PROPOSED LOT 143 99°00'05" Retaining Wall Min Height: 0.2m Max Height: 0.5m verage Height: 0.4m GUMTREE CRESCENT (PROPOSED NEW ROAD) 44/m² PROPOSED **PROPOSED** LOT 129 LOT 128 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 128

Details of Proposed Lot 128 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

LOCALITY DIAGRAM NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

148 149

160

MONTEREA LAND HOLDINGS PTY LTD



LEVEL ORIGIN PM133103 RL47.056 COMPUTER FILE BRSS6904-004-5-1 SCALE 1:250 @ A3 p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au DATE 17/03/2021 DRAWN LHS

LEVEL DATUM

HECKED SHL DATE 18/03/2021 APPROVED RGA DATE 19/03/2021

AHD

SCALE 1:250 @ A3

BRSS6904-004-006-1

Max Height: 0.1m Average Height: 0.1m 99°00'05" PROPOSED LOT 315m2 128 ROPOSED LOT PROPOSED 130 LOT 129 JOHNSON CIRCUIT (PROPOSED NEW ROAD)

DISCLOSURE PLAN FOR PROPOSED LOT 129

Details of Proposed Lot 129 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

LOCALITY DIAGRAM

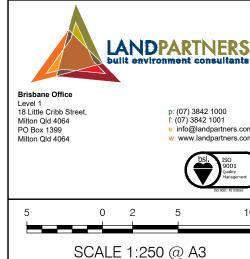
NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-004-5-1 SCALE 1:250 @ A3 e: info@landpartners.com.au DRAWN LHS

DATE 17/03/2021 HECKED SHL DATE 18/03/2021

APPROVED RGA

p: (07) 3842 1000

f: (07) 3842 1001

BRSS6904-004-007-1

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

Kerb line shown as:

Where applicable,

Easements are 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.

DATE 19/03/2021

PROPOSED LOT /33 143 Min Height: 1.4m SP309058 Max Height: 1.5m 99°00'05" Average Height: 1.5m Retaining Wall Min Height: 1.3m Max Height: 1.4m Average Height: 1.4m $315m^{2}$ **PROPOSED** LOT 58.5 — 129 PROPOSED LOT **PROPOSED** /3/ LOT 130 JOHNSON CIRCUIT (PROPOSED NEW ROAD)

LOCALITY DIAGRAM NOT TO SCALE MONTEREA ROAD 144 160 JOHNSON CIRCUIT

DISCLOSURE PLAN FOR PROPOSED LOT 130

Details of Proposed Lot 130 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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 0.2m.

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: $-\cdot - 0.1 - \cdot -$

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

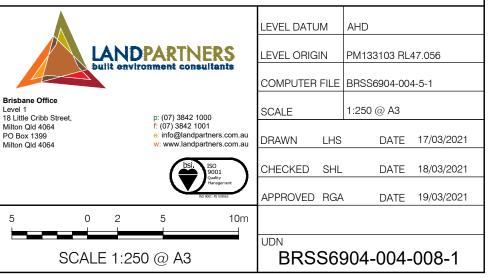
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

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:

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.

/33 SP309058 Max Height: 1.5m Average Height: 1.5m 99°00[']'05" **PROPOSED** LOT 130 315m² 132 SP309058 PROPOSED LOT - 58.5 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, 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.

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DISCLOSURE PLAN FOR PROPOSED LOT 131

This plan show

Details of Proposed Lot 131 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client

LOCALITY DIAGRAM

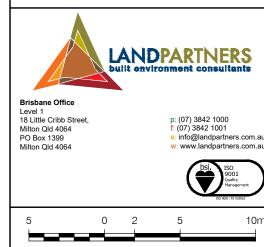
NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



SCALE 1:250 @ A3

 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-004-5-1

 SCALE
 1:250 @ A3

 DRAWN
 LHS
 DATE
 17/03/2021

 CHECKED
 SHL
 DATE
 18/03/2021

APPROVED RGA

BRSS6904-004-009-1

DATE 19/03/2021

GUMTREE CRESCENT (PROPOSED NEWROAD) **PROPOSED PROPOSED** LOT GUMTREE CRESCENT LOT /37 136 (PROPOSED NEW ROAD) 427m² 279°00'05" Min Height: 0.4m Max Height: 0.5m Min Height: 0.5m Average Height: 0.5m Max Height: 1.3m Average Height: 0.9m /35 SP309058

| 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:

| 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.

| 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 136

This plan shows

Details of Proposed Lot 136 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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 0.2m.

