

DISCLOSURE PLAN FOR PROPOSED LOT 14

This plan shows:

Details of Proposed Lot 14 on the Proposed Reconfiguration Plan ----- dated -----, which accompanied an application for a Development Permit ----- for reconfiguration of Lots -----, approved by Ipswich City Council on xx/xx/xxx (Council reference: -----).

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 0.0m to 1.9m.

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. Retaining walls and retaining wall heights shown hereon have been plotted from data supplied by Spiire on 24/08/2023. Design surface contours, fill areas, depth of fill contours and depth of fill values are from data supplied by Spiire on 28/07/2023.

Project:



Client:

RIPLEY ESTATE DEVELOPMENT PTY LTD



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LEVEL DATUM	AHD
LEVEL ORIGIN	PSM44691 RL 97.207
COMPUTER FILE	BRSS8354-01A-003-2
SCALE	1:200 @ A3
DRAWN	MEA DATE 24/08/2023
CHECKED	SHL DATE 25/08/2023
APPROVED	RGGA DATE 25/08/2023



SCALE 1:200 @ A3

UDN
BRSS8354- 01A - 007 - 2

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

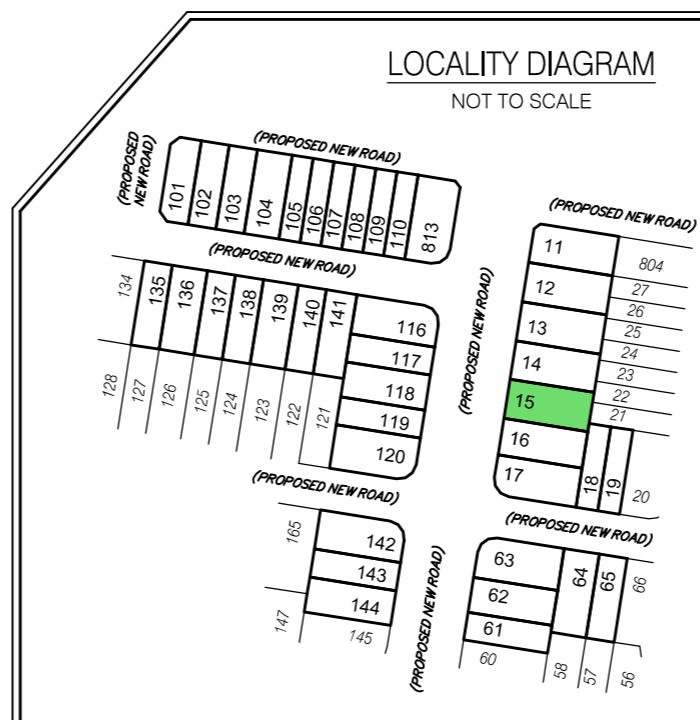
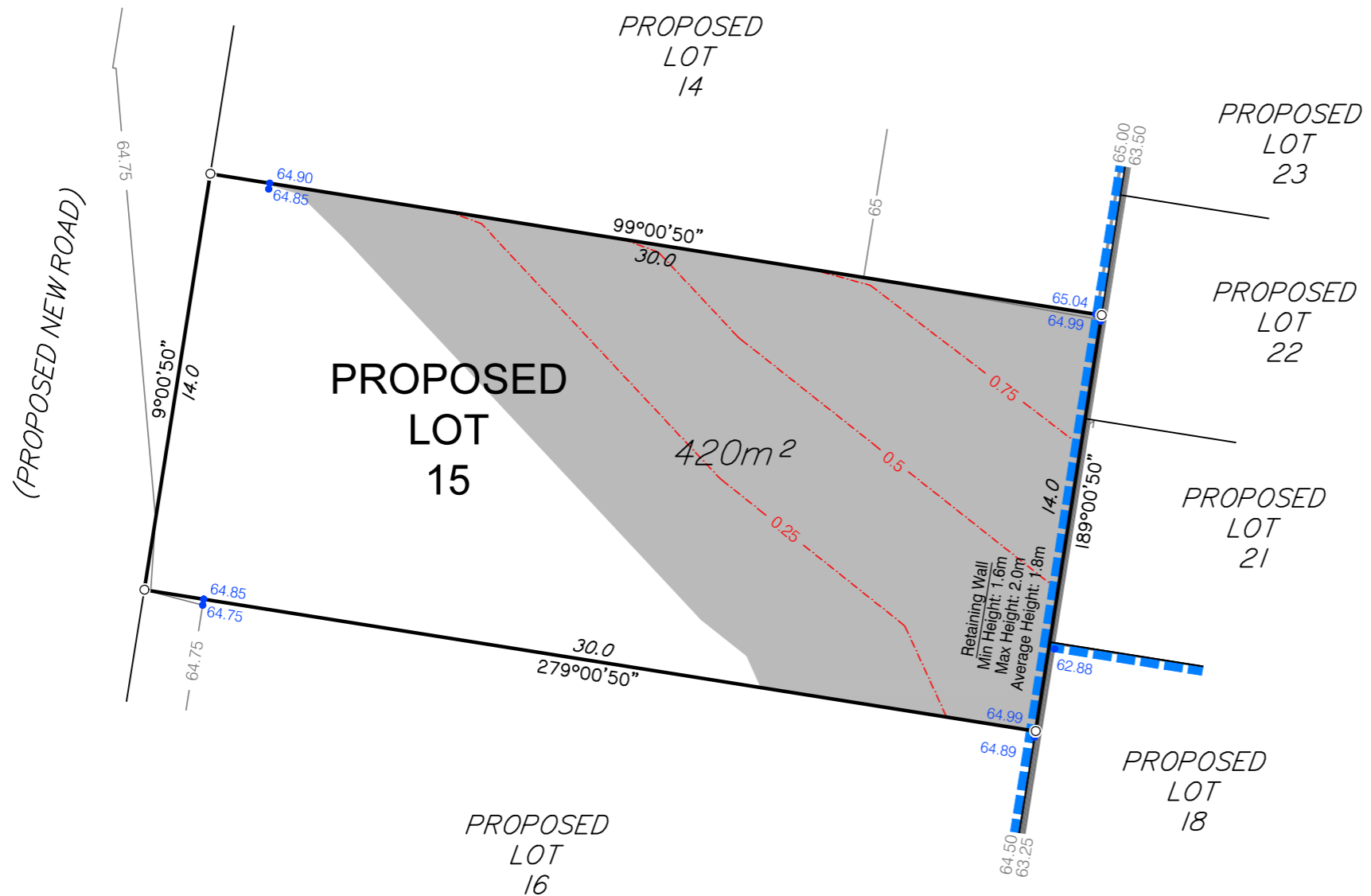
Where applicable,

