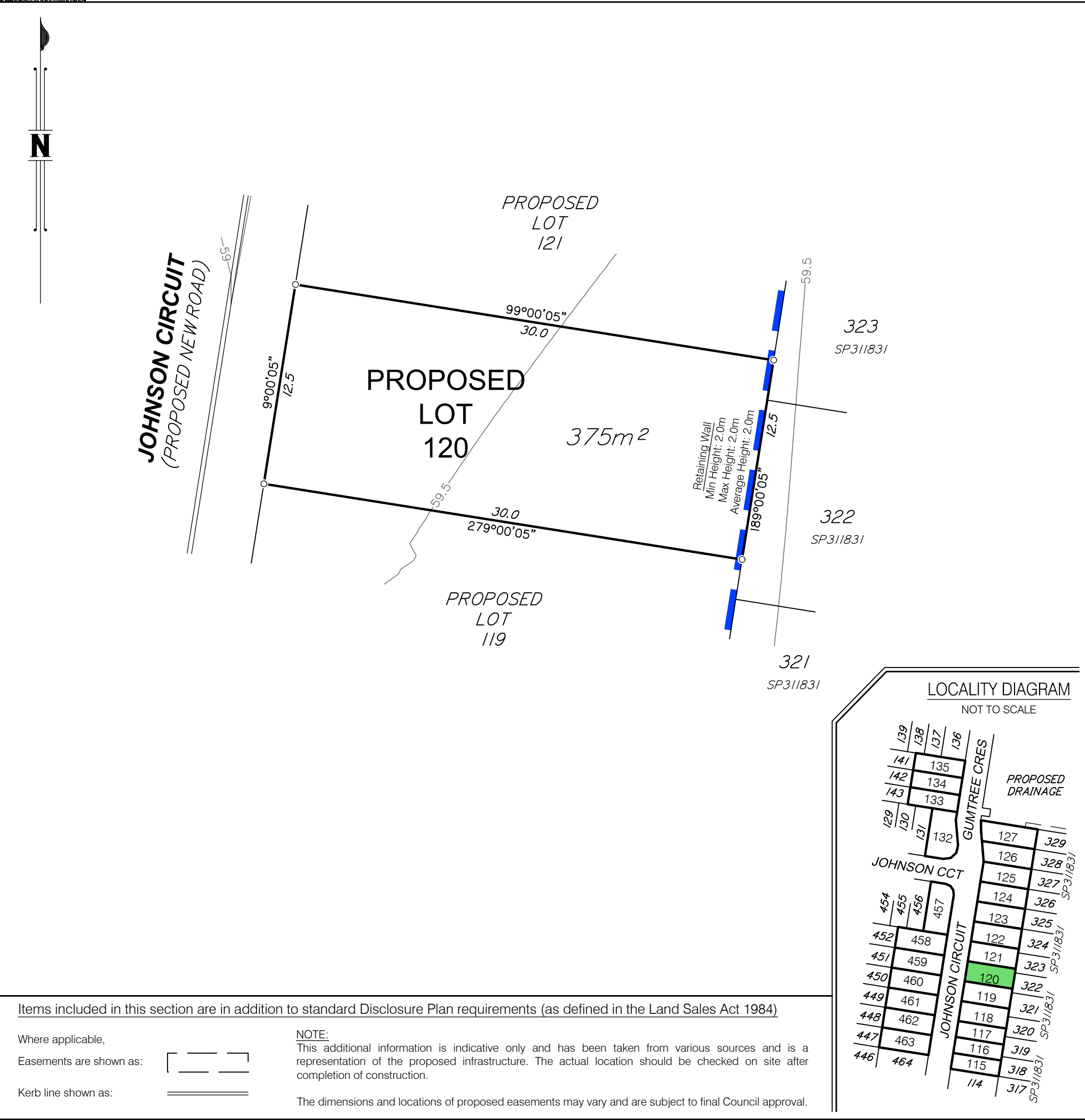
Where applicable,  
Easements are shown as:   
Kerb line shown as: 

**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 120

This plan shows:  
Details of Proposed Lot 120 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 Montereia 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: [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 0.1m, 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
built environment consultants

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-009-2		

5 0 2 5 10m

SCALE 1:250 @ A3

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.



NOT TO SCALE

## DISCLOSURE PLAN FOR PROPOSED LOT 121

This plan shows:

Details of Proposed Lot 121 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 Montereau 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 3**

Client:

**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
built environment consultants

**Brisbane Office**

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

ISO 9001: 2015 CERTIFIED

SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RG	DATE	09/11/2020
APPROVED	RG	DATE	09/11/2020

UDN

**BRSS6904-003-010-2**

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

Where applicable,

Easements are shown as:

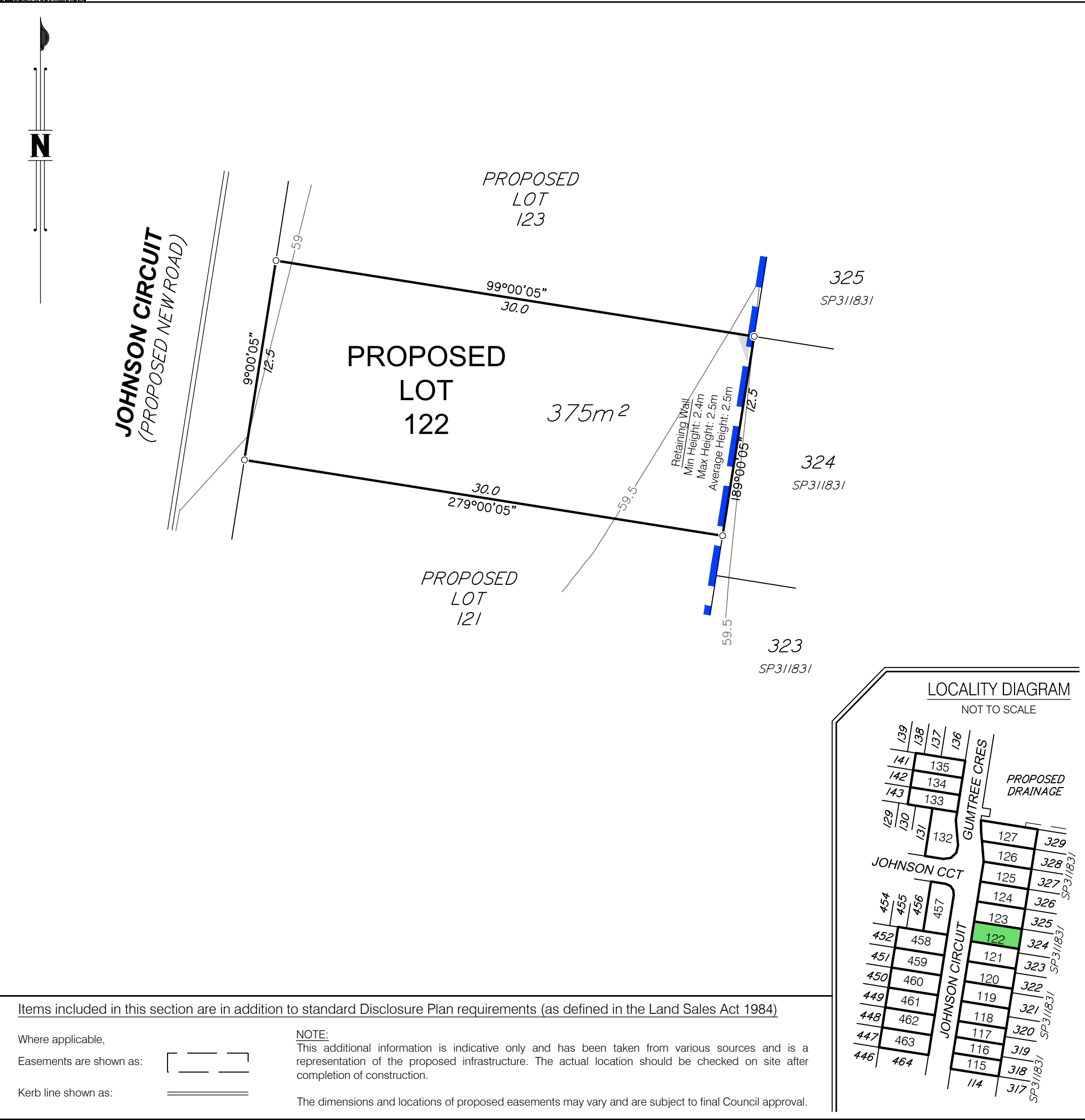
Kerb line shown as:

NOTE:

**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.

PLAN BY: LANDPARTNERS PTY LTD 18/10/2020 AT 12:00:00



DISCLOSURE PLAN FOR PROPOSED LOT 122

This plan shows:  
Details of Proposed Lot 122 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 Montereia 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: [Blue dashed line symbol]

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

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

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: - - -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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-011-2		