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client

LOCALITY DIAGRAM

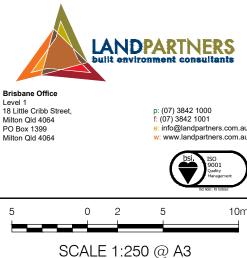
NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATUM		AHD		
	LEVEL ORIGIN COMPUTER FILE		PM133103 RL47.056		
			BRSS6904-004-5-1		
	SCALE		1:250 @ A3		
	DRAWN	LHS	DATE 17/03/2021		
	CHECKED	SHL	DATE 18/03/2021		

APPROVED RGA

10m

UDN

BRSS6904-004-010-1

DATE 19/03/2021

GUMTREE CRESCENT (PROPOSED NEW ROAD) 98°51'20" **PROPOSED** LOT **PROPOSED** LOT 138 PROPOSED LOT 136 $315m^{2}$ Retaining Wall Min Height: 0.6m Max Height: 0.7m 56.5-58.5≥ Average Height: 0.7m 10.5 279°00'05 /35 SP309058

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 137

This plan show

Details of Proposed Lot 137 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client

LOCALITY DIAGRAM
NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



SCALE 1:250 @ A3

 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-004-5-1

 SCALE
 1:250 @ A3

 DRAWN
 LHS
 DATE
 17/03/2021

 CHECKED
 SHL
 DATE
 18/03/2021

 APPROVED
 RGA
 DATE
 19/03/2021

BRSS6904-004-011-1

GUMTREE CRESCENT (PROPOSED NEWROAD) PROPOSED LOT /39 PROPOSED LOT 315m² /37 PROPOSED LOT 138 Min Height: 1.5m Max Height: 1.6m Average Height: 1.6m 279°00'05' PROPOSED LOT

141

MONTEREA ROAD 144 JOHNSON CIRCUIT

LOCALITY DIAGRAM NOT TO SCALE

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

Where applicable, Easements are shown as:

Kerb line shown as:

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.

/35

SP309058

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

DISCLOSURE PLAN FOR PROPOSED LOT 138

Details of Proposed Lot 138 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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 0.4m.

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

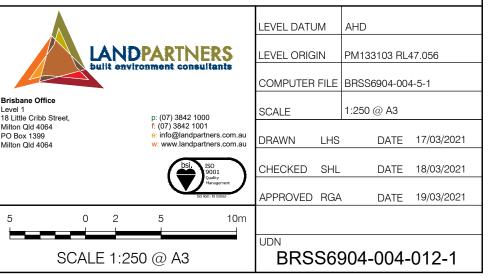
Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

PO Box 1399

MONTEREA LAND HOLDINGS PTY LTD



GUMTREE CRESCENT (PROPOSED NEW ROAD) 98°51'20" **PROPOSED** LOT 139 PROPOSED LOT 140 PROPOSED LOT 138 324m² Retaining Wall Min Height: 1.4m Max Height: 1.5m Average Height: 1.5m 279°00'05' PROPOSED LOT 141 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

completion of construction.

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

Easements are shown as:

Kerb line shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 139

Details of Proposed Lot 139 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

LOCALITY DIAGRAM

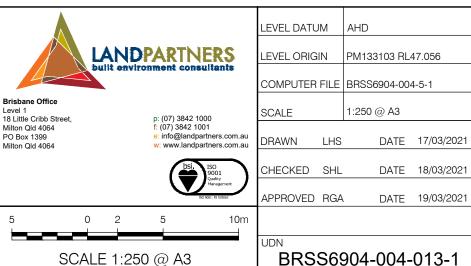
NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



SCALE 1:250 @ A3

GUMTREE CRESCENT (PROPOSED NEW ROAD) CRESCENT (PROPOSED NEW ROAD) **PROPOSED** LOT GUMTREE 140 **PROPOSED** LOT /39 Min Height: 0.7m Max Height: 0.8m Average Height: 0.8m **PROPOSED** LOT 141

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

completion of construction.

