

DISCLOSURE PLAN FOR PROPOSED LOT 72

This plan shows:

Details of Proposed Lot 72 on the Proposed Reconfiguration Plan BRSS3649-RL3-85-21 dated 13/11/2023, which accompanied an Amendment Application to the Decision Notice 21/2013/PDA for reconfiguration of Lot 1 & Lot 2 on SP326583 at 7003 and 7004 Ripley Road, Ripley. Approved by Ipswich City Council on 29/12/2023 (Council reference: 21/2013/PDA).

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.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 1.6m to 4.6m.

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

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.25

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights, fill areas, depth of fill contours and depth of fill values shown hereon have been plotted from data supplied by Spiire on 29/04/2024.

Project:



Client:

RIPLEY ESTATE DEVELOPMENT PTY LTD

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

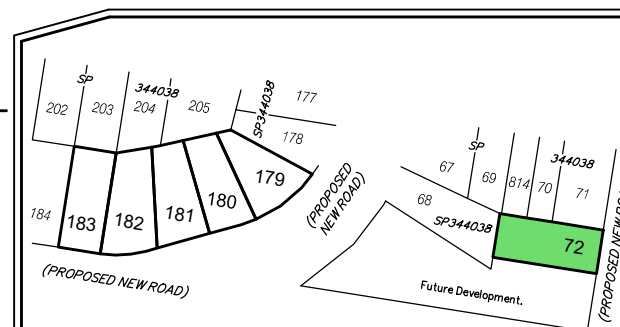
Where applicable,

Finished surface levels shown as: ● 66.30

NOTE:

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

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



LOCALITY DIAGRAM
NOT TO SCALE



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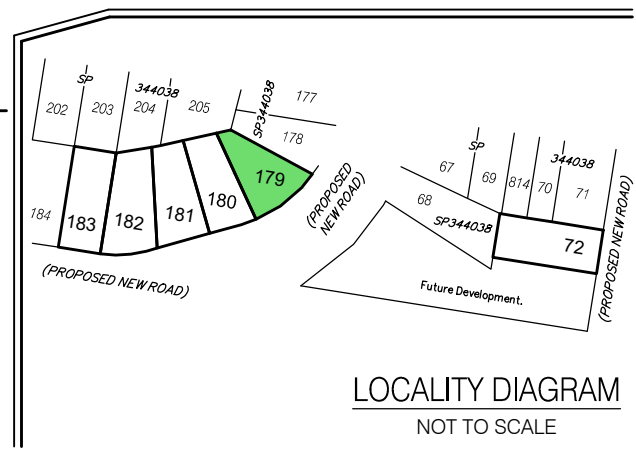
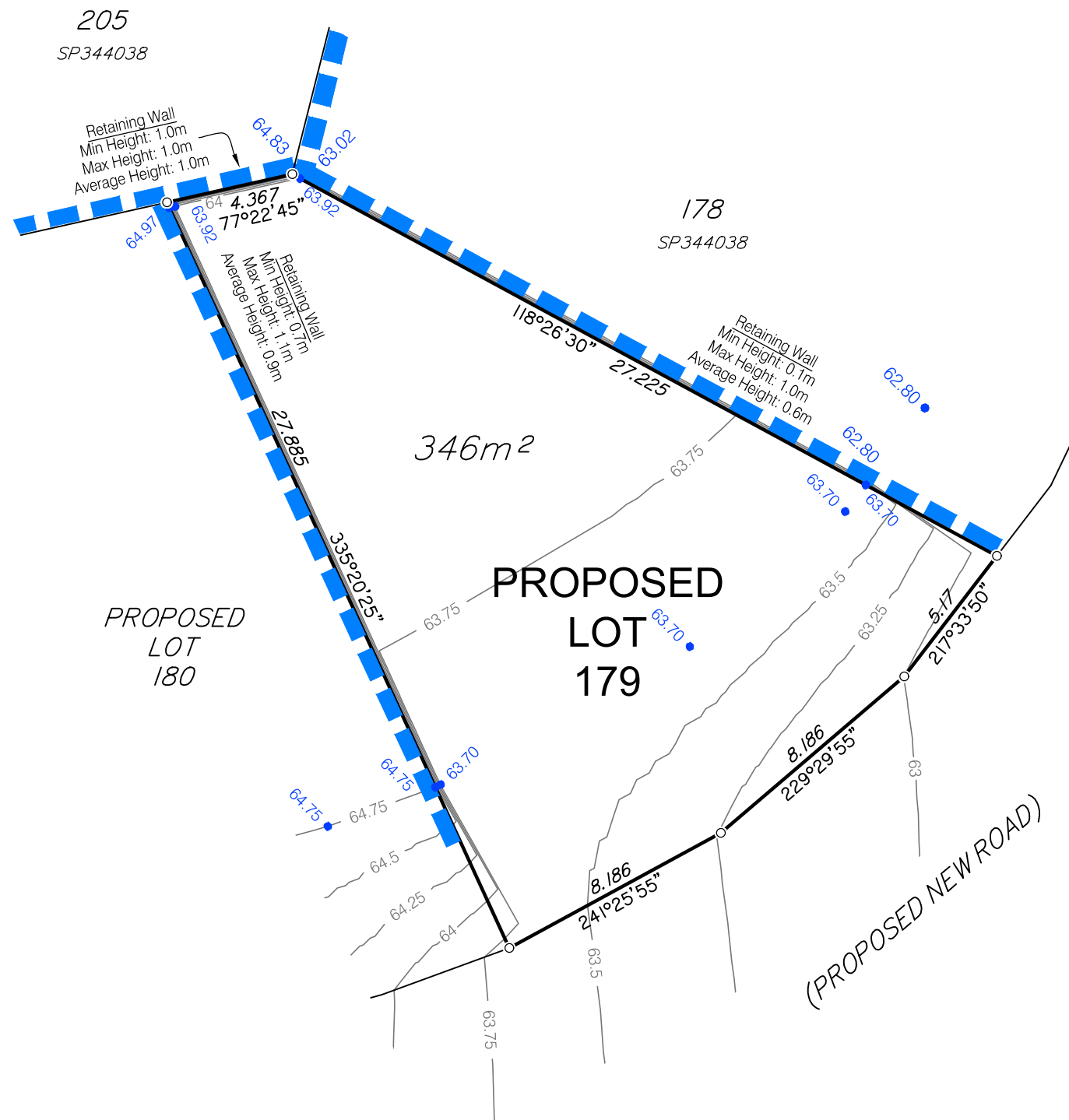


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LEVEL ORIGIN	PSM44691 RL 97.207		
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SCALE	1:200 @ A3		
DRAWN	KDM	DATE	30/04/2024
CHECKED	MEA	DATE	30/04/2024
APPROVED	RG	DATE	30/04/2024



SCALE 1:200 @ A3

UDN
BRSS8354- 02A- 006 - 1



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Where applicable,
Finished surface levels shown as: ● 66.30

NOTE:
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DISCLOSURE PLAN FOR PROPOSED LOT 179

This plan shows:

Details of Proposed Lot 179 on the Proposed Reconfiguration Plan BRSS3649-RL3-85-21 dated 13/11/2023, which accompanied an Amendment Application to the Decision Notice 21/2013/PDA for reconfiguration of Lot 1 & Lot 2 on SP326583 at 7003 and 7004 Ripley Road, Ripley. Approved by Ipswich City Council on 29/12/2023 (Council reference: 21/2013/PDA).

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.25

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights, fill areas, depth of fill contours and depth of fill values shown hereon have been plotted from data supplied by Spiire on 29/04/2024.