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.



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.

DISCLOSURE PLAN FOR PROPOSED LOT 15

This plan shows:

Details of Proposed Lot 15 on the Proposed Reconfiguration Plan ----- dated -----, which accompanied an application for a Development Permit ----- for reconfiguration of Lots -----, approved by Ipswich City Council on xx/xx/xxx (Council reference: -----).

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 0.0m to 1.0m.

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. Retaining walls and retaining wall heights shown hereon have been plotted from data supplied by Spiire on 24/08/2023. Design surface contours, fill areas, depth of fill contours and depth of fill values are from data supplied by Spiire on 28/07/2023.

Project:



Client:

RIPLEY ESTATE DEVELOPMENT PTY LTD



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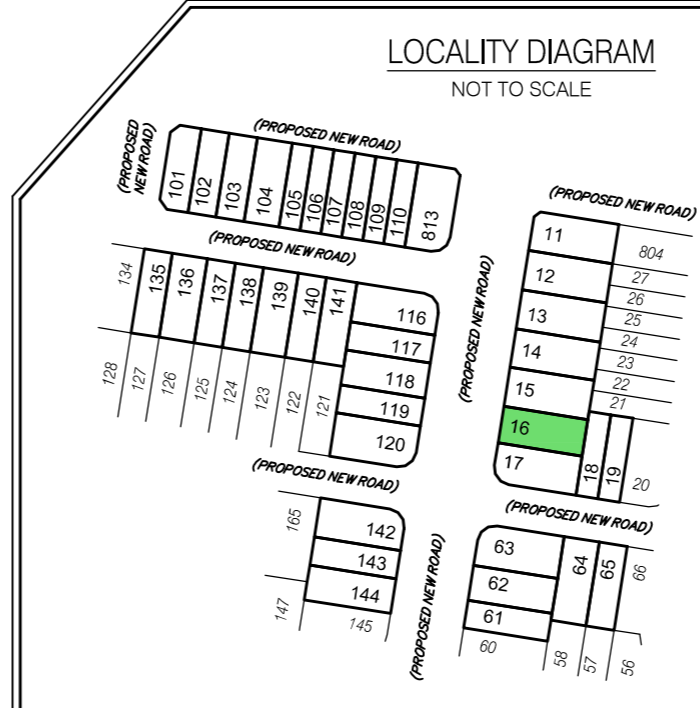
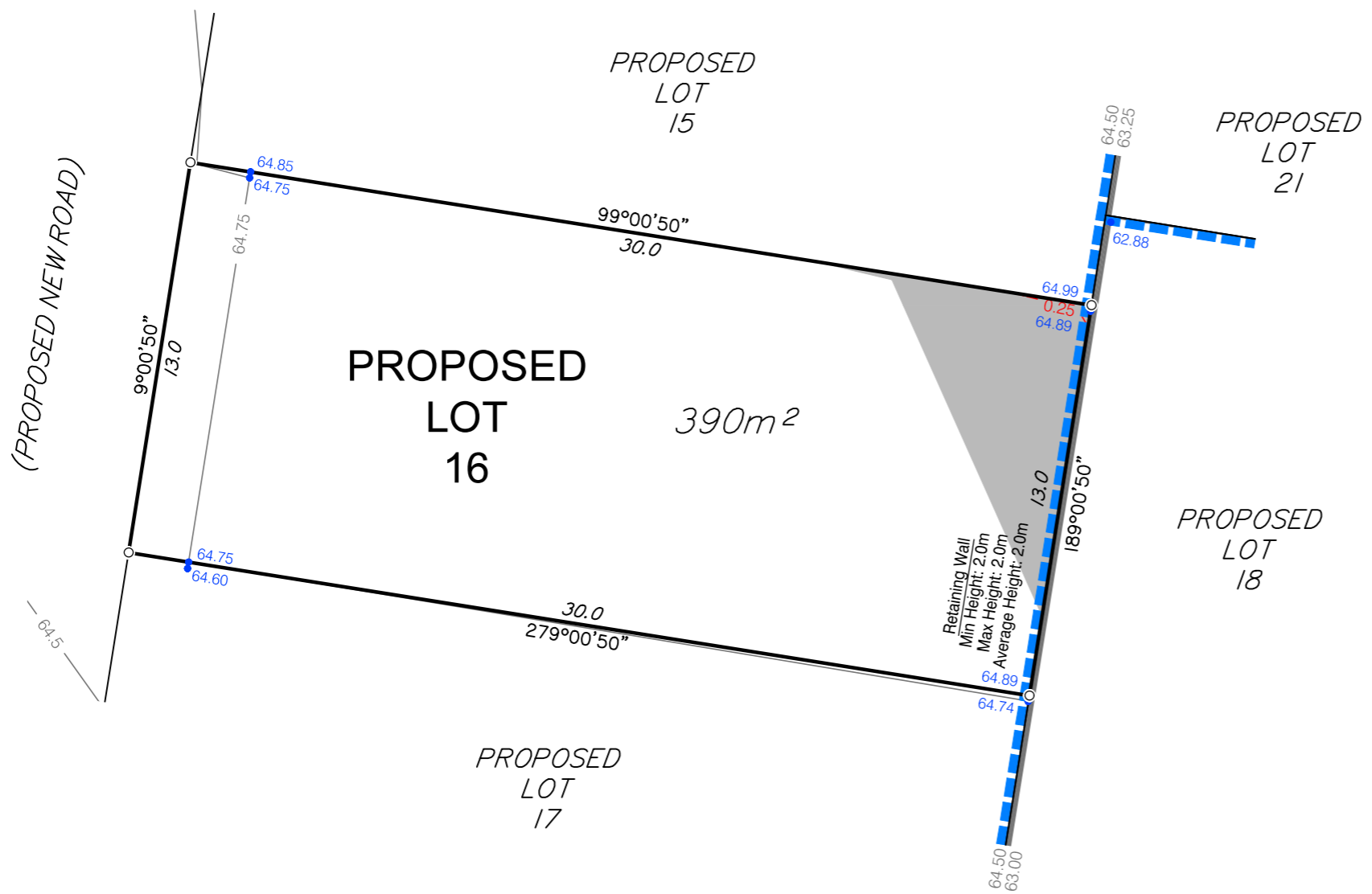


LEVEL DATUM	AHD
LEVEL ORIGIN	PSM44691 RL 97.207
COMPUTER FILE	BRSS8354-01A-003-2
SCALE	1:200 @ A3
DRAWN	MEA DATE 24/08/2023
CHECKED	SHL DATE 25/08/2023
APPROVED	RGGA DATE 25/08/2023



SCALE 1:200 @ A3

UDN
BRSS8354- 01A - 008 - 2



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.