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

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

Where applicable,

Kerb line shown as:

Easements are shown as:

DISCLOSURE PLAN FOR PROPOSED LOT 140

Details of Proposed Lot 140 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

LOCALITY DIAGRAM NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATU	IM	AHD		
LEVEL ORIG	IN	PM133103 RL47.056		
COMPUTER FILE		BRSS6904-004-5-1		
SCALE		1:250 @ A3		
DRAWN	LHS	DATE 17/	03/2021	
CHECKED	SHL	DATE 18/	03/2021	
APPROVED	RGA	DATE 19/	03/2021	

BRSS6904-004-014-1

SCALE 1:250 @ A3

PROPOSED LOT PROPOSED 140 CRESCENT Retaining Wall LOT Min Height: 0.7m /39 Max Height: 0.8m (PROPOSED NEW ROAD) Average Height: 0.8m Retaining Wall Min Height: 1.4m 99°00'05" Max Height: 1.5m Average Height: 1.5m **PROPOSED** GUMTREE LOT 333m²

141

Retaining Wall Min Height: 0.3m

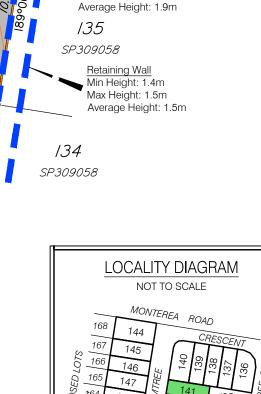
Max Height: 0.4m

Average Height: 0.4m

279°00'05'

PROPOSED LOT

142



Retaining Wall

Min Height: 0.9m Max Height: 2.9m

PROPOSED

LOT

138

148 149 160 JOHNSON CIRCUIT

DISCLOSURE PLAN FOR PROPOSED LOT 141

Details of Proposed Lot 141 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.1m.

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: $-\cdot - 0.1 - \cdot -$

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

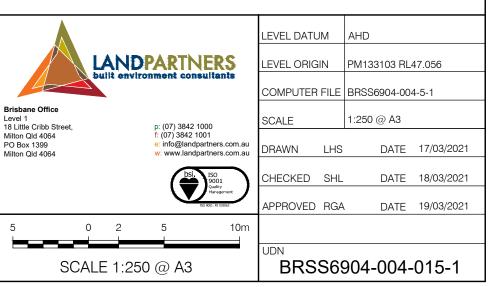
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

MONTEREA LAND HOLDINGS PTY LTD



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Where applicable, Easements are shown as

Kerb line shown as:

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

PROPOSED GUMTREE CRESCENT LOT (PROPOSED NEW ROAD) 141 Max Height: 0.4m 99°00'05" Average Height: 0.4m /35 PROPOSED 31.0 SP309058 LOT Retaining Wall Min Height: 2.6m Max Height: 2.7m Min Height: 0.4m Average Height: 2.7m 333m² Max Height: 0.6m 59.5 Average Height: 0.5m 134 SP309058 279°00'05 Retaining Wall Min Height: 1.5m Max Height: 1.5m PROPOSED Average Height: 1.5m LOT 143 /33 SP309058

DISCLOSURE PLAN FOR PROPOSED LOT 142

This plan show

Details of Proposed Lot 142 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

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: $-\cdot - 0.1 - \cdot -$

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

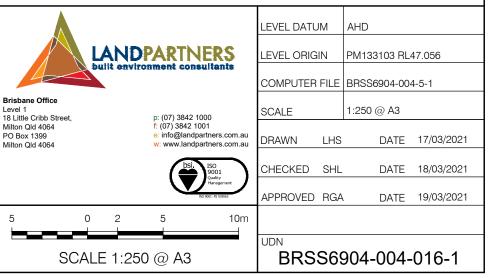
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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:

are snown 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 CRESCENT 142 Retaining Wall PROPOSED NEW ROAD, r 59.5 Min Height: 0.4m Max Height: 0.6m 99°00'05' Average Height: 0.5m 134 **PROPOSED** SP309058 GUMTREE LOT Retaining Wall 143 Min Height: 2.2m Max Height: 2.5m Average Height: 2.3m 333m² /33 SP309058 Retaining Wall 279°00'05" Min Height: 0.2m Retaining Wall Max Height: 0.5m Retaining Wall Min Height: 1.5m Average Height: 0.4m Min Height: 0.1m Max Height: 1.5m Retaining Wall Max Height: 0.1m Average Height: 1.5m Min Height: 1.3m **PROPOSED** Average Height: 0.1m 57-58.5 Max Height: 1.4m LOT Average Height: 1.4m **PROPOSED** 128 LOT PROPOSED 129 LOT 130