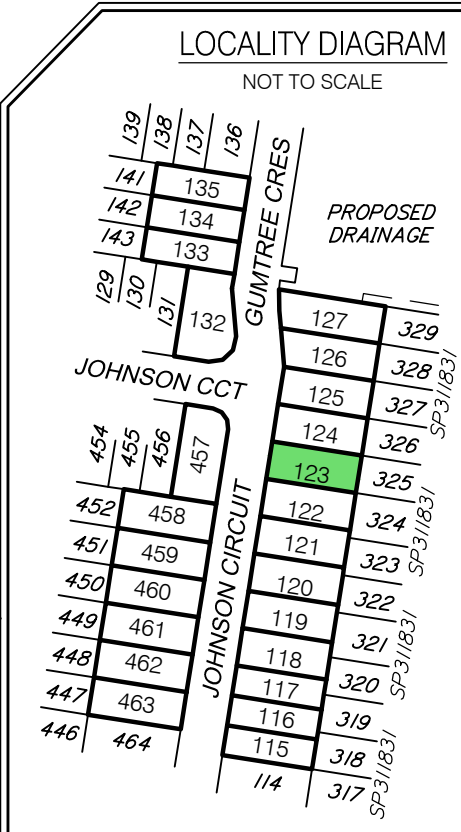
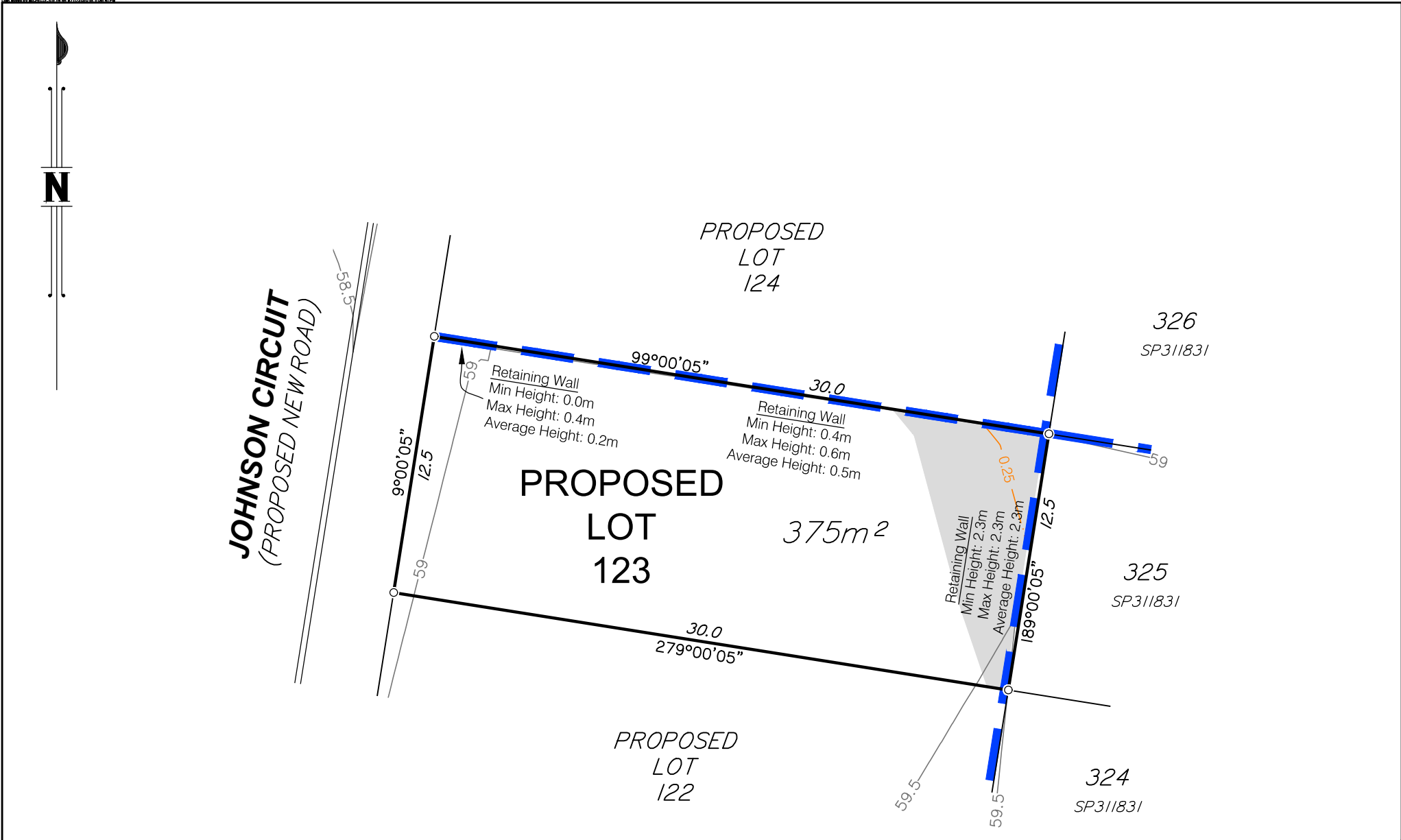
SCALE 1:250 @ A3

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 123

This plan shows:  
Details of Proposed Lot 123 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 Montereia 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: [Blue dashed line symbol]

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

Fill ranges in depth from 0.0m to 0.4m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: - - -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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**



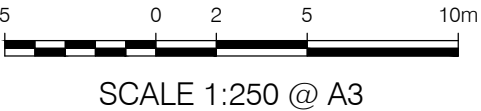
**LANDPARTNERS**  
built environment consultants

**Brisbane Office**  
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18 Little Cribb Street,  
Milton Qld 4064  
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Milton Qld 4064

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020

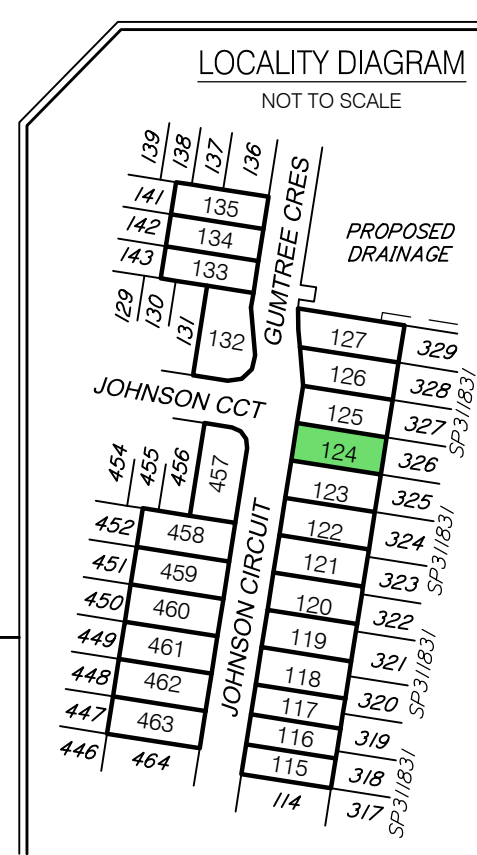


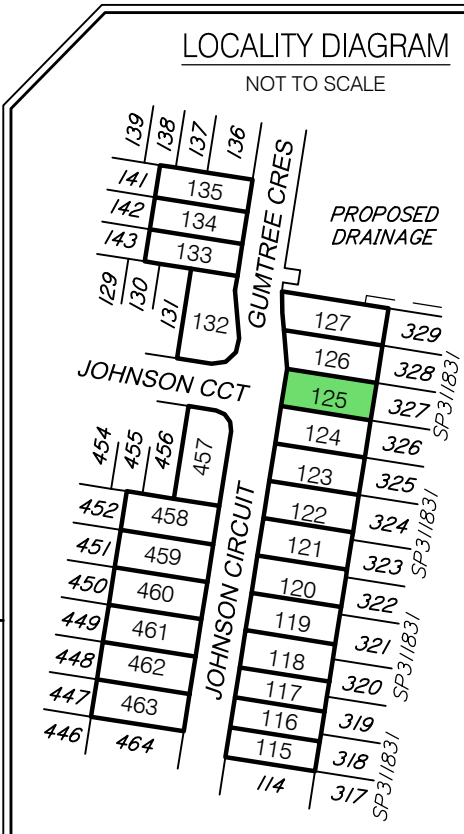
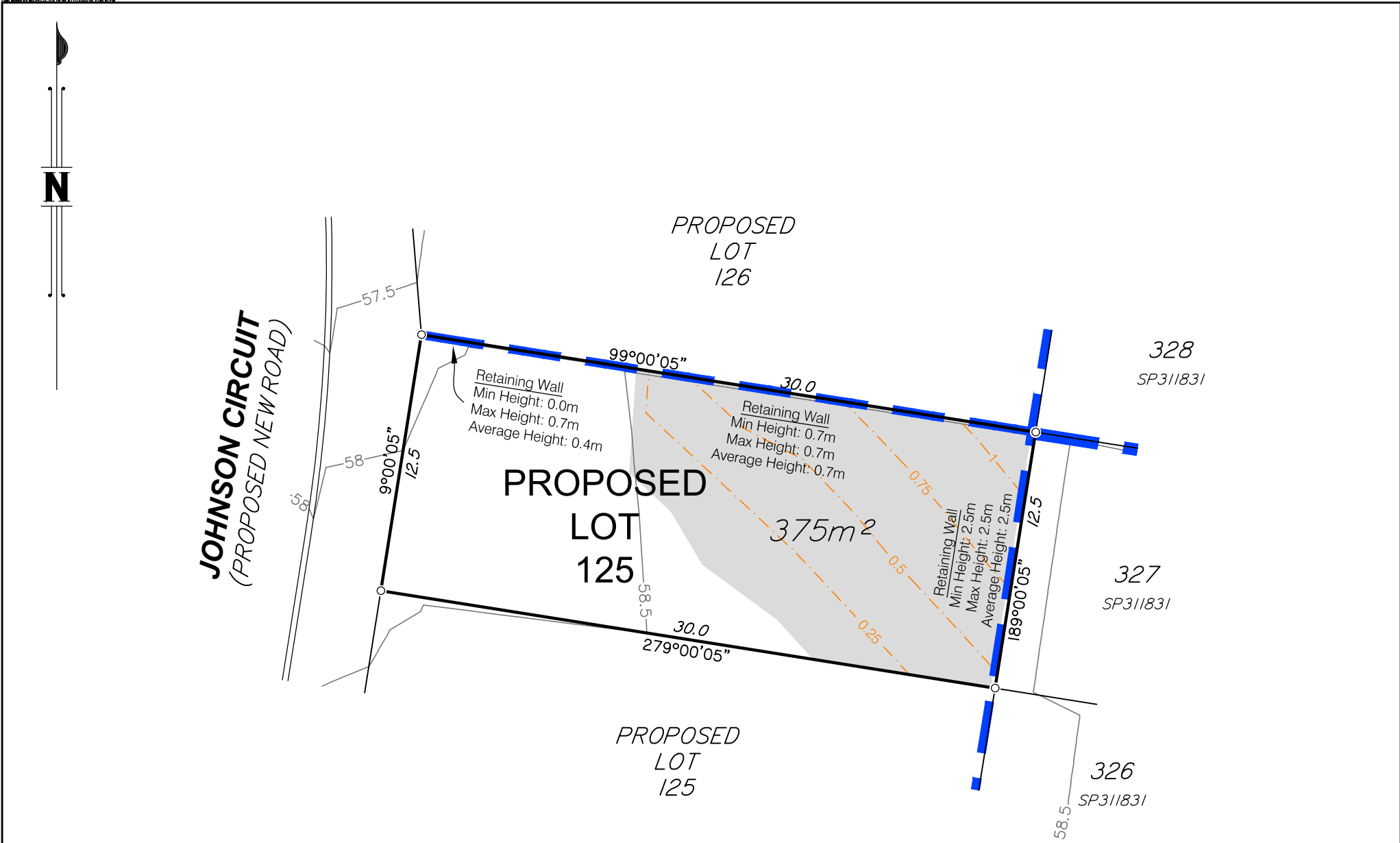
UDN  
**BRSS6904-003-012-2**

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

Where applicable,  
Easements are shown as: [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 125

This plan shows:  
Details of Proposed Lot 125 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 Montereia 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: [Blue dashed line symbol]

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

Fill ranges in depth from 0.0m to 1.2m.