DISCLOSURE PLAN FOR PROPOSED LOT 16

This plan shows:
 Details of Proposed Lot 16 on the Proposed Reconfiguration Plan ----- dated -----, which accompanied an application for a Development Permit ----- for reconfiguration of Lots -----, approved by Ipswich City Council on xx/xx/xx (Council reference: -----).

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 0.0m to 0.4m.

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

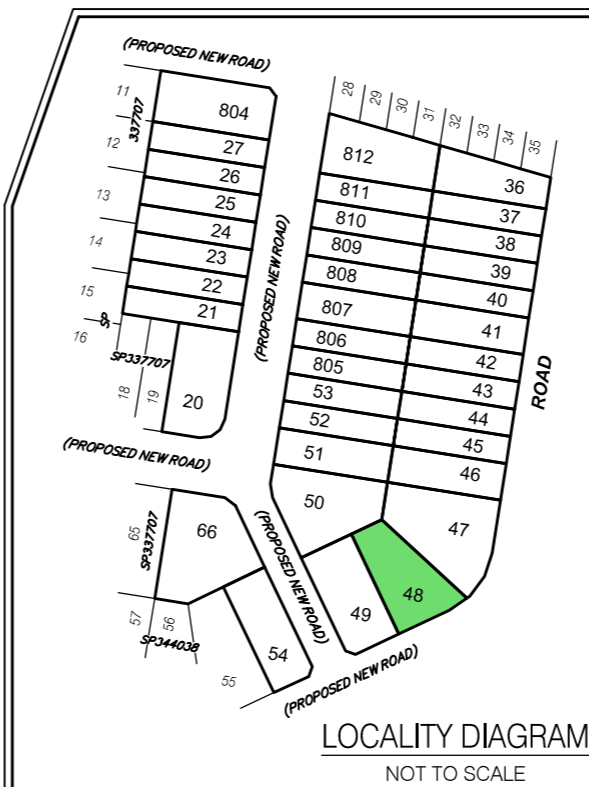
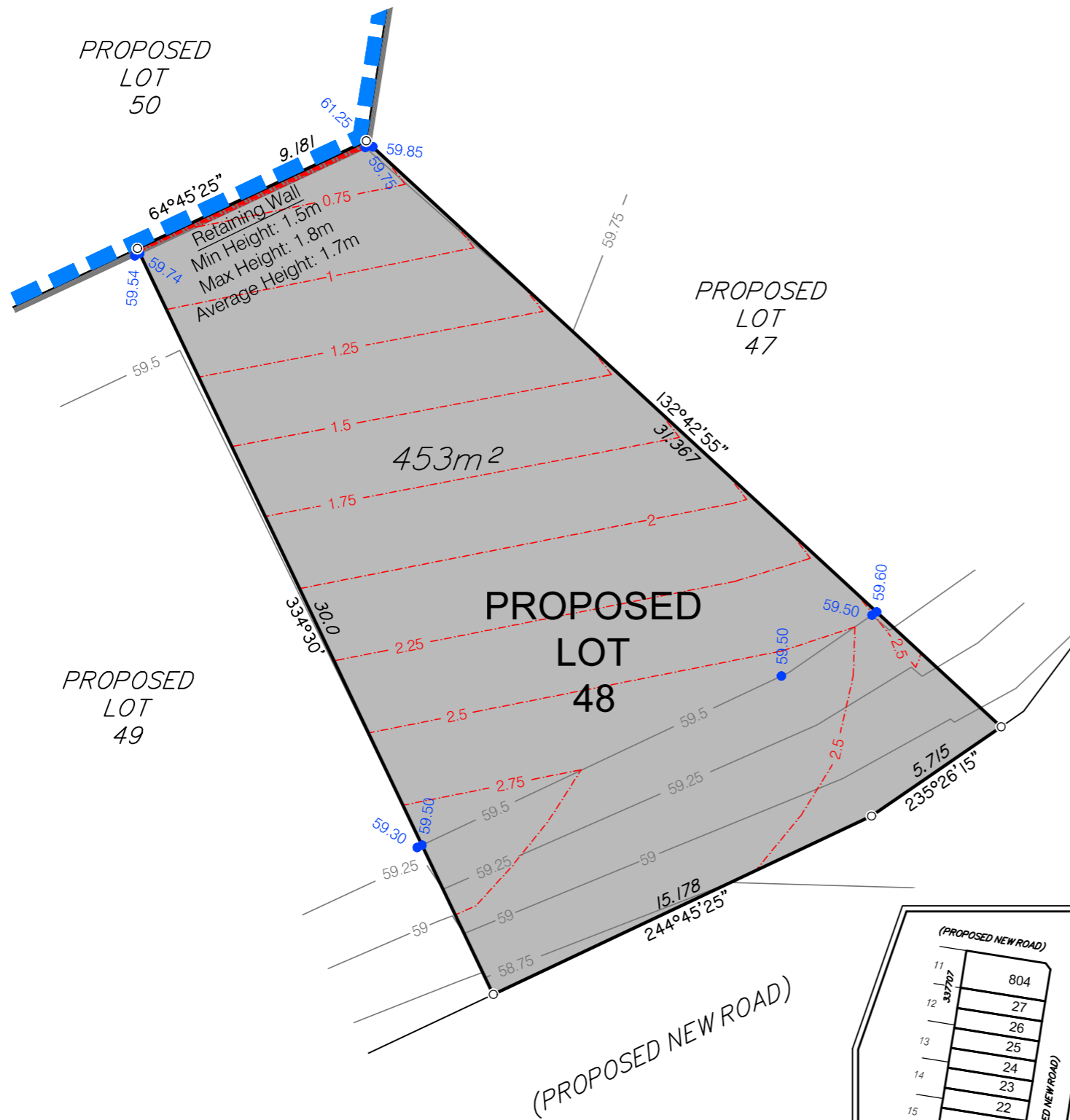
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Retaining walls and retaining wall heights shown hereon have been plotted from data supplied by Spiire on 24/08/2023. Design surface contours, fill areas, depth of fill contours and depth of fill values are from data supplied by Spiire on 28/07/2023.