DISCLOSURE PLAN FOR PROPOSED LOT 143

This plan show

Details of Proposed Lot 143 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 1.5m.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

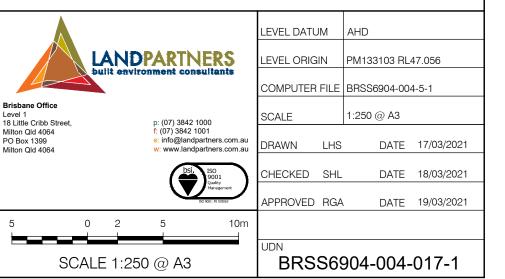
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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:

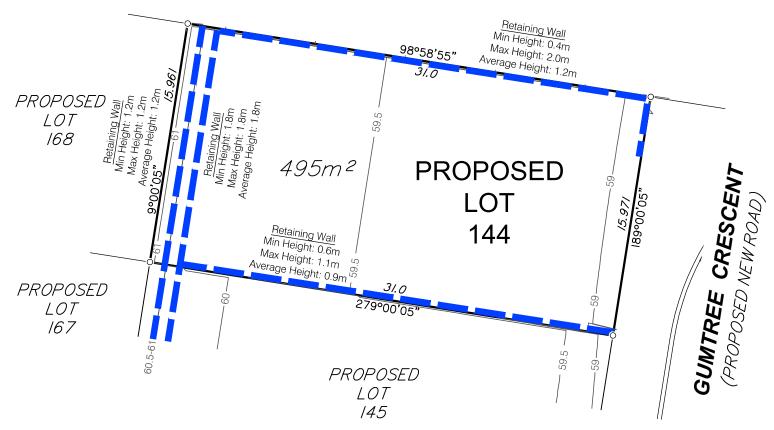
Easements are shown as:

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.

<u>N</u>

MONTEREA ROAD



DISCLOSURE PLAN FOR PROPOSED LOT 144

This plan show

Details of Proposed Lot 144 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client:

MONTEREA LAND HOLDINGS PTY LTD



 LEVEL DATUM
 AHD

 LEVEL ORIGIN
 PM133103 RL47.056

 COMPUTER FILE
 BRSS6904-004-5-1

 SCALE
 1:250 @ A3

 DRAWN
 LHS
 DATE
 17/03/2021

 CHECKED
 SHL
 DATE
 18/03/2021

 APPROVED
 RGA
 DATE
 19/03/2021

5 0 2 5 10m SCALE 1:250 @ A3

UDN

BRSS6904-004-018-1

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

Where applicable,

Easements are shown as:

Kerb line shown as:

NOTE:

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55111p1511511 51 5511511 45115111

PROPOSED LOT 168 PROPOSED LOT144 99°00'05" Min Height: 0.6m Max Height: 1.1m Average Height: 0.9m PROPOSED CRESCENT LOT 167 (PROPOSED NEW ROAD) 388m² **PROPOSED** LOT Min Height: 0.4m Max Height: 1.2m 145 Average Height: 0.8m GUMTREE PROPOSED 279°00'05" LOT 166 PROPOSED LOT146

LOCALITY DIAGRAM NOT TO SCALE MONTEREA ROAD 144 JOHNSON CIRCUIT

DISCLOSURE PLAN FOR PROPOSED LOT 145

Details of Proposed Lot 145 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

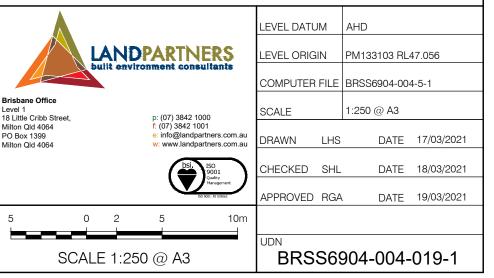
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

MONTEREA LAND HOLDINGS PTY LTD



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Where applicable, Easements are shown as:

Kerb line shown as:

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PROPOSED LOT PROPOSED 167 LOT Min Height: 0.4m 145 Max Height: 1.2m Average Height: 0.8m 99°00'05" CRESCENT PROPOSED LOT **PROPOSED** (PROPOSED NEW ROAD) LOT 336m² 146 GUMTREE **PROPOSED** 279°00'05 LOT 165 PROPOSED LOT 147

DISCLOSURE PLAN FOR PROPOSED LOT 146

This plan show

Details of Proposed Lot 146 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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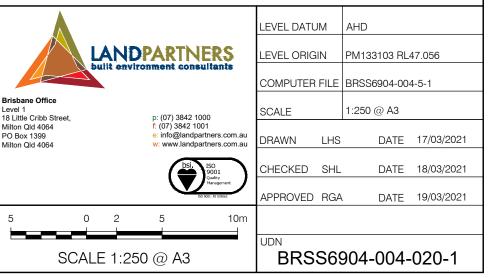
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client:

MONTEREA LAND HOLDINGS PTY LTD



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Where applicable,

Easements are shown as:

Kerb line shown as:

NOTE

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PROPOSED LOT **PROPOSED** 166 LOT 146 99°00'05" PROPOSED CRESCENT LOT 165 (PROPOSED NEW ROAD) 388m² **PROPOSED** LOT 147 GUMTREE PROPOSED LOT 164 **PROPOSED** LOT 148

DISCLOSURE PLAN FOR PROPOSED LOT 147

This plan show

Details of Proposed Lot 147 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

AS 3798-2007, with Level 1 certification.

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

shown as: $-\cdot - 0.1 - \cdot -$

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

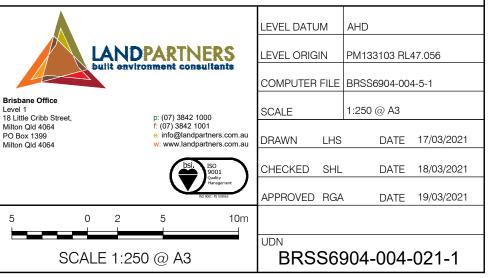
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client

MONTEREA LAND HOLDINGS PTY LTD



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Where applicable,

Easements are shown as:

Easements are snown as:

Kerb line shown as:

NOTE:

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PROPOSED LOT **PROPOSED** 165 LOT 147 99°00'05" CRESCENT PROPOSED LOT (PROPOSED NEW ROAD) 388m² **PROPOSED** LOT 148 GUMTREE PROPOSED LOT 163 **PROPOSED** LOT 149

LOCALITY DIAGRAM NOT TO SCALE MONTEREA ROAD

DISCLOSURE PLAN FOR PROPOSED LOT 148

Details of Proposed Lot 148 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

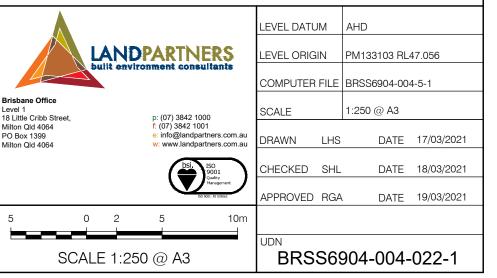
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

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:

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PROPOSED LOT PROPOSED 164 LOT148 99°00'05" CRESCENT PROPOSED LOT (PROPOSED NEW ROAD) 388m² **PROPOSED** LOT Min Height: 0.6m Max Height: 0.9m 149 GUMTREE Average Height: 0.8m PROPOSED 31.0 LOT 162 PROPOSED LOT 150

LOCALITY DIAGRAM NOT TO SCALE MONTEREA ROAD 168 144 CRESCENT 98 2 29 1 141 135 89000 68 82 29 1 142 144 143 133 8600 68 68 144 148 162 150 161 151 160 152 159 153 JOHNSON CIRCUIT 159 153 JOHNSON CIRCUIT 159 153 JOHNSON CIRCUIT 159 159 153 JOHNSON CIRCUIT 159 159 153 JOHNSON CIRCUIT 159 159 153 JOHNSON CIRCUIT

DISCLOSURE PLAN FOR PROPOSED LOT 149

This plan show

Details of Proposed Lot 149 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

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

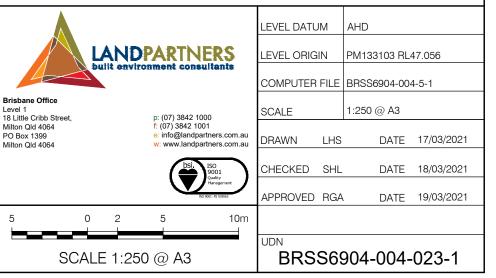
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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,

Fasements are shown as:

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.

completion of contentaction.

