PROPOSED JOHNSON CIRCUIT (PROPOSED NEW ROAD) LOT 3/9 116 SP311831 ^{99°00}'05" PROPOSED LOT 300m² 115 318 SP3/183/ 30.0 279°00'05' **PROPOSED** LOT 3/7 //4 SP311831

DISCLOSURE PLAN FOR PROPOSED LOT 115

This plan show

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 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 0.7m.

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

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

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

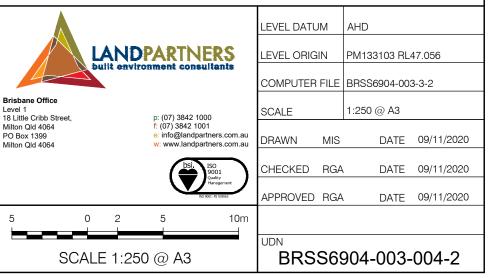
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 3

Client:

MONTEREA LAND HOLDINGS PTY LTD



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

Where applicable,

Kerb line shown as:

Easements are shown as:

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 JOHNSON CIRCUIT (PROPOSED NEW ROAD) LOT 117 99°00'05" PROPOSED Retaining Wall Min Height: 2.0m Max Height: 2.1m 3/9 LOT Average Height: 2.1m SP311831 300m² 116 Retaining Wall Min Height: 2.1m Max Height: 2.2m Average Height: 2.2m PROPÒSED LOT\ 318 115 SP311831

LOCALITY DIAGRAM NOT TO SCALE **PROPOSED** DRAINAGE 329 126 JOHNSON CCT 328 0 327 326 325 324 451 450 121 459 323 322 461 321 320 463

DISCLOSURE PLAN FOR PROPOSED LOT 116

This plan show

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 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 0.3m.

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.

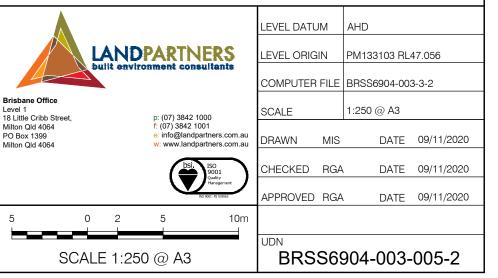
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 3

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 118 JOHNSON CIRCUIT PROPOSED NEW ROAD, 00'05 10.0 320 **PROPOSED** Retaining Wall Min Height: 2.0m SP311831 Max Height: 2.0m -LOT Average Height: 2.0m 300m² 117 Min Height: 2.0m Max Height: 2.1m Average Height: 2.1m 279°00'05 3/9 SP311831 PROPOSED LOT 116 JOHNSON CCT 451 450 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 117

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 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:

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: $-\cdot -0.3-\cdot -$

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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 0 327

326

325 324

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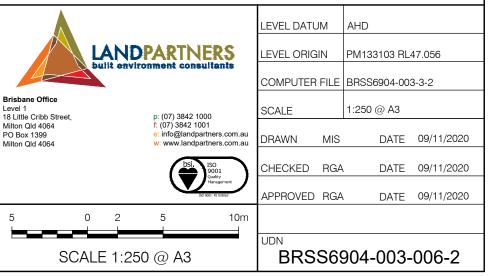
121

460

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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 119 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 99°00'05" 321 **PROPOSED** SP311831 LOT 375m² 118 30.0 320 **PROPOSED** SP311831 LOT 117

DISCLOSURE PLAN FOR PROPOSED LOT 118

This plan show

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 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.