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

Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: - - -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 3**

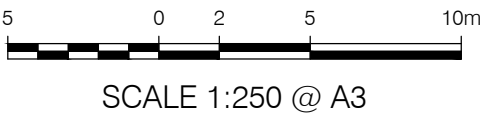
Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
built environment consultants

**Brisbane Office**  
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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020



UDN  
**BRSS6904-003-014-2**

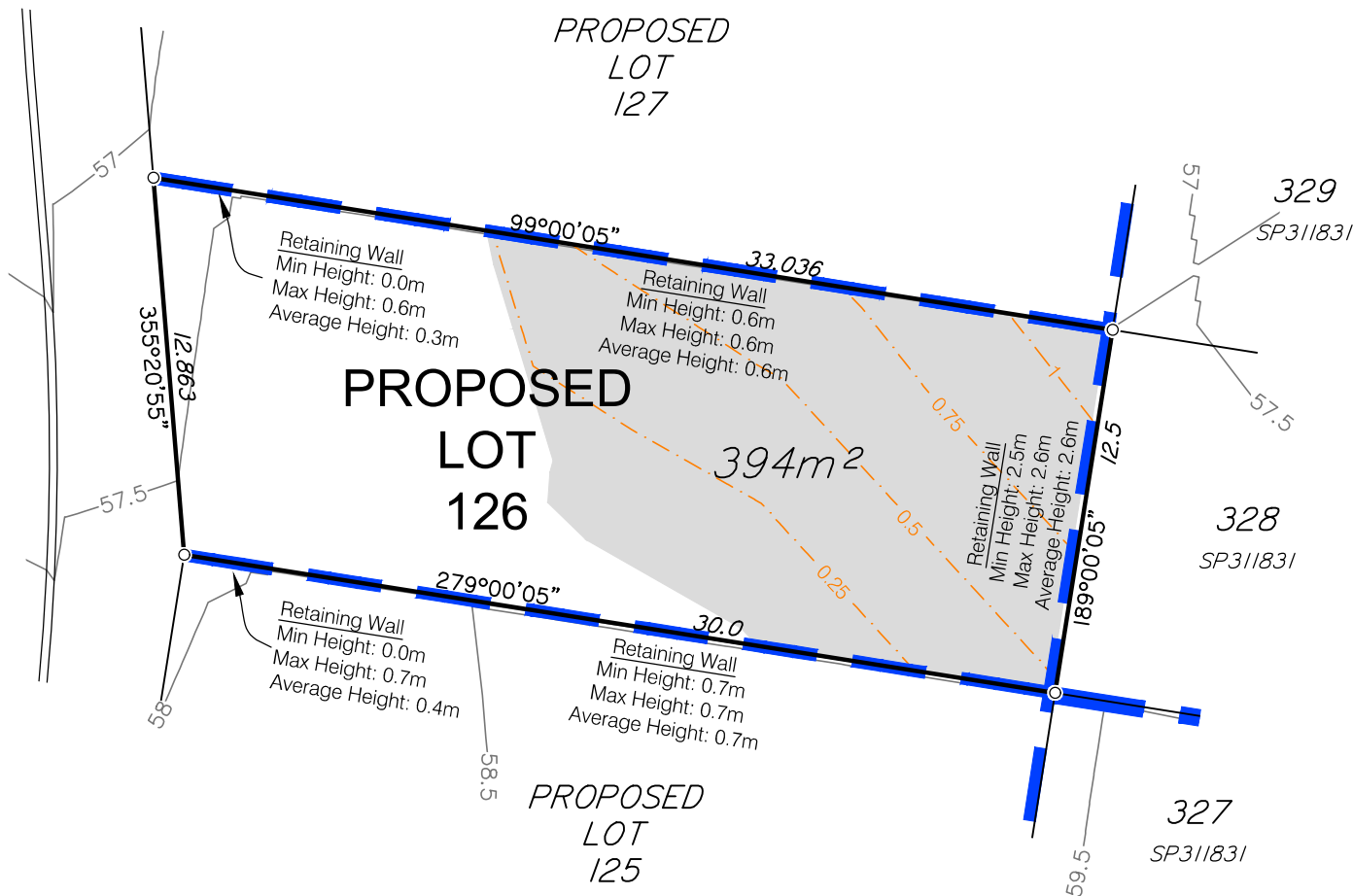
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: [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.

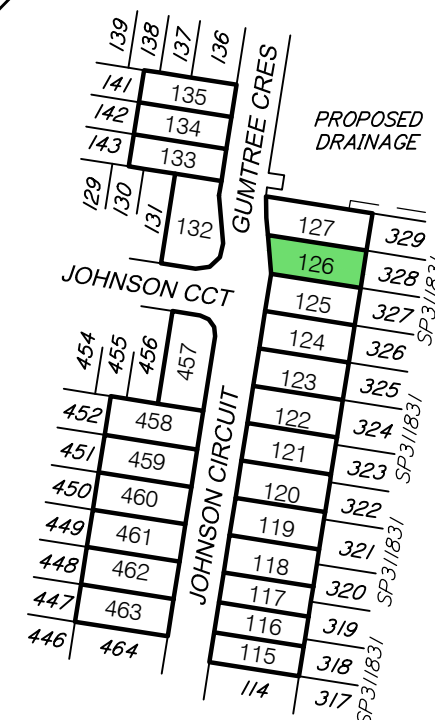


GUMTREE CRESCENT  
(PROPOSED NEW ROAD)



#### LOCALITY DIAGRAM

NOT TO SCALE



## DISCLOSURE PLAN FOR PROPOSED LOT 126

This plan shows:

Details of Proposed Lot 126 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 Montereia 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 1.2m.

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 2020.

Project:

**240 MONTEREA ROAD, RIPLEY  
STAGE 3**

Client:

**MONTEREA LAND HOLDINGS PTY LTD**



LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020



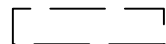
SCALE 1:250 @ A3

UDN  
**BRSS6904-003-015-2**

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

Where applicable,

Easements are shown as:



Kerb line shown as:



#### 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.





NOT TO SCALE

## DISCLOSURE PLAN FOR PROPOSED LOT 127

This plan shows:

Details of Proposed Lot 127 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 Montereia 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: - -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 3**

Client:

**MONTEREA LAND HOLDINGS PTY LTD**



LEVEL DATUM	AHD
LEVEL ORIGIN	PM133103 RL47.056
COMPUTER FILE	BRSS6904-003-3-2
SCALE	1:250 @ A3
DRAWN      MIS	DATE    09/11/2020
CHECKED    RGA	DATE    09/11/2020
APPROVED   RGA	DATE    09/11/2020



SCALE 1:250 @ A3

UDN

BRSS6904-003-016-2

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

Where applicable,

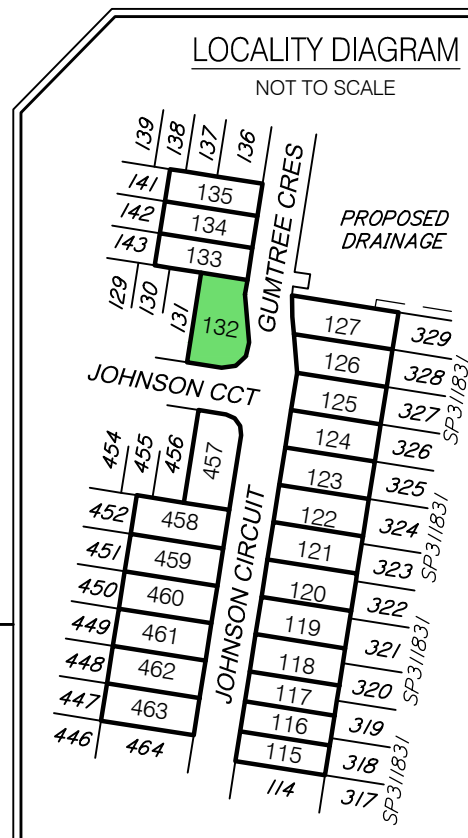
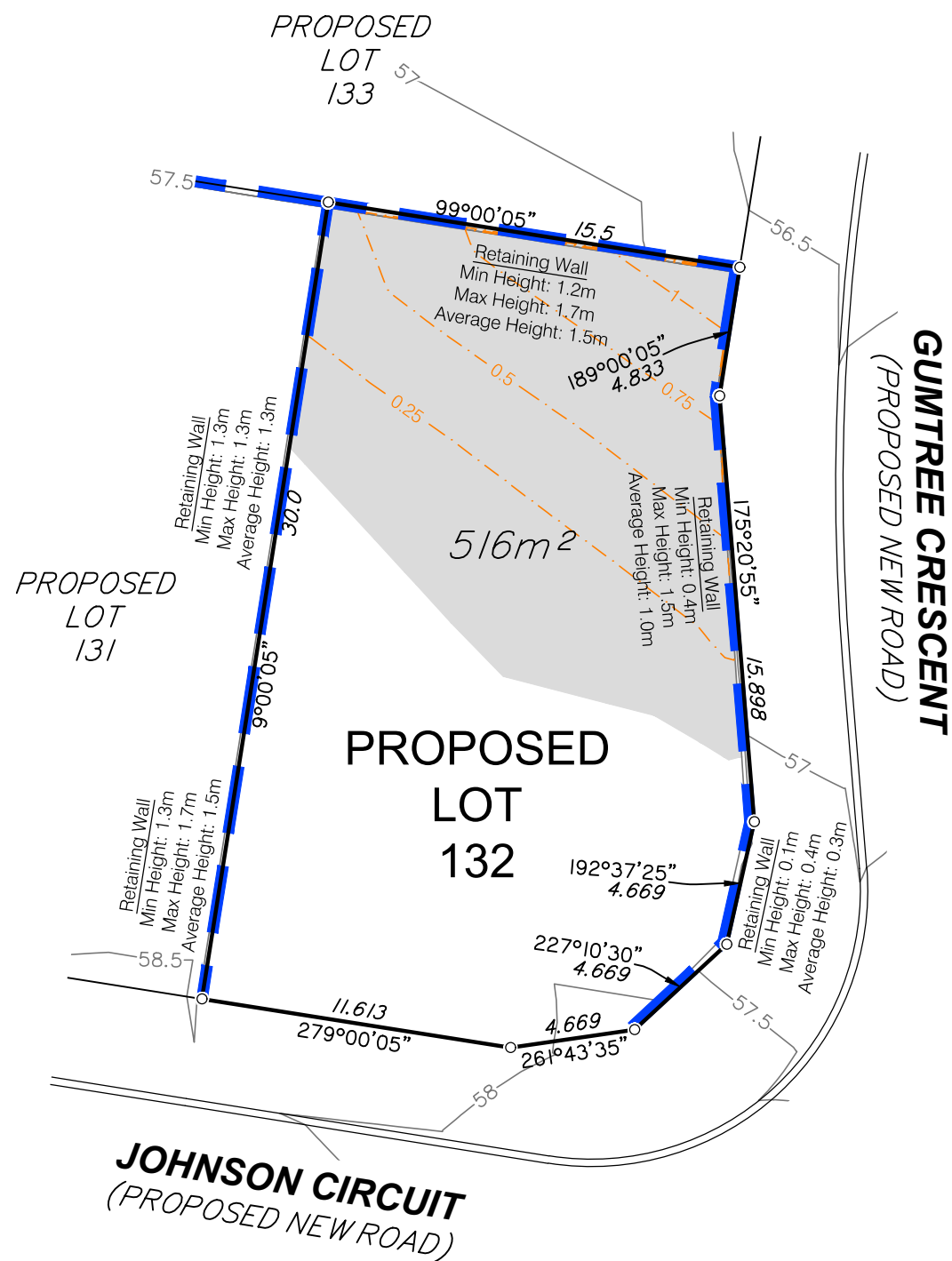
Easements are shown as:

Kerb line shown as:

NOTE:

**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 132


This plan shows:

Details of Proposed Lot 132 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 Montereia 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 1.2m.