PROPOSED **PROPOSED** LOT LOT 163 149 Min Height: 0.6m Max Height: 0.9m Average Height: 0.8m 99°00'05" PROPOSED CRESCENT LOT 162 (PROPOSED NEW ROAD) **PROPOSED** 326m²1 Retaining Wall Min Height: 0.4m LOT Max Height: 0.8m Average Height: 0.6m @ 150 GUMTREE PROPOSED 279°00'05' LOT 161 **PROPOSED** LOT 151

DISCLOSURE PLAN FOR PROPOSED LOT 150

This plan show

Details of Proposed Lot 150 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

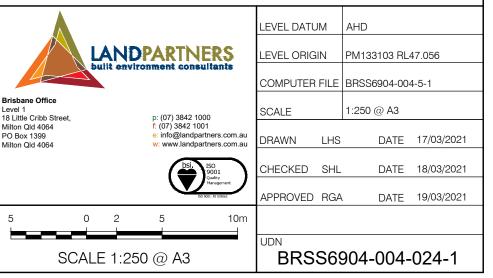
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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:

sements are snown 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 **PROPOSED** 162 LOT 150 99°00'05" CRESCENT <u>Retaining Wall</u> Min Height: 0.4m Max Height: 0.8m PROPOSED NEW ROAD) Average Height: 0.6m LOT 326m² **PROPOSED** LOT GUMTREE (PROPOSED , 151 PROPOSED 279°00'05' LOT 160 PROPOSED LOT152

DISCLOSURE PLAN FOR PROPOSED LOT 151

This plan show

Details of Proposed Lot 151 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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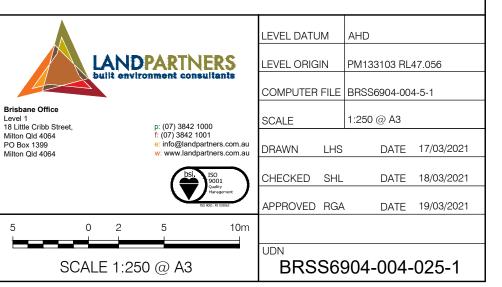
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client:

MONTEREA LAND HOLDINGS PTY LTD



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Where applicable,

Easements are shown as:

Kerb line shown as:

NOTE

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

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PROPOSED LOT **PROPOSED** 161 LOT 151 99°00'05" LOT **GUMTREE** 160 **PROPOSED** (PROPOSED 406m² LOT 152 CRESCENT PROPOSED) NEW ROAD) LOT 159 PROPOSED LOT 153

LOCALITY DIAGRAM NOT TO SCALE MONTEREA ROAD 168 144 CRESCENT 167 145 88 141 135 86060 66 146 146 162 150 162 150 161 151 160 152 159 153 VOHNSON CIRCUIT 160 152 JOHNSON CIRCUIT 159 153 JOHNSON CIRCUIT 159 153 JOHNSON CIRCUIT 159 153 JOHNSON CIRCUIT 159 153 JOHNSON CIRCUIT 150 151 150 153 JOHNSON CIRCUIT

DISCLOSURE PLAN FOR PROPOSED LOT 152

This plan show

Details of Proposed Lot 152 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

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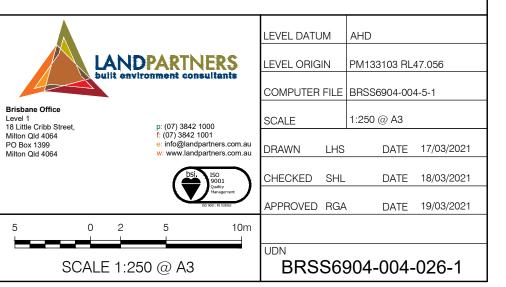
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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:

asements are snown 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 **PROPOSED** 160 LOT 152 99°00'05" **PROPOSED GUMTREE** LOT (PROPOSED **PROPOSED** 374m² LOT CRESCENT NEW ROAD) 153 **PROPOSED** Retaining Wall Min Height: 1.6m *37.003* LOT Max Height: 1.7m Retaining Wall 279°00'05" Min Height: 1.1m Average Height: 1.7m 157 Max Height: 1.7m Average Height: 1.4m Retaining Wall **PROPOSED** Min Height: 1.1m Max Height: 1.3m LOT **PROPOSED** Average Height: 1.2m 156 LOT 155 PROPOSED LOT 154