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

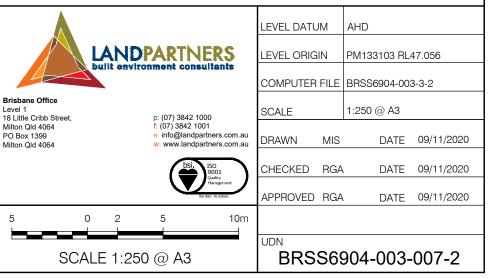
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 3

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 120 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 99°00'05" 322 SP311831 **PROPOSED** LOT 375m² 119 30.0 321 SP311831 PROPOSED LOT118 JOHNSON CC7 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 119

This plan show

Details of Proposed Lot 119 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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 g

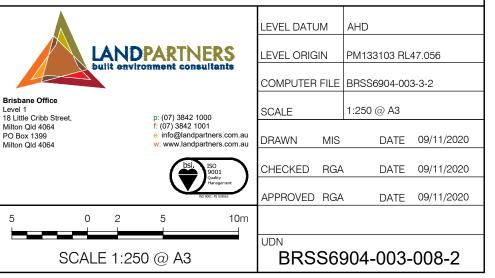
326

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240 MONTEREA ROAD, RIPLEY STAGE 3

Client



This plan shows: may vary from final site conditions. **PROPOSED** LOT121 JOHNSON CIRCUIT (PROPOSED NEW ROAD) Retaining Walls are shown as: 99°00'05" Area of Fill shown as: 323 30.0 This lot requires no fill. SP311831 **PROPOSED** AS 3798-2007, with Level 1 certification. LOT shown as: _ - - 0.3 - - -375m² 322 279°00'05 SP3/183/ **PROPOSED** LOT 119 321 Project: SP311831 LOCALITY DIAGRAM NOT TO SCALE **PROPOSED** DRAINAGE 329 JOHNSON CC7 328 0 327 326 325 324 18 Little Cribb Street. 323 PO Box 1399 322 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 120

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 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

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

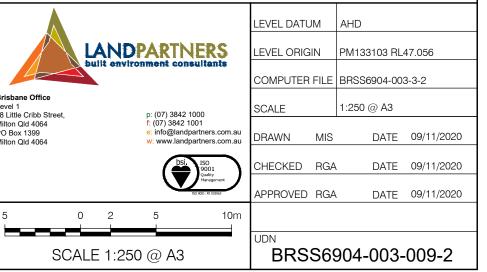
Compaction of fill will be carried out in accordance with Australian Standard

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

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

240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 122 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 99°00'05' 324 SP311831 Retaining Wall Min Height: 2.4m **PROPOSED** Max Height: 2.5m Average Height: 2.5m LOT 121 323 279°00'0€ SP311831 PROPOSED LOT 120 322 SP311831 JOHNSON CC7 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 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 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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 0 327

326

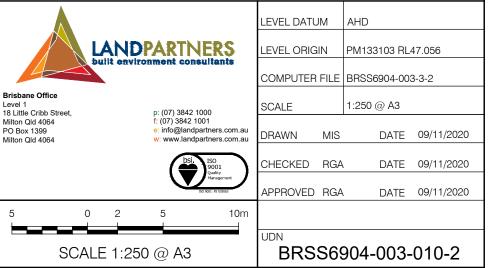
325 324

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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 123 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 325 99°00'05" SP311831 **PROPOSED** LOT 375m² 324 SP311831 279°00'05 PROPOSED LOT 121 323 SP311831 JOHNSON CC7 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 122

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 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:

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

Project:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 0 327

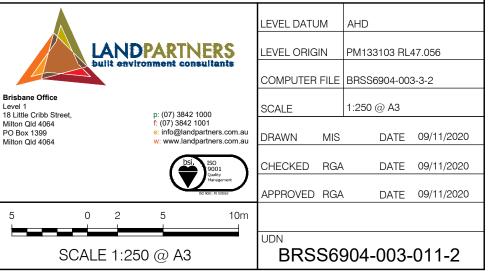
326

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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 124 JOHNSON CIRCUIT (PROPOSED NEW ROAD) SP311831 99°00<u>'05</u>" Retaining Wall Min Height: 0.0m Max Height: 0.4m Retaining Wall Min Height: 0.4m Average Height: 0.2m Max Height: 0.6m Average Height: 0.5m **PROPOSED** LOT 375m² 123 325 SP311831 **PROPOSED** LOT 324 122 SP3/183/ JOHNSON CCT 451 450 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 123