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 2020.

Project:

**240 MONTEREA ROAD, RIPLEY  
STAGE 3**

Client:

**MONTEREA LAND HOLDINGS PTY LTD**



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e: [info@landpartners.com.au](mailto:info@landpartners.com.au)  
w: [www.landpartners.com.au](http://www.landpartners.com.au)

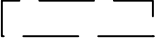



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020

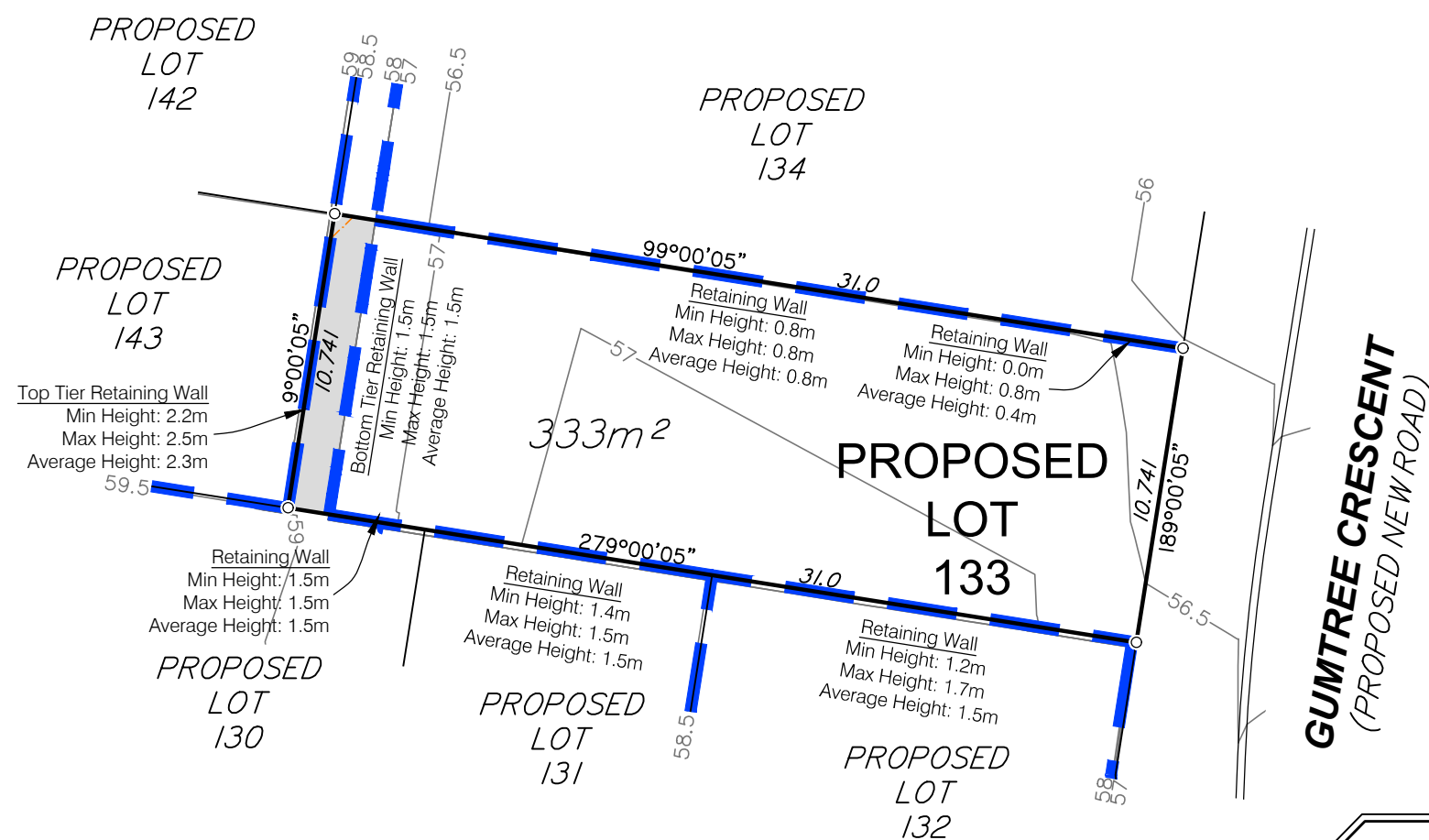
UDN  
**BRSS6904-003-017-2**

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

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

**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.



Details of Proposed Lot 133 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 Montereau Road, Ripley. The Amendment Application was approved by Ipswich City Council on July 4 2019 (Council Reference: 6536/2018/MAPDA).

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 0.3m.

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 2020.

Project:

**240 MONTEREA ROAD, RIPLEY  
STAGE 3**

Client:

**MONTEREA LAND HOLDINGS PTY LTD**



LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020



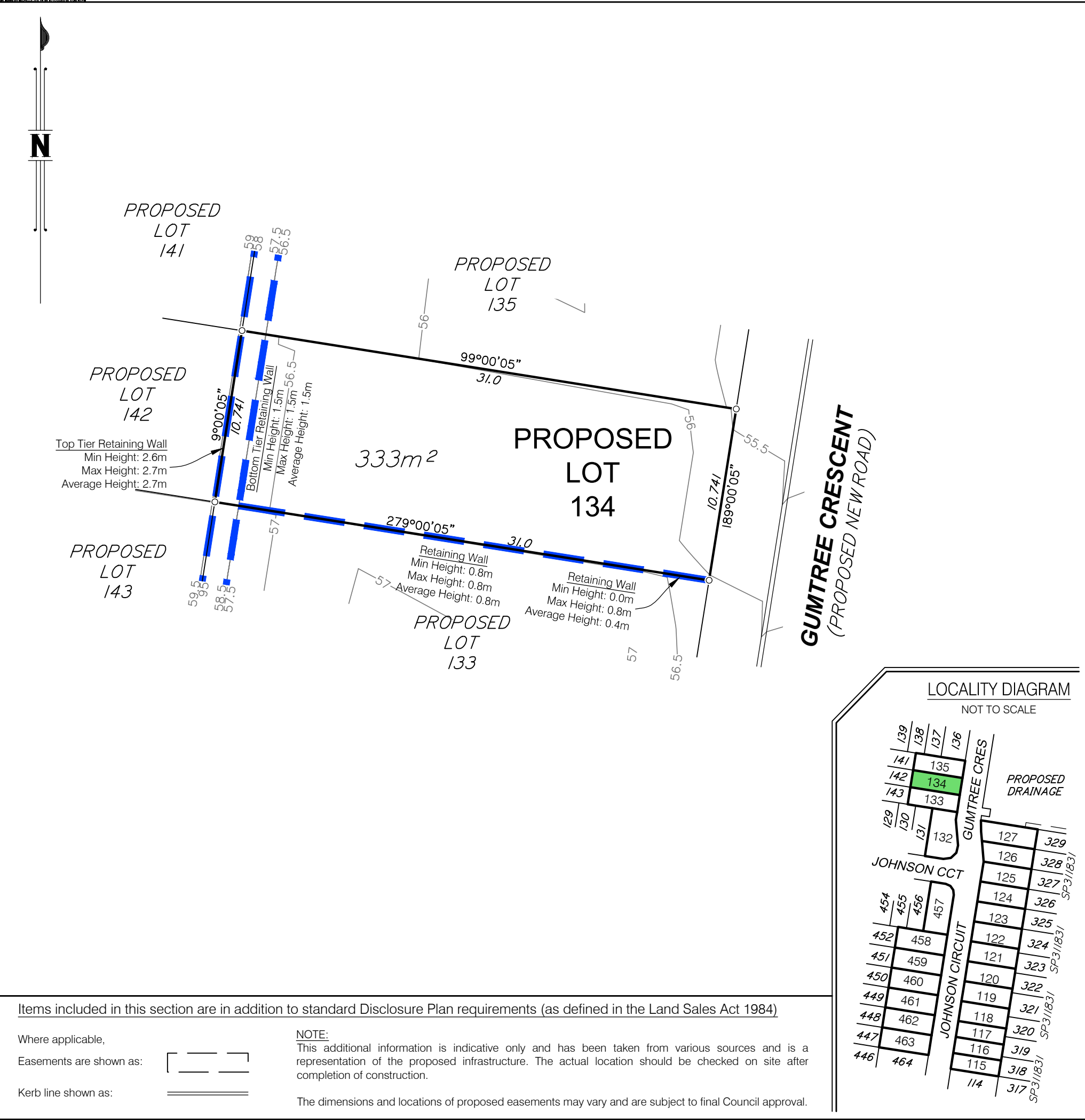
SCALE 1:250 @ A3

UDN  
BRSS6904-003-018-2

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 134

This plan shows:  
Details of Proposed Lot 134 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 Montereia 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 3**

Client:


**MONTEREA LAND HOLDINGS PTY LTD**




**LANDPARTNERS**  
built environment consultants

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w: www.landpartners.com.au



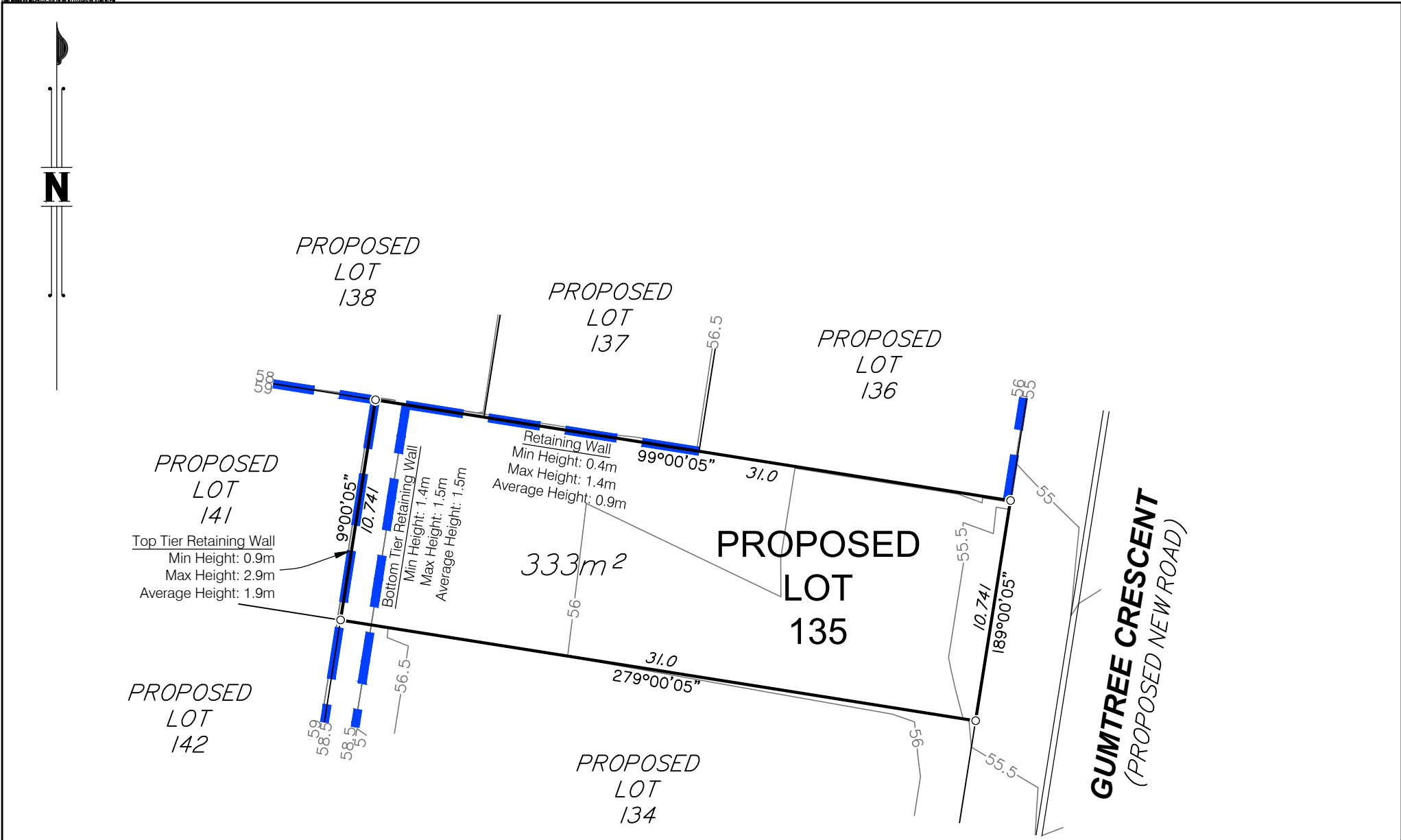
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LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-019-2		



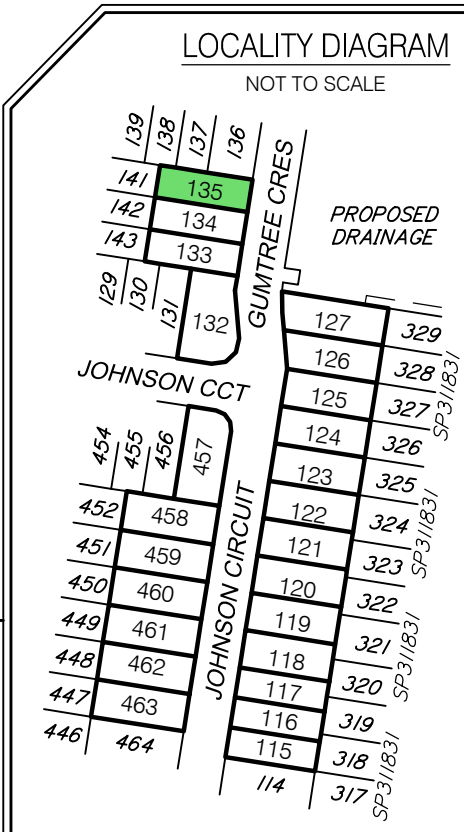
5 0 2 5 10m

SCALE 1:250 @ A3





**GUMTREE CRESCENT**  
(PROPOSED NEW ROAD)



**DISCLOSURE PLAN FOR PROPOSED LOT 135**

This plan shows:  
Details of Proposed Lot 135 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 Montereia 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: [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 0.1m, 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-020-2		

SCALE 1:250 @ A3

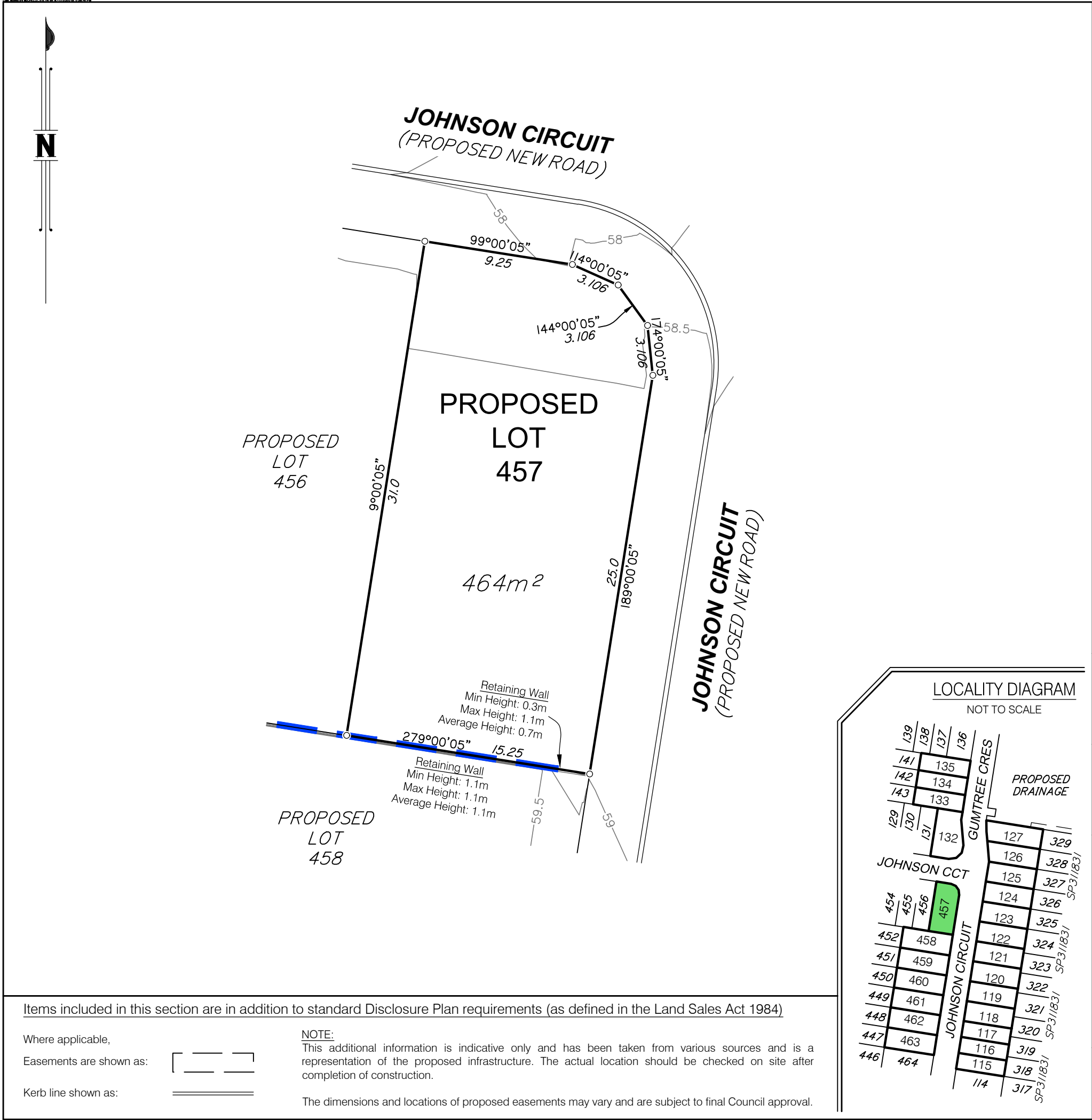
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

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 457

This plan shows:  
Details of Proposed Lot 457 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 Montereia 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: [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 0.1m, 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
built environment consultants

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Milton Qld 4064

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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-021-2		

5 0 2 5 10m

SCALE 1:250 @ A3

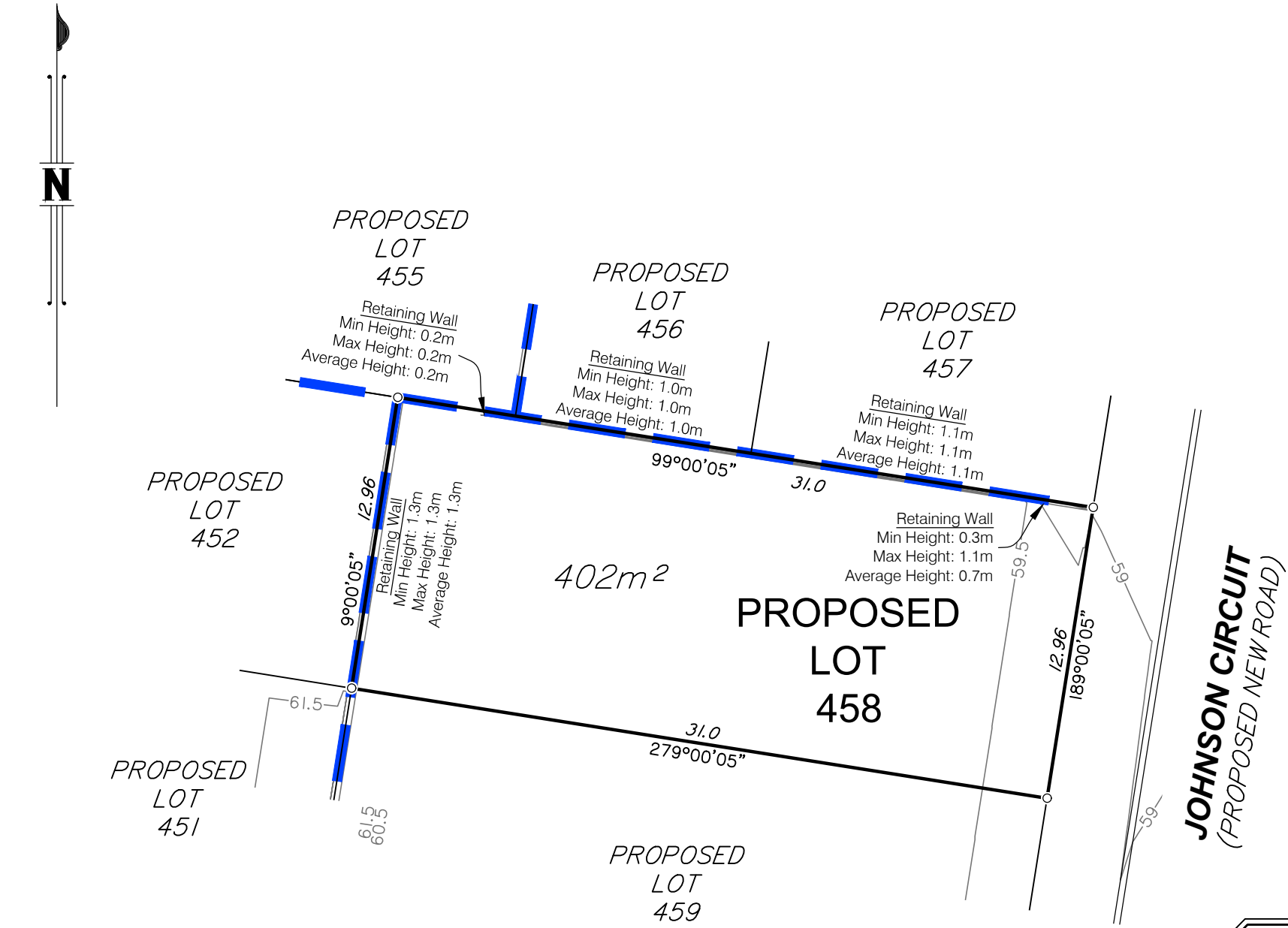
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: [Symbol]  
Kerb line shown as: [Symbol]