Project: **AMORY**
 AT RIPLEY
 STAGE 1A

Client:
RIPLEY ESTATE DEVELOPMENT PTY LTD

 LANDPARTNERS surveyors and planners Brisbane Office Level 1 18 Little Cribb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064 p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au 	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM44691 RL 97.207
	COMPUTER FILE	BRSS8354-01A-003-2
	SCALE	1:200 @ A3
	DRAWN	MEA
CHECKED	SHL	DATE 25/08/2023
APPROVED	RGGA	DATE 25/08/2023
UDN		BRSS8354- 01A - 009 - 2

SCALE 1:200 @ A3



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.

DISCLOSURE PLAN FOR PROPOSED LOT 48

This plan shows:

Details of Proposed Lot 48 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 0.6m to 2.9m.

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 25/01/2024.

Project:



Client:

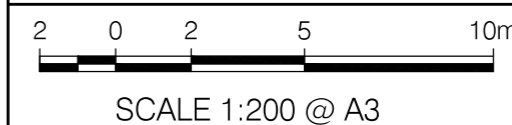
RIPLEY ESTATE DEVELOPMENT PTY LTD

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 18 Little Cribb Street
 Milton QLD 4064

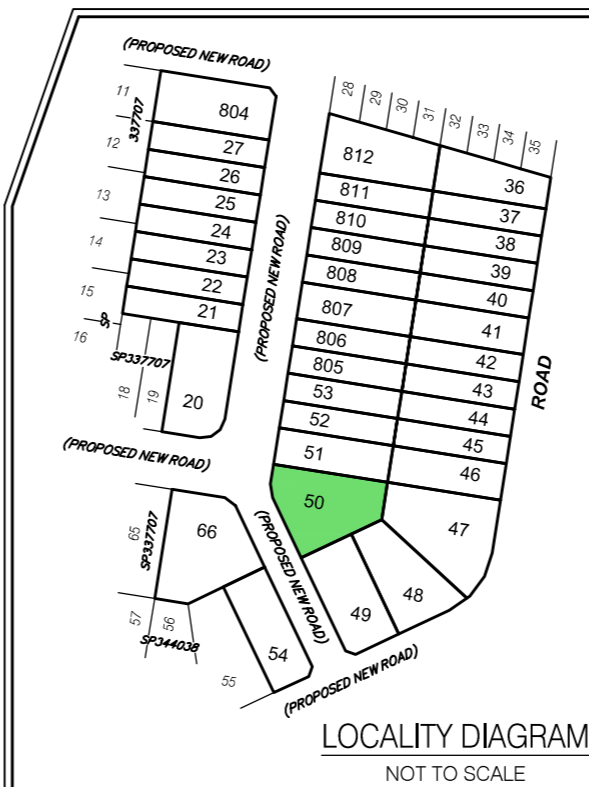