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 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:

326

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: $-\cdot -0.3-\cdot -$

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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 0 327

326

325 324

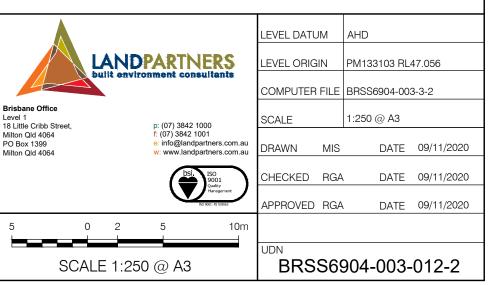
323

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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 125 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 327 SP311831 99°00'05" **PROPOSED** LOT 375m² 124 326 SP311831 279°00'05" Min Height: 0.0m Retaining Wall Max Height: 0.4m Min Height: 0.4m Average Height: 0.2m Max Height: 0.6m Average Height: 0.5m **PROPOSED** LOT 325 123 SP311831 JOHNSON CC1 451 450 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 124

Details of Proposed Lot 124 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 0.6m.

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

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

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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 0 327

326

325 324

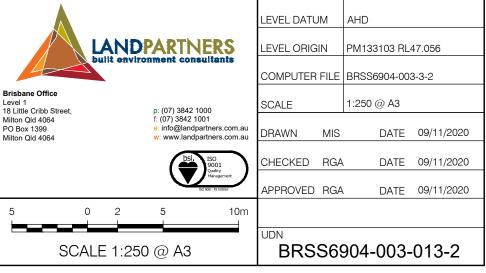
323

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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 126 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 328 Retaining Walls are shown as: SP311831 letaining Wall Min Height: 0.0m Max Height: 0.7m Area of Fill shown as: Min Height: 0.7m Average Height: 0.4m Max Height: 0.7m Fill ranges in depth from 0.0m to 1.2m. Average Height: 0.7m **PROPOSED** LOT shown as: _ - - 0.3 - - -327 SP3/183/ 279°00'05 PROPOSED the Department of Natural Resources, Mines and Energy. 10T 326 125 SP311831 Project: LOCALITY DIAGRAM NOT TO SCALE **PROPOSED** DRAINAGE 329 126 JOHNSON CC7 328 0 327 326 325 324 45₀ 18 Little Cribb Street. Milton Qld 4064 323 PO Box 1399 322 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) Where applicable, 463 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 125

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 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——

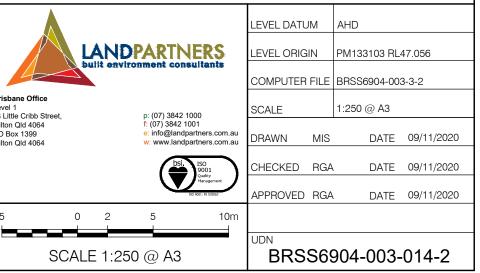
Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

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

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

240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 127 GUMTREE (329 SP311831 Retaining Wall Min Height: 0.0m Max Height: 0.6m Min Height: 0.6m Average Height: 0.3m Max Height: 0.6m CRESCEN1 Average Height: 0.6m **PROPOSED** 328 SP311831 279°00'05" Retaining Wall Min Height: 0.0m <u>Retaining Wall</u> Max Height: 0.7m Min Height: 0.7m Average Height: 0.4m Max Height: 0.7m Average Height: 0.7m **PROPOSED** 327 LOT SP311831 125 JOHNSON CCT 450 461 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) 448 462 Where applicable, 463 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 126

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 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 1.2m.