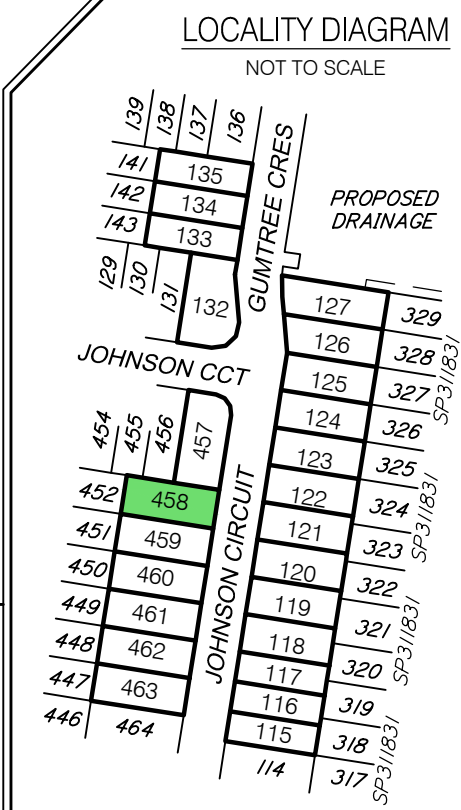
**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

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

PLAN BY: MORTON & CO PTY LTD 10/02/2020 AT 12:00:00



JOHNSON CIRCUIT  
(PROPOSED NEW ROAD)



## DISCLOSURE PLAN FOR PROPOSED LOT 458

This plan shows:  
Details of Proposed Lot 458 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 Montereia 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: [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 0.1m, 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-022-2		

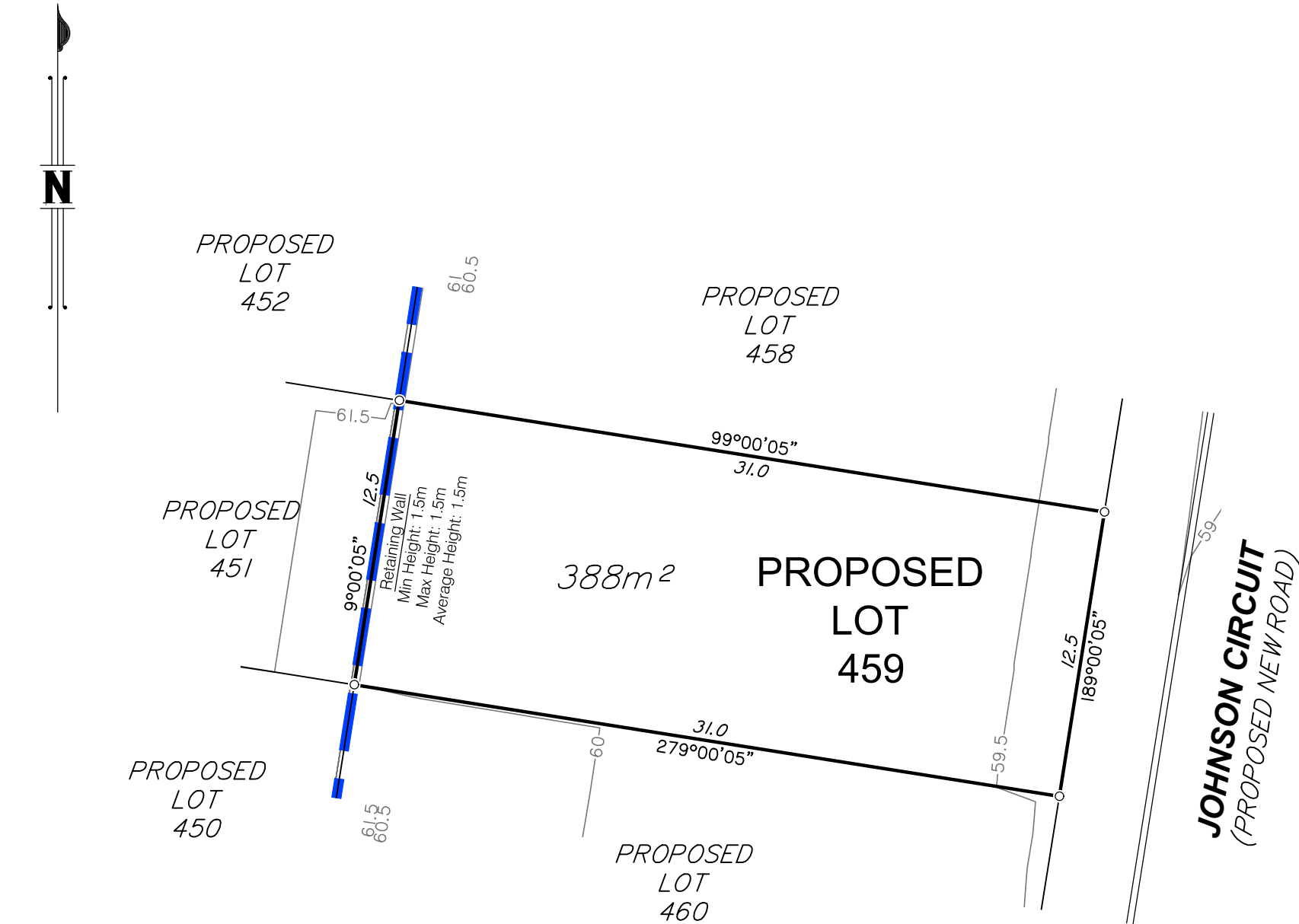
SCALE 1:250 @ A3

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

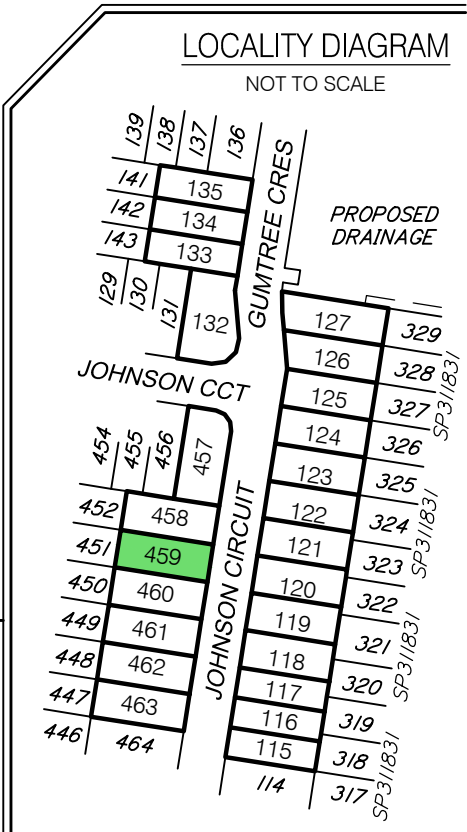
Where applicable,  
Easements are shown as: [Symbol]  
Kerb line shown as: [Symbol]

**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.

PLAN BY: LPT/14/17/2019 11:30/2020 11:30/2020



JOHNSON CIRCUIT  
(PROPOSED NEW ROAD)



DISCLOSURE PLAN FOR PROPOSED LOT 459

This plan shows:  
Details of Proposed Lot 459 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 Montereia 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: [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 0.1m, 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**Brisbane Office**  
Level 1  
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e: info@landpartners.com.au  
w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-023-2		