LOCALITY DIAGRAM NOT TO SCALE MONTEREA ROAD 168 144 CRESCENT 166 146 148 167 145 98 141 135 86000 161 151 162 150 161 151 160 152 159 153 VONOSHHOO V

DISCLOSURE PLAN FOR PROPOSED LOT 153

This plan show

Details of Proposed Lot 153 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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: $-\cdot - 0.1 - \cdot -$

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

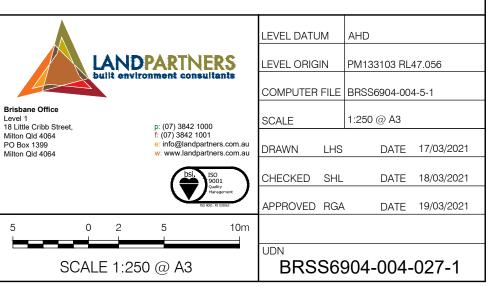
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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:

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JOHNSON CIRCUIT (PROPOSED NEW ROAD) 84000'05' 59.5 _ **PROPOSED** LOT JOHNSON CIRCUIT 453 (PROPOSED NEW ROAD) PROPOSED LOT 454 464m² Min Height: 0.7m Max Height: 0.8m Average Height: 0.8m **PROPOSED** LOT 452

DISCLOSURE PLAN FOR PROPOSED LOT 453

Details of Proposed Lot 453 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY **STAGE 4**

Client:

LOCALITY DIAGRAM

NOT TO SCALE

MONTEREA ROAD

MONTEREA LAND HOLDINGS PTY LTD



LEVEL DATUM AHD **LEVEL ORIGIN** PM133103 RL47.056 COMPUTER FILE BRSS6904-004-5-1 SCALE 1:250 @ A3 DATE 17/03/2021 DRAWN LHS HECKED SHL DATE 18/03/2021

SCALE 1:250 @ A3

APPROVED RGA DATE 19/03/2021

BRSS6904-004-028-1

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

Where applicable, Easements are shown as:

Kerb line shown as:

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.

JOHNSON CIRCUIT (PROPOSED NEW ROAD) . 59.5 – **PROPOSED** LOT 454 PROPOSED LOT453 **PROPOSED** LOT 455 326m² Min Height: 1.6m Max Height: 1.7m Average Height: 1.7m 10.5° 279°00'05 **PROPOSED** 10T 452

DISCLOSURE PLAN FOR PROPOSED LOT 454

This plan show

Details of Proposed Lot 454 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: - - - 0.1 - - -

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

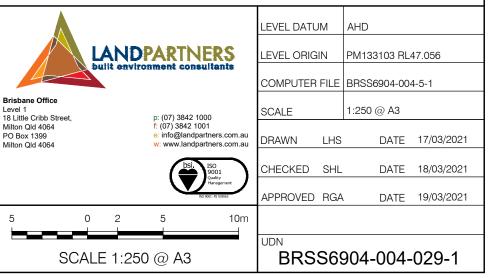
Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

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)