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

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

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

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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 0 327

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325 324

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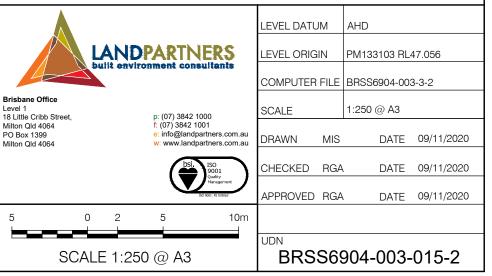
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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED PARK GUMTREE (Min Height: 0.0m Emt I Retaining Wall Max Height: 1.1m Min Height: 1.1m SP311831 Average Height: 0.6m Max Height: 1.5m Average Height: 1.3m **PROPOSED** CRESCENT 'ROAD, 329 SP311831 Retaining Wall Min Height: 0.0m Retaining Wall Max Height: 0.6m Min Height: 0.6m Average Height: 0.3m Max Height: 0.6m Average Height: 0.6m PROPOSED 328 LOTSP311831 126

LOCALITY DIAGRAM NOT TO SCALE **PROPOSED** DRAINAGE 329 126 JOHNSON CCT 328 0 125 327 326 325 324 121 459 323 450 460 322 461 321 448 462 320 463

DISCLOSURE PLAN FOR PROPOSED LOT 127

This plan show

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 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: $- \cdot - 0.3 - \cdot -$

the Department of Natural Resources, Mines and Energy.

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

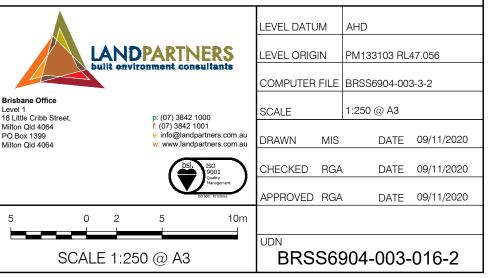
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 6 November 2020.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 3

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 S /33 Max Height: 1.7m **GUMTREE** CRESCENT D NEW ROAD) 5/6m² PROPOSED LOT 131 **PROPOSED** LOT 132 192°37'25<u>"</u> 4.669 227°10'30" 4.669 JOHNSON CIRCUIT (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.

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 132

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 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 1.2m.

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:

LOCALITY DIAGRAM

NOT TO SCALE

JOHNSON CCT

448

463

PROPOSED

DRAINAGE

329

328 327

326

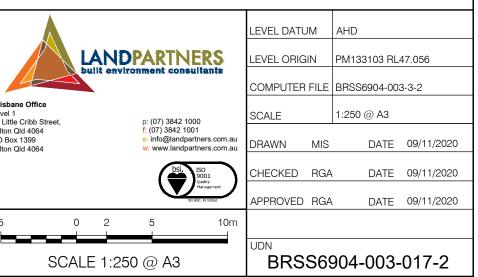
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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 142 PROPOSED LOT134 99°00'05" **PROPOSED** Retaining Wall LOT Min Height: 0.8m GUMTREE CRESCENT (PROPOSED NEW ROAD) Max Height: 0.8m Retaining Wall 143 S> Average Height: 0.8m Min Height: 0.0m Max Height: 0.8m Average Height: 0.4m Top Tier Retaining Wall Min Height: 2.2m 3/33m2 Max Height: 2.5m Average Height: 2.3m 189°00'05' 59.5 279°00'05" Retaining/Wall Retaining Wall Min Height:/1.5m Min Height: 1.4m Max Height: 1.5m Max Height. 1.5m Average Height: 1.5m Average Height: 1.5m Min Height: 1.2m PROPOSED Max Height: 1.7m Average Height: 1.5m LOTPROPOSED 130 LOT PROPOSED /3/ LOT 132 JOHNSON CCT 450 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) 448 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 133

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 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 0.3m.