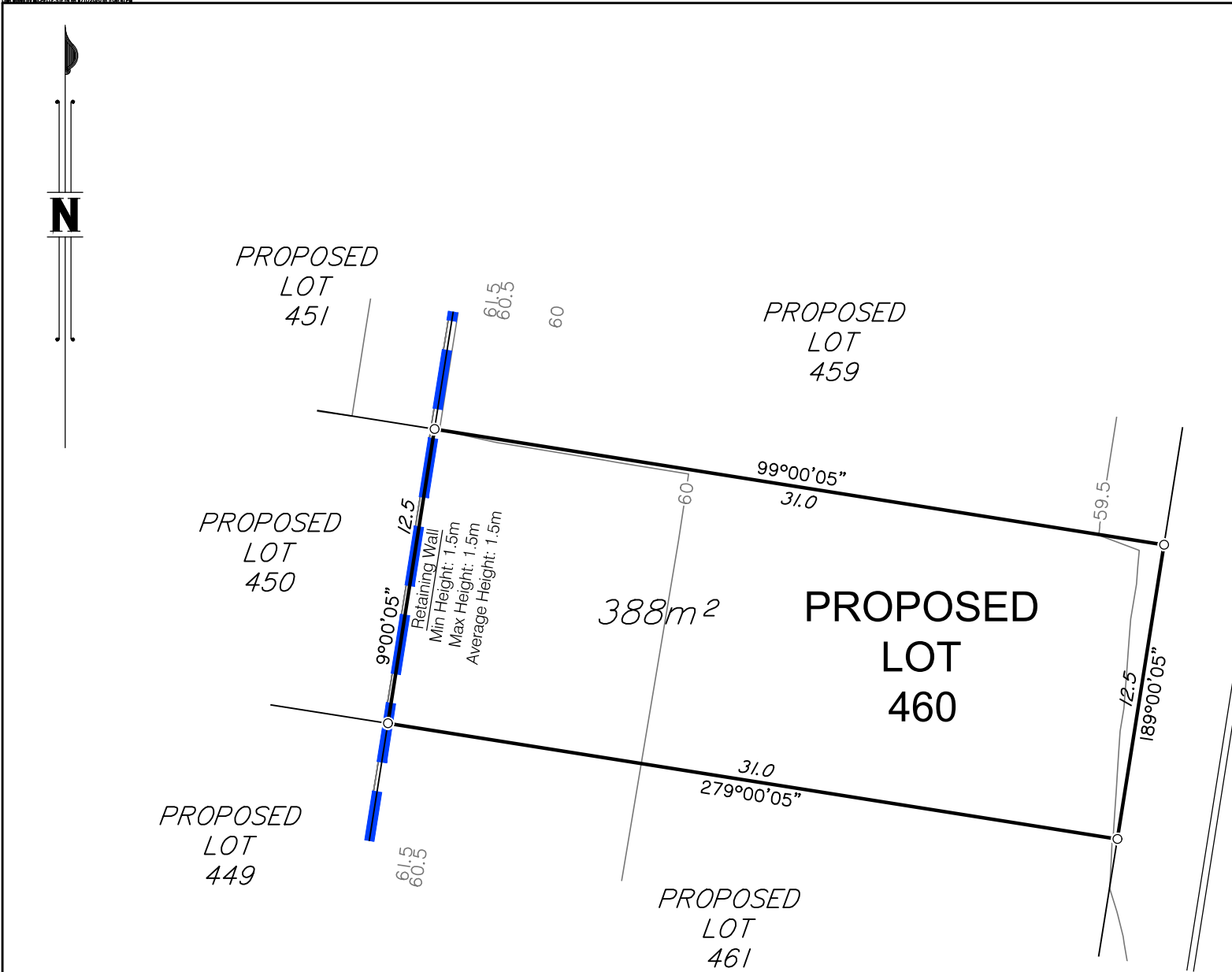
SCALE 1:250 @ A3

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

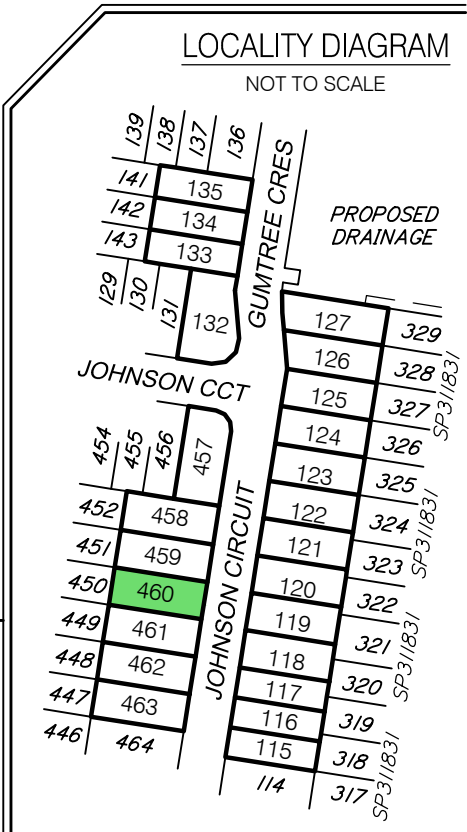
Where applicable,  
Easements are shown as: [Symbol]  
Kerb line shown as: [Symbol]

**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.





JOHNSON CIRCUIT  
(PROPOSED NEW ROAD)



## DISCLOSURE PLAN FOR PROPOSED LOT 460

This plan shows:  
Details of Proposed Lot 460 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 Montereia 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: [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.



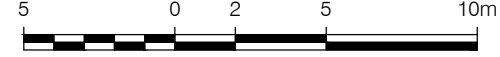
Fill depth contours based on A.H.D. datum at an interval of 0.1m, shown as: - - -0.3- - -

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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

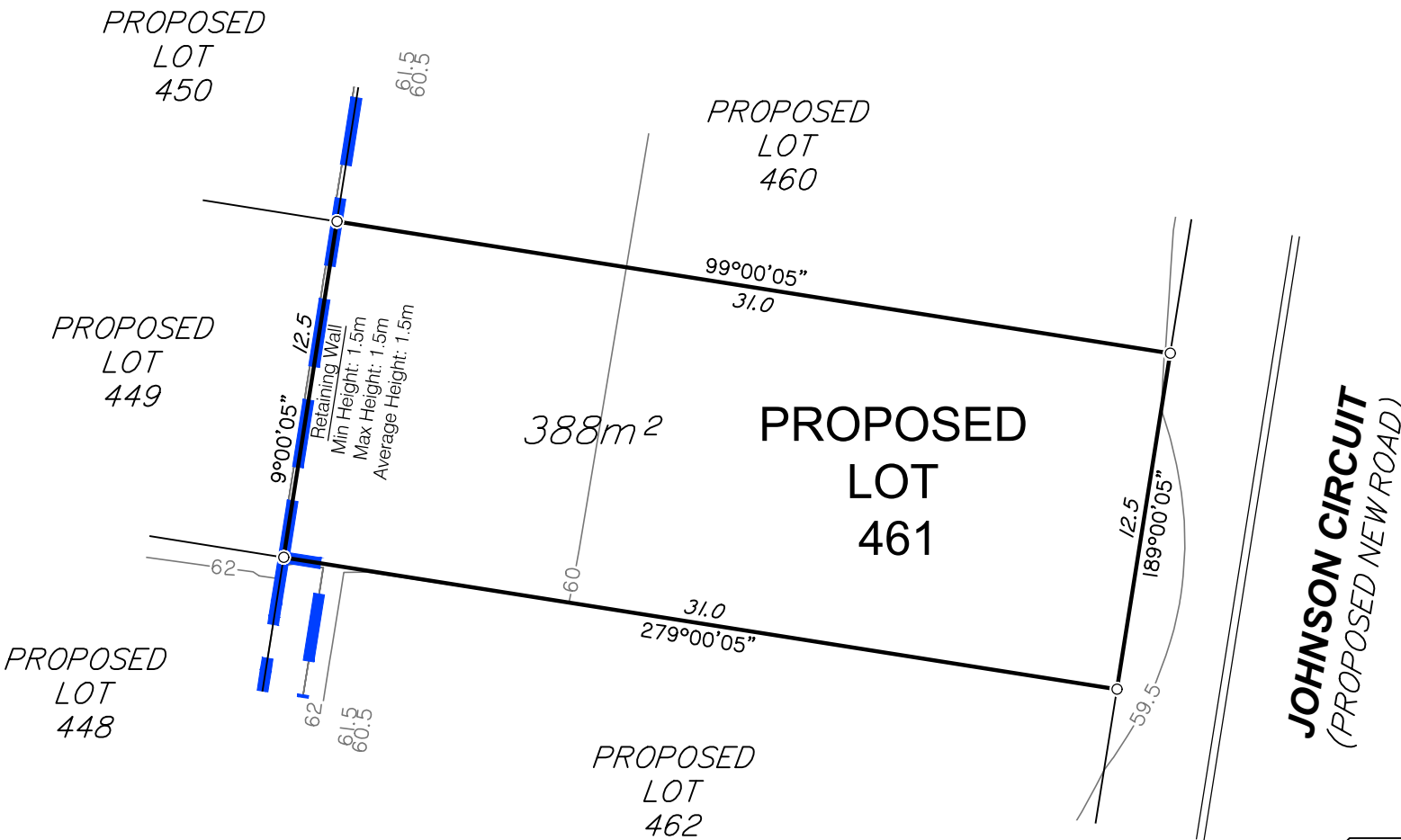
 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PM133103 RL47.056
	COMPUTER FILE	BRSS6904-003-3-2
	SCALE	1:250 @ A3
	DRAWN MIS	DATE 09/11/2020
 SCALE 1:250 @ A3	CHECKED RGA	DATE 09/11/2020
	APPROVED RGA	DATE 09/11/2020
UDN		<b>BRSS6904-003-024-2</b>

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]

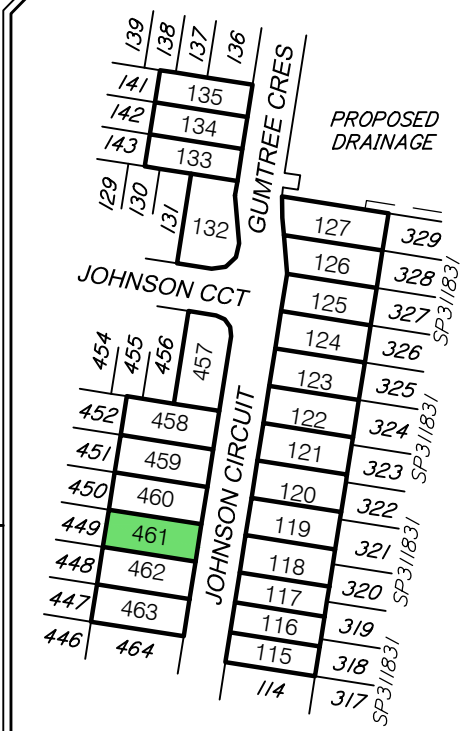
**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.  
  
The dimensions and locations of proposed easements may vary and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

PLAN BY: MPT/14/17/2019 11:30/2020 11:30/2020



JOHNSON CIRCUIT  
(PROPOSED NEW ROAD)

### LOCALITY DIAGRAM NOT TO SCALE



## DISCLOSURE PLAN FOR PROPOSED LOT 461

This plan shows:  
Details of Proposed Lot 461 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 Montereia 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**Brisbane Office**  
Level 1  
18 Little Cribb Street,  
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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-025-2		