Project: **AMORY**
AT RIPLEY
STAGE 2A

Client: **RIPLEY ESTATE DEVELOPMENT PTY LTD**

LANDPARTNERS
surveyors and planners

ISO 9001 Quality Management Systems CERTIFIED
 ISO 45001 Occupational Health and Safety Management Systems CERTIFIED

CERTIFIED LOCATOR

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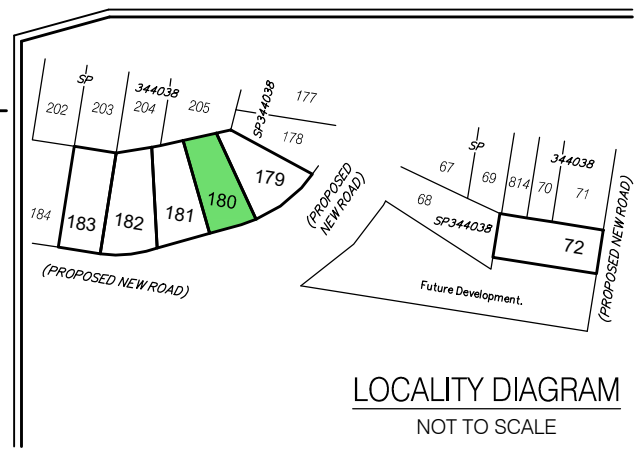
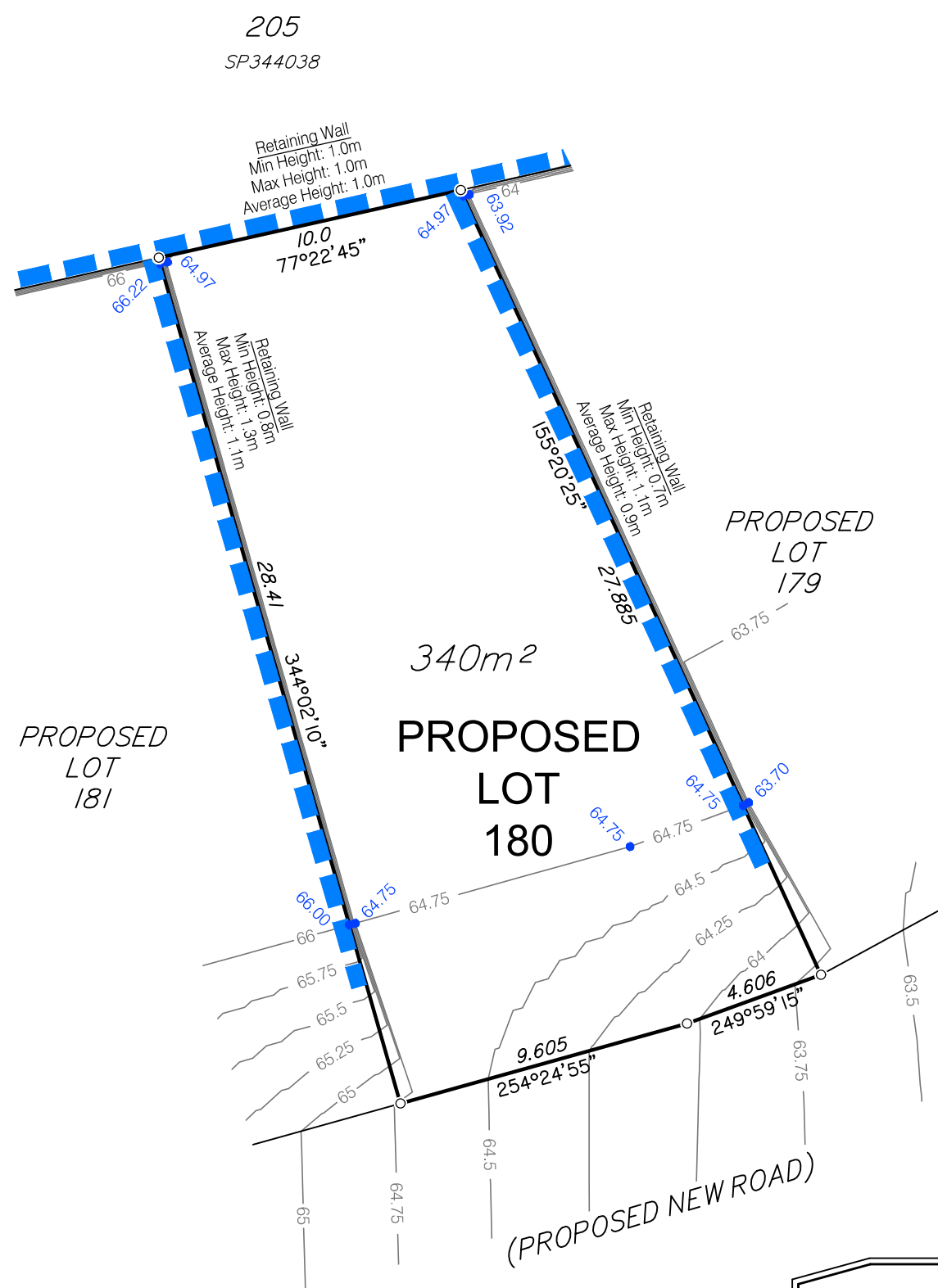
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LEVEL DATUM	AHD
LEVEL ORIGIN	PSM44691 RL 97.207
COMPUTER FILE	BRSS8354-02B-4-1
SCALE	1:200 @ A3
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DATE	30/04/2024
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DATE	30/04/2024
APPROVED	RG
DATE	30/04/2024