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:

LOCALITY DIAGRAM

NOT TO SCALE

126

125

121

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PROPOSED

DRAINAGE

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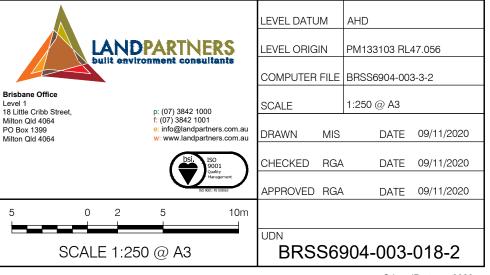
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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT 141 PROPOSED Retaining Walls are shown as: LOT /35 Area of Fill shown as: This lot requires no fill. 99°00'05" **PROPOSED** LOT GUMTREE CRESCENT (PROPOSED NEWROAD) 142 shown as: _ - - 0.3 - - -**PROPOSED** Top Tier Retaining Wall Min Height: 2.6m 333m² LOT Max Height: 2.7m Average Height: 2.7m 134 PROPOSED Retaining Wall Min Height: 0.8m LOT Max Height: 0.8m Retaining Wall Min Height: 0.0m Average Height: 0.8m the Department of Natural Resources, Mines and Energy. 143 Max Height: 0.8m Average Height: 0.4m PROPOSED LOT /33 Project: LOCALITY DIAGRAM NOT TO SCALE **PROPOSED** DRAINAGE 329 126 JOHNSON CCT 328 0 125 327 326 325 324 18 Little Cribb Street. 121 459 Milton Qld 4064 323 450 PO Box 1399 460 322 461 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) 321 448 462 320 Where applicable, 463 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 134

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 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——

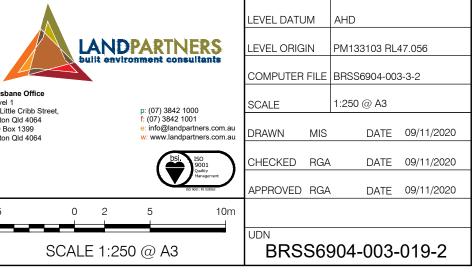
Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

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

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

240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT **PROPOSED** 138 LOT **PROPOSED** 137 LOT136 Min Height: 0.4m 99°00'05" PROPOSED Max Height: 1.4m 31.0 Average Height: 0.9m GUMTREE CRESCENT (PROPOSED NEW ROAD) LOT 141 PROPOSED Top Tier Retaining Wall Min Height: 0.9m $333m^{2}$ Max Height: 2.9m Average Height: 1.9m 279°00'05 **PROPOSED** LOT 142 PROPOSED LOT 134

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

Where applicable,

NOTE:

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 135

This plan show

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 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.

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:

LOCALITY DIAGRAM

NOT TO SCALE

JOHNSON CCT

463

PROPOSED

DRAINAGE

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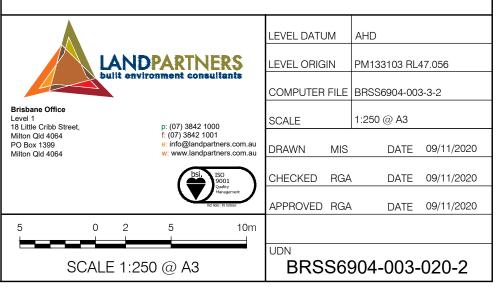
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240 MONTEREA ROAD, RIPLEY STAGE 3

Client:



JOHNSON CIRCUIT (PROPOSED NEW ROAD) 99°00'05" 144000'05' **PROPOSED** LOT **PROPOSED** LOT 457 456 JOHNSON CIRCUIT (PROPOSED NEW ROAD) 464m² Min Height: 0.3m Max Height: 1.1m Average Height: 0.7m Retaining Wall Min Height: 1.1m Max Height: 1.1m Average Height: 1.1m **PROPOSED** LOT458

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 457

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 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:

LOCALITY DIAGRAM

NOT TO SCALE

126

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JOHNSON CCT

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451 450

448

PROPOSED

DRAINAGE

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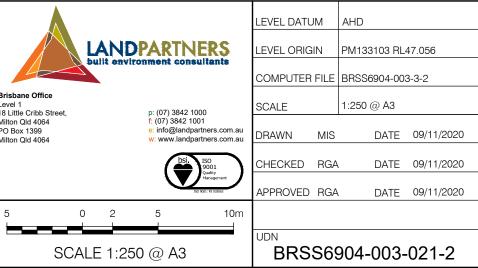
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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT**PROPOSED** 455 LOT Retaining Wall **PROPOSED** Min Height: 0.2m 456 Max Height: 0.2m LOT Average Height: 0.2m Retaining Wall 457 Min Height: 1.0m Max Height: 1.0m Retaining Wall Average Height: 1.0m Min Height: 1.1m Max Height: 1.1m Average Height: 1.1m 99°00'05" PROPOSED 31.0 LOTRetaining Wall 452 JOHNSON CIRCUIT (PROPOSED NEWROAD) Max Height: 1.1m 402m² Average Height: 0.7m **PROPOSED** LOT 458 279°00'05' PROPOSED LOT 60.5 45/ **PROPOSED** LOT 459 JOHNSON CC1 450 461 Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984) 448 Where applicable, 463 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 458

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 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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

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328 0 327

326

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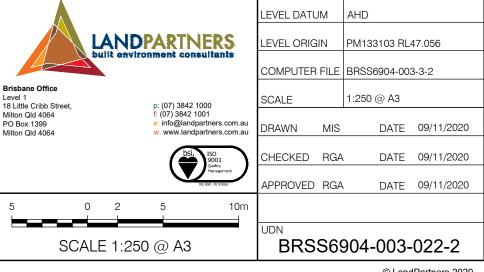
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240 MONTEREA ROAD, RIPLEY STAGE 3



PROPOSED LOT **PROPOSED** 452 LOT 458 -61.5-99°00'05" PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) **PROPOSED** 451 388m² LOT 459 **PROPOSED** LOT 60.5 450 **PROPOSED** LOT460 JOHNSON CC7 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 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 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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

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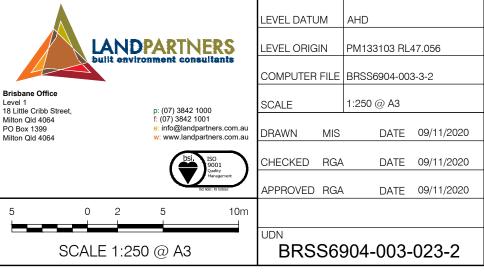
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240 MONTEREA ROAD, RIPLEY STAGE 3

Client:



PROPOSED LOT **PROPOSED** 451 LOT 459 99°00'05" PROPOSED LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 450 **PROPOSED** 388m² LOT 460 279°00'05 PROPOSED LOT 60.5 449 PROPOSED LOT 461

DISCLOSURE PLAN FOR PROPOSED LOT 460

This plan show

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 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:

LOCALITY DIAGRAM

NOT TO SCALE

JOHNSON CC7

PROPOSED

DRAINAGE

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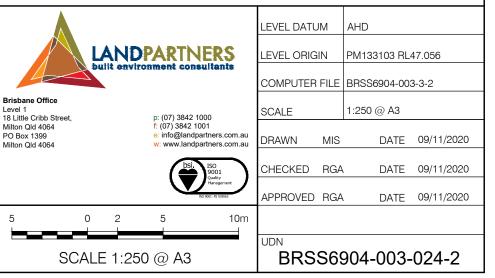
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323

240 MONTEREA ROAD, RIPLEY STAGE 3

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:

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.

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PROPOSED LOT 36. 450 PROPOSED 10T 460 99°00'05" **PROPOSED** LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 449 **PROPOSED** 388m² LOT 461 279°00'05 PROPOSED LOT 448 **PROPOSED** 10T 462 JOHNSON CC7 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 461

This plan show

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 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:

LOCALITY DIAGRAM

NOT TO SCALE

PROPOSED

DRAINAGE

329

328 g

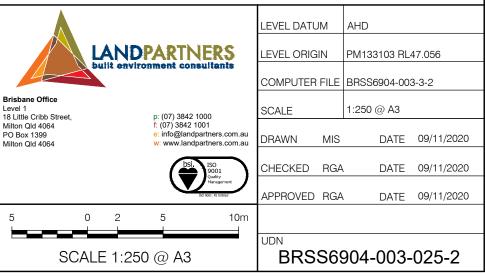
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240 MONTEREA ROAD, RIPLEY STAGE 3