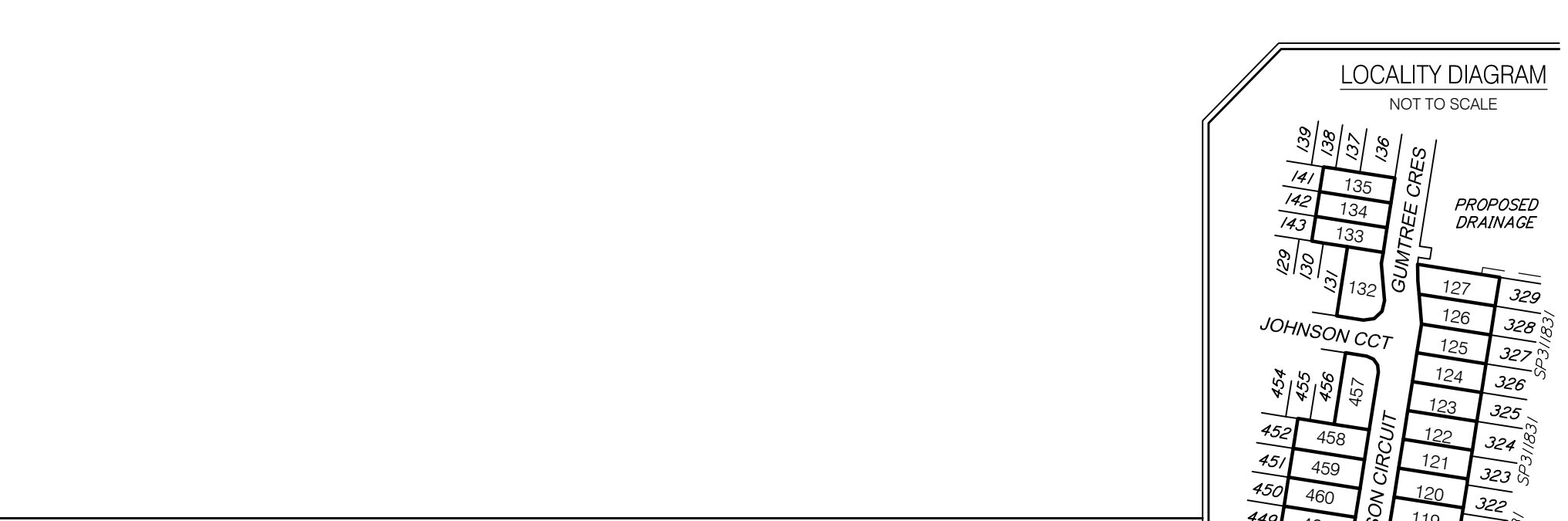
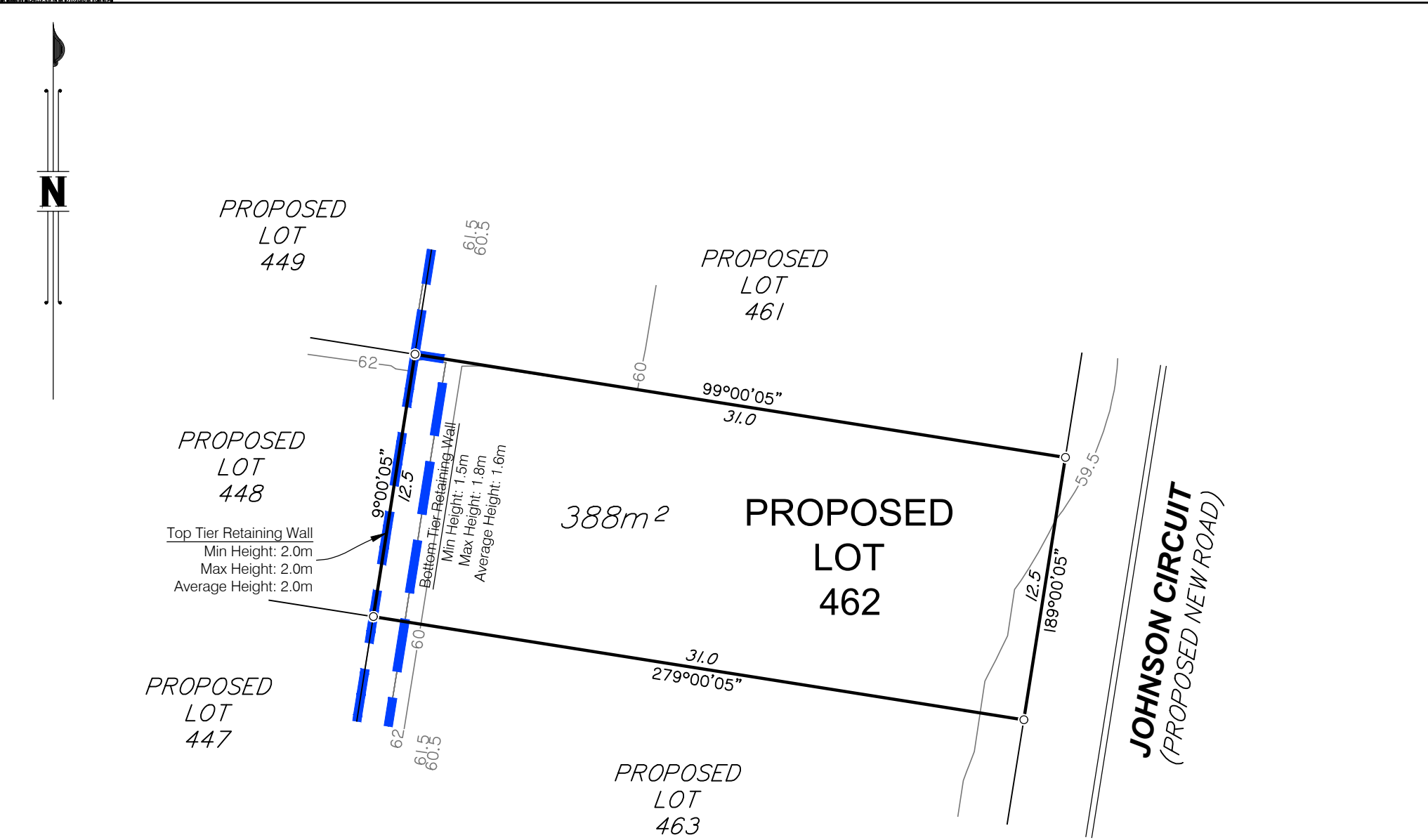
SCALE 1:250 @ A3

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.

PLAN PREPARED BY: LANDPARTNERS PTY LTD 18/10/2020 AT 12:00:00



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 462

This plan shows:  
Details of Proposed Lot 462 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 Montereia 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: [Symbol] 48.5 [Symbol]

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 0.1m, shown as: [Symbol] 0.3 [Symbol]

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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

**LANDPARTNERS**  
built environment consultants

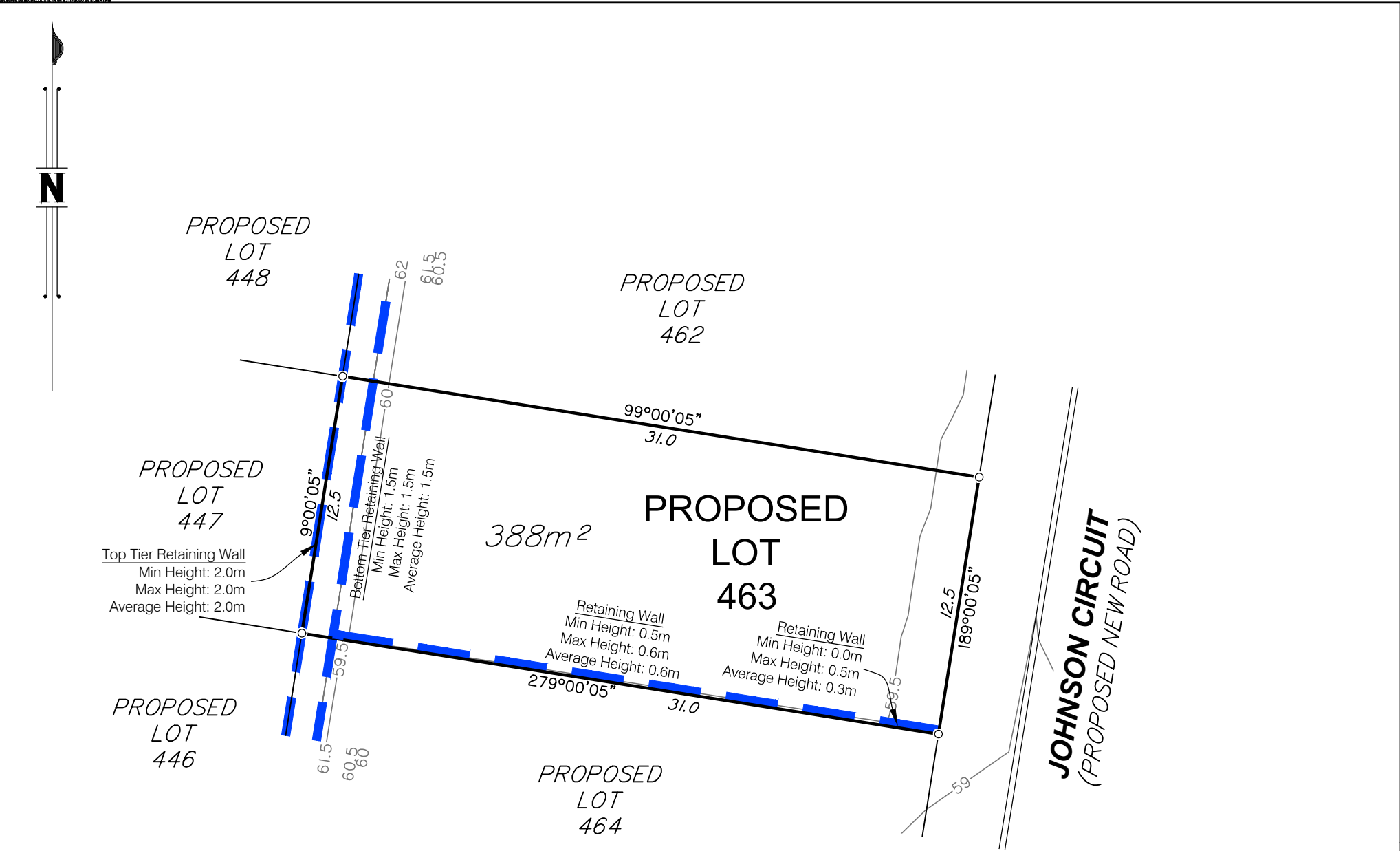
**Brisbane Office**  
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Milton Qld 4064

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f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au

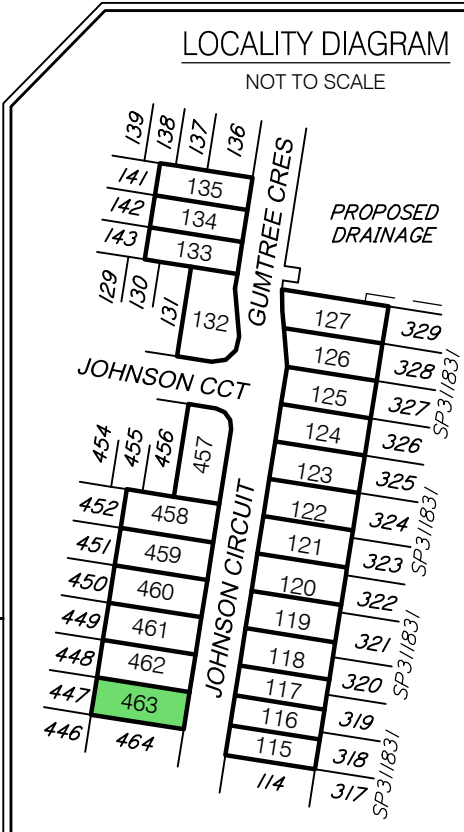
LEVEL DATUM	AHD		
LEVEL ORIGIN	PM133103 RL47.056		
COMPUTER FILE	BRSS6904-003-3-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	09/11/2020
CHECKED	RGA	DATE	09/11/2020
APPROVED	RGA	DATE	09/11/2020
UDN	BRSS6904-003-026-2		

5 0 2 5 10m

SCALE 1:250 @ A3



JOHNSON CIRCUIT  
(PROPOSED NEW ROAD)



DISCLOSURE PLAN FOR PROPOSED LOT 463

This plan shows:  
Details of Proposed Lot 463 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 Montereia 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: [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 0.1m, 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 3**

Client:  
**MONTEREA LAND HOLDINGS PTY LTD**

 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PM133103 RL47.056
	COMPUTER FILE	BRSS6904-003-3-2
	SCALE	1:250 @ A3
	DRAWN	MIS
	CHECKED	RGA
	APPROVED	RGA
	DATE	09/11/2020
	DATE	09/11/2020



SCALE 1:250 @ A3

UDN  
**BRSS6904-003-027-2**

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

Where applicable,  
Easements are shown as: [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.