UDN
BRSS8354- 02A- 007 - 1



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Where applicable,
Finished surface levels shown as: ● 66.30

NOTE:
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DISCLOSURE PLAN FOR PROPOSED LOT 180

This plan shows:
Details of Proposed Lot 180 on the Proposed Reconfiguration Plan BRSS3649-RL3-85-21 dated 13/11/2023, which accompanied an Amendment Application to the Decision Notice 21/2013/PDA for reconfiguration of Lot 1 & Lot 2 on SP326583 at 7003 and 7004 Ripley Road, Ripley. Approved by Ipswich City Council on 29/12/2023 (Council reference: 21/2013/PDA).

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Retaining Walls are shown as:

Area of Fill shown as:
This lot requires no fill.

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.25

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

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Project: **AMORY**
AT RIPLEY
STAGE 2A

Client:
RIPLEY ESTATE DEVELOPMENT PTY LTD

LANDPARTNERS
surveyors and planners

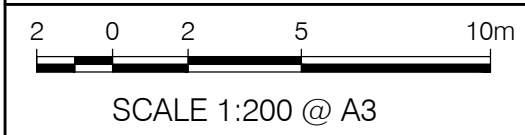
ISO 9001 Quality Management Systems CERTIFIED
 ISO 45001 Occupational Health and Safety Management Systems CERTIFIED