Client:



PROPOSED LOT **PROPOSED** 449 LOT 461 99°00'05" **PROPOSED** LOT JOHNSON CIRCUIT (PROPOSED NEW ROAD) 448 **PROPOSED** 388m² Top Tier Retaining Wall LOT Min Height: 2.0m Max Height: 2.0m Average Height: 2.0m 462 279°00'05 PROPOSED LOT 447 **PROPOSED** LOT 463

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 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

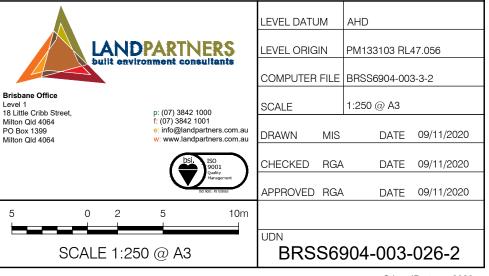
Areas and dimensions shown on this plan are subject to approval by Council and registration with

Project:

240 MONTEREA ROAD, RIPLEY STAGE 3

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)

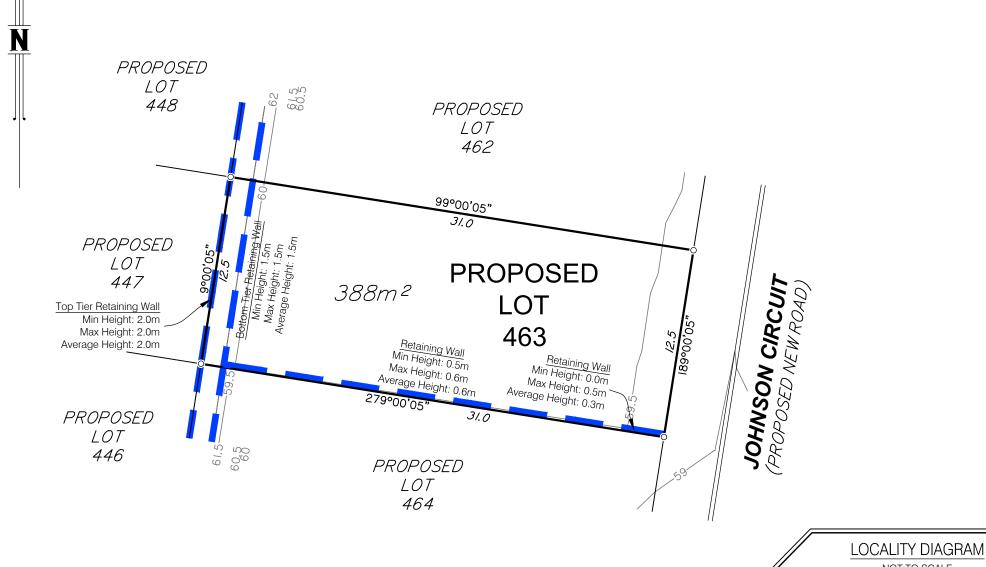
Where applicable,

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.



DISCLOSURE PLAN FOR PROPOSED LOT 463

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 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 3

NOT TO SCALE

126

121

JOHNSON CC1

450

448

PROPOSED

DRAINAGE

329

328 0 327

326

325 324

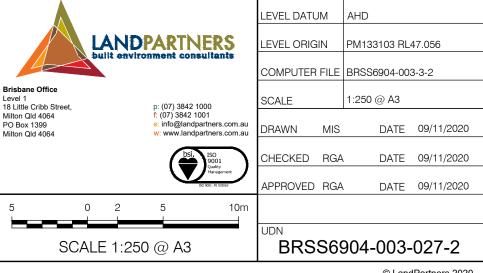
323

322

321

320

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.