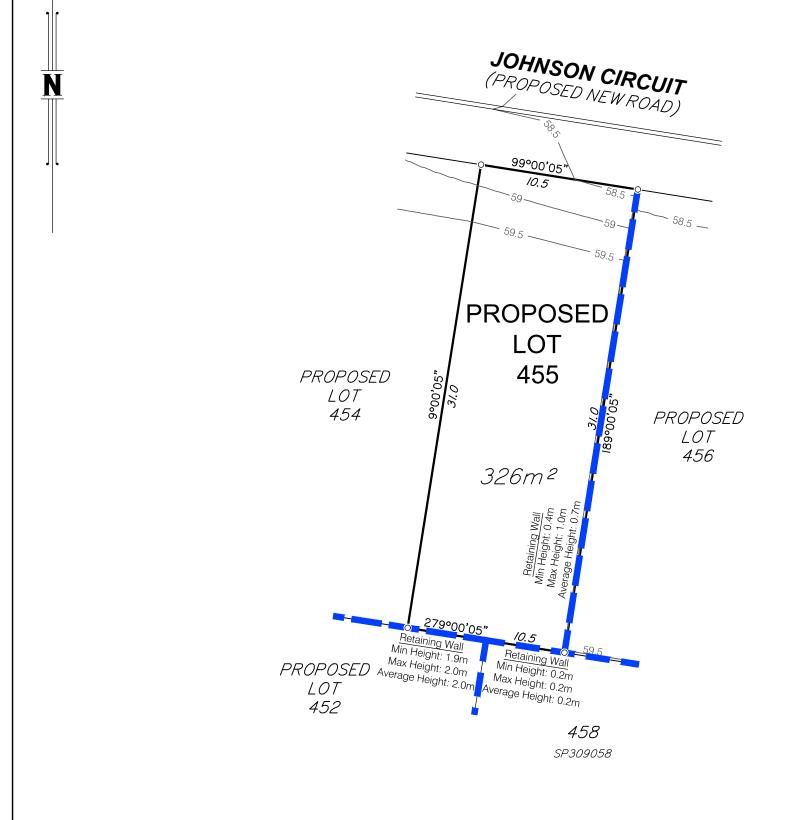
Where applicable,

Easements are shown as:

Kerb line shown as:

This

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.



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: 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 455

This plan show

Details of Proposed Lot 455 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client

LOCALITY DIAGRAM

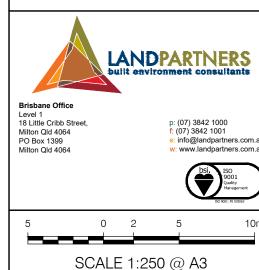
NOT TO SCALE

MONTEREA ROAD

JOHNSON CIRCUIT

144

MONTEREA LAND HOLDINGS PTY LTD



	LEVEL DATU	AHD				
	LEVEL ORIGIN		DM122	3103 RL4	17.056	_
	LEVEL ORIGIN		FIVITO	103 NL2	17.000	
	COMPUTER FILE		BRSS6904-004-5-1			
	SCALE		1:250	@ A3		
n T	DRAWN	LHS		DATE	17/03/2021	
	CHECKED	SHL		DATE	18/03/2021	
,	APPROVED	RGA		DATE	19/03/2021	
						Τ

BRSS6904-004-030-1

JOHNSON CIRCUIT (PROPOSED NEW ROAD) 99°00'05" PROPOSED LOT 456 **PROPOSED** LOT455 457 SP309058 326m² Min Height: 1.0m Max Height: 1.0m Average Height: 1.0m 10.5 458 SP309058 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 456

This plan show

Details of Proposed Lot 456 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). The current Minor Alteration to the Amendment Application was approved by Ipswich City Council on October 29 2020 (Council Reference: 6536/2018/MAPDA/B)

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

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

AS 3798-2007, with Level 1 certification.

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

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

shown as: $-\cdot - 0.1 - \cdot -$

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

Design Surface Contours and Retaining Wall heights and locations, and fill areas shown hereon have been plotted from data supplied by Bornhorst and Ward Engineering plans received 12 March 2021.

Project:

240 MONTEREA ROAD, RIPLEY STAGE 4

Client

LOCALITY DIAGRAM

NOT TO SCALE

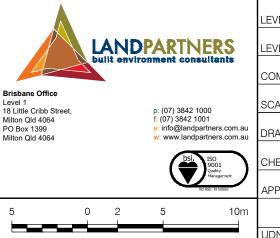
MONTEREA ROAD

JOHNSON CIRCUIT

144

160

MONTEREA LAND HOLDINGS PTY LTD



SCALE 1:250 @ A3

	LEVEL DATUM		AHD		
	LEVEL ORIGIN		PM133103 RL47.056		
	COMPUTER FILE		BRSS6904-004-5-1		
	SCALE		1:250 @ A3		
	DRAWN	LHS	DATE 17/03/2021		
	CHECKED	SHL	DATE 18/03/2021		
	APPROVED	RGA	A DATE 19/03/2021		

BRSS6904-004-031-1