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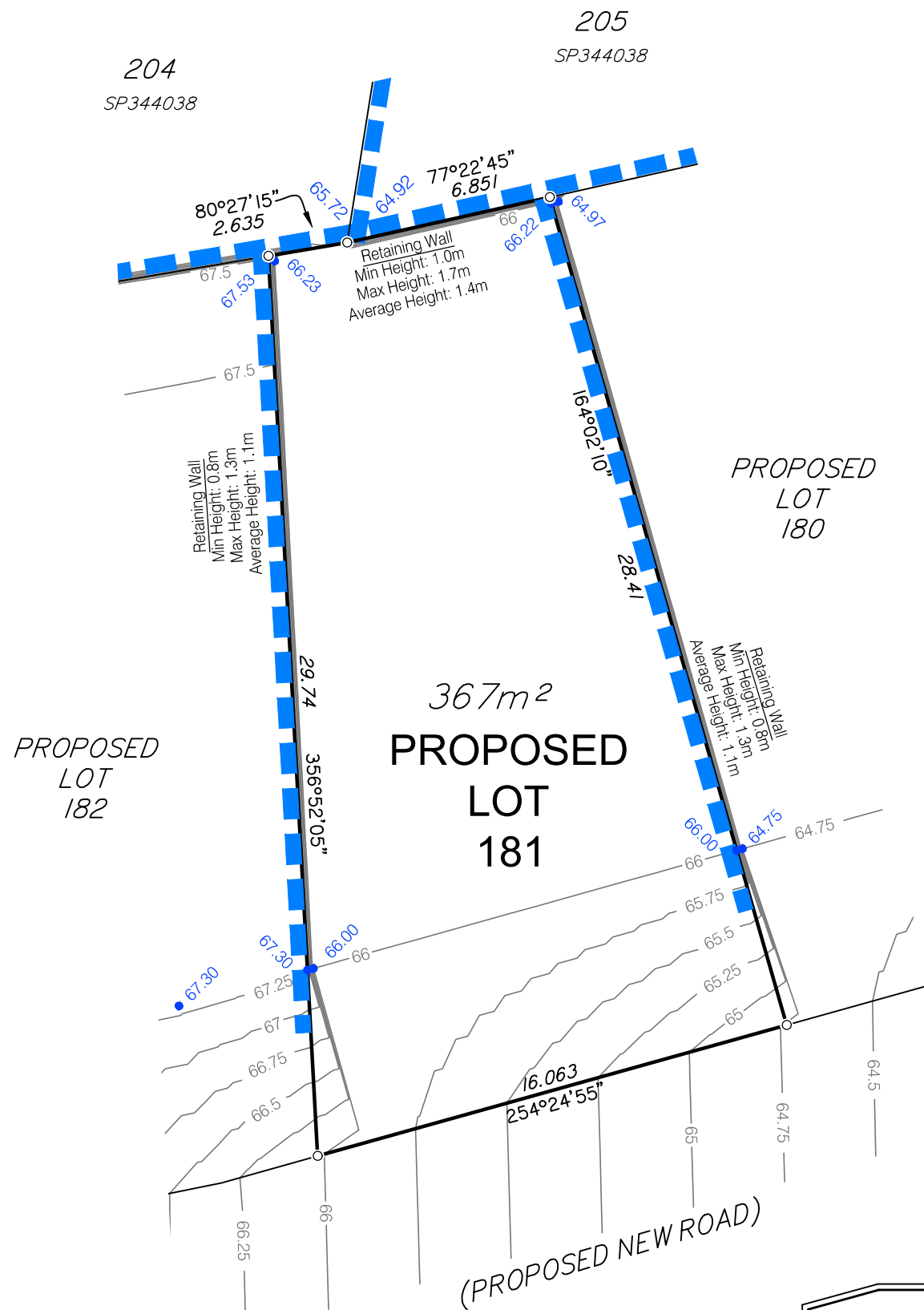
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LEVEL DATUM	AHD		
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APPROVED	RG	DATE	30/04/2024



UDN
BRSS8354- 02A- 008 - 1

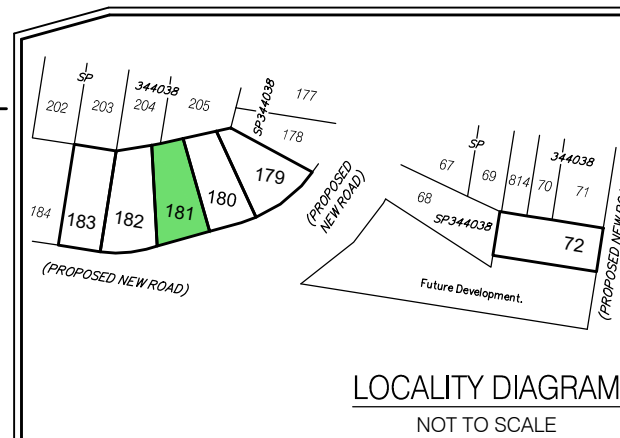


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Where applicable,
Finished surface levels shown as: ● 66.30

NOTE:
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DISCLOSURE PLAN FOR PROPOSED LOT 181

This plan shows:

Details of Proposed Lot 181 on the Proposed Reconfiguration Plan BRSS3649-RL3-85-21 dated 13/11/2023, which accompanied an Amendment Application to the Decision Notice 21/2013/PDA for reconfiguration of Lot 1 & Lot 2 on SP326583 at 7003 and 7004 Ripley Road, Ripley. Approved by Ipswich City Council on 29/12/2023 (Council reference: 21/2013/PDA).

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.25

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

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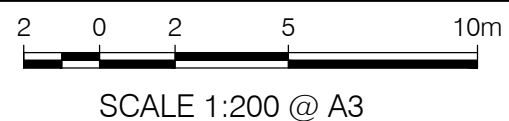
Project:

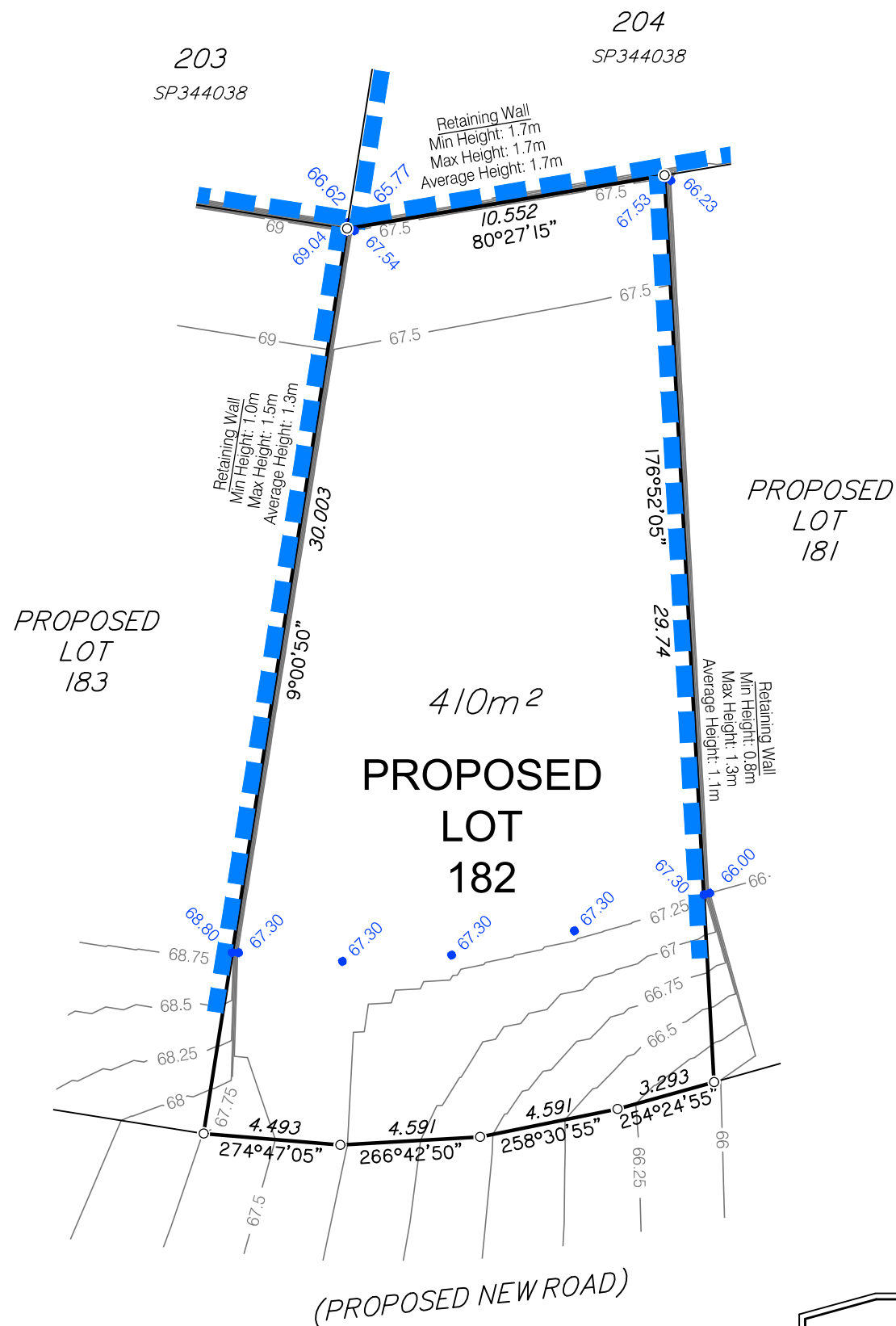


Client:

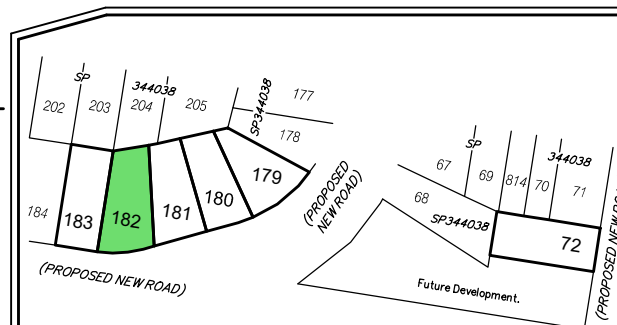
RIPLEY ESTATE DEVELOPMENT PTY LTD

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	DRAWN	KDM
	DATE	30/04/2024
	CHECKED	MEA
	DATE	30/04/2024
	APPROVED	RGGA
	DATE	30/04/2024
	UDN	BRSS8354- 02A- 009 - 1





(PROPOSED NEW ROAD)



LOCALITY DIAGRAM
NOT TO SCALE

DISCLOSURE PLAN FOR PROPOSED LOT 182

This plan shows:

Details of Proposed Lot 182 on the Proposed Reconfiguration Plan BRSS3649-RL3-85-21 dated 13/11/2023, which accompanied an Amendment Application to the Decision Notice 21/2013/PDA for reconfiguration of Lot 1 & Lot 2 on SP326583 at 7003 and 7004 Ripley Road, Ripley. Approved by Ipswich City Council on 29/12/2023 (Council reference: 21/2013/PDA).

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.25

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

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Project:



Client:

RIPLEY ESTATE DEVELOPMENT PTY LTD

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LEVEL ORIGIN	PSM44691 RL 97.207		
COMPUTER FILE	BRSS8354-02B-4-1		
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APPROVED	RG	DATE	30/04/2024



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SCALE 1:200 @ A3

UDN
BRSS8354- 02A- 010 - 1

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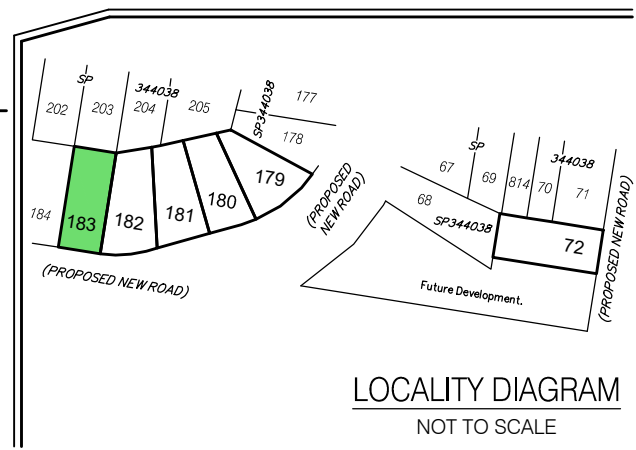
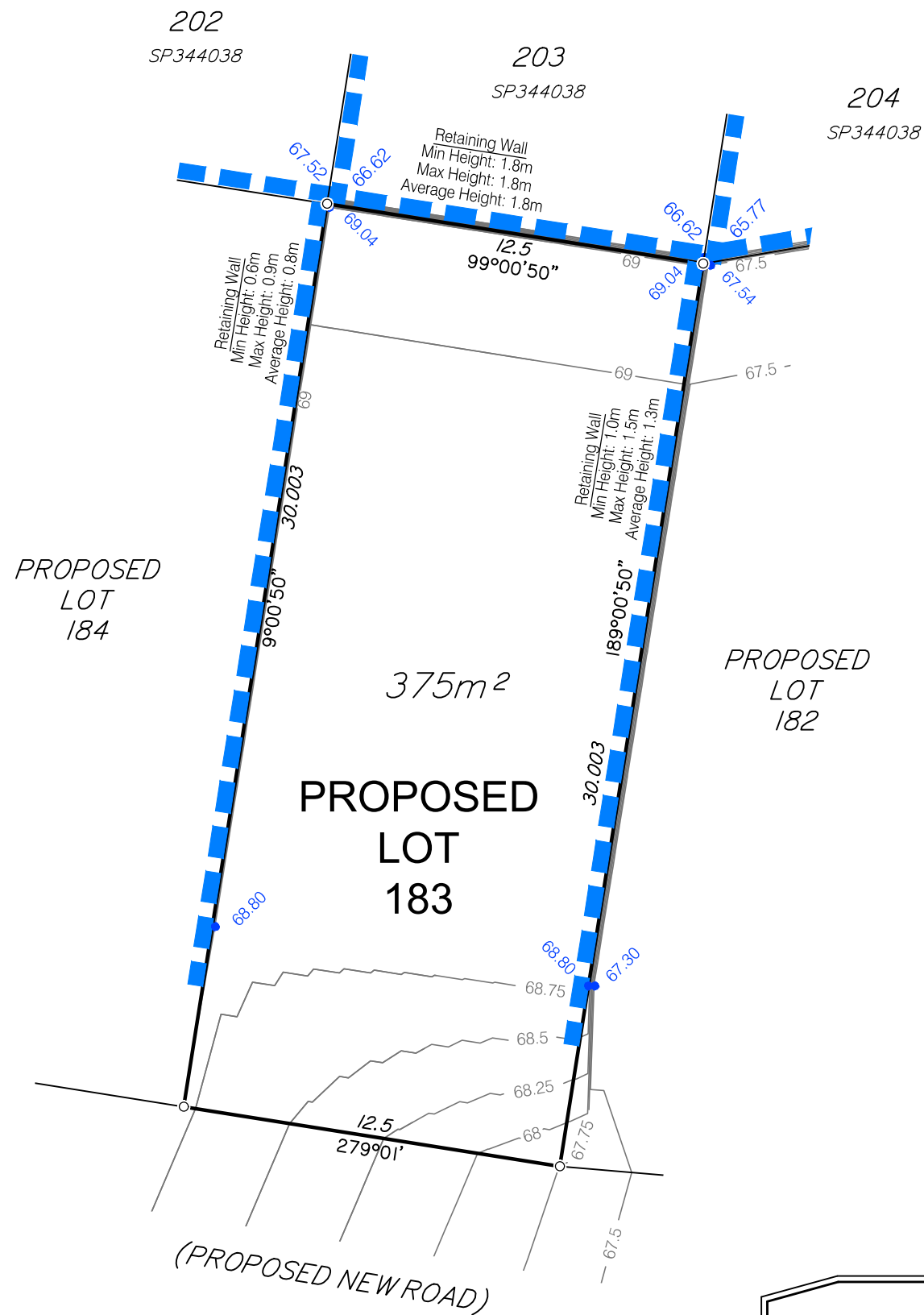
Where applicable,

Finished surface levels shown as: ● 66.30

NOTE:

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Where applicable,
Finished surface levels shown as: ● 66.30

NOTE:
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DISCLOSURE PLAN FOR PROPOSED LOT 183

This plan shows:

Details of Proposed Lot 183 on the Proposed Reconfiguration Plan BRSS3649-RL3-85-21 dated 13/11/2023, which accompanied an Amendment Application to the Decision Notice 21/2013/PDA for reconfiguration of Lot 1 & Lot 2 on SP326583 at 7003 and 7004 Ripley Road, Ripley. Approved by Ipswich City Council on 29/12/2023 (Council reference: 21/2013/PDA).

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Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.25

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights, fill areas, depth of fill contours and depth of fill values shown hereon have been plotted from data supplied by Spiire on 29/04/2024.

Project:



Client:

RIPLEY ESTATE DEVELOPMENT PTY LTD



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LEVEL DATUM	AHD
LEVEL ORIGIN	PSM44691 RL 97.207
COMPUTER FILE	BRSS8354-02B-4-1
SCALE	1:200 @ A3

DRAWN	KDM	DATE	30/04/2024
CHECKED	MEA	DATE	30/04/2024
APPROVED	RG	DATE	30/04/2024



SCALE 1:200 @ A3

UDN
BRSS8354- 02A- 011 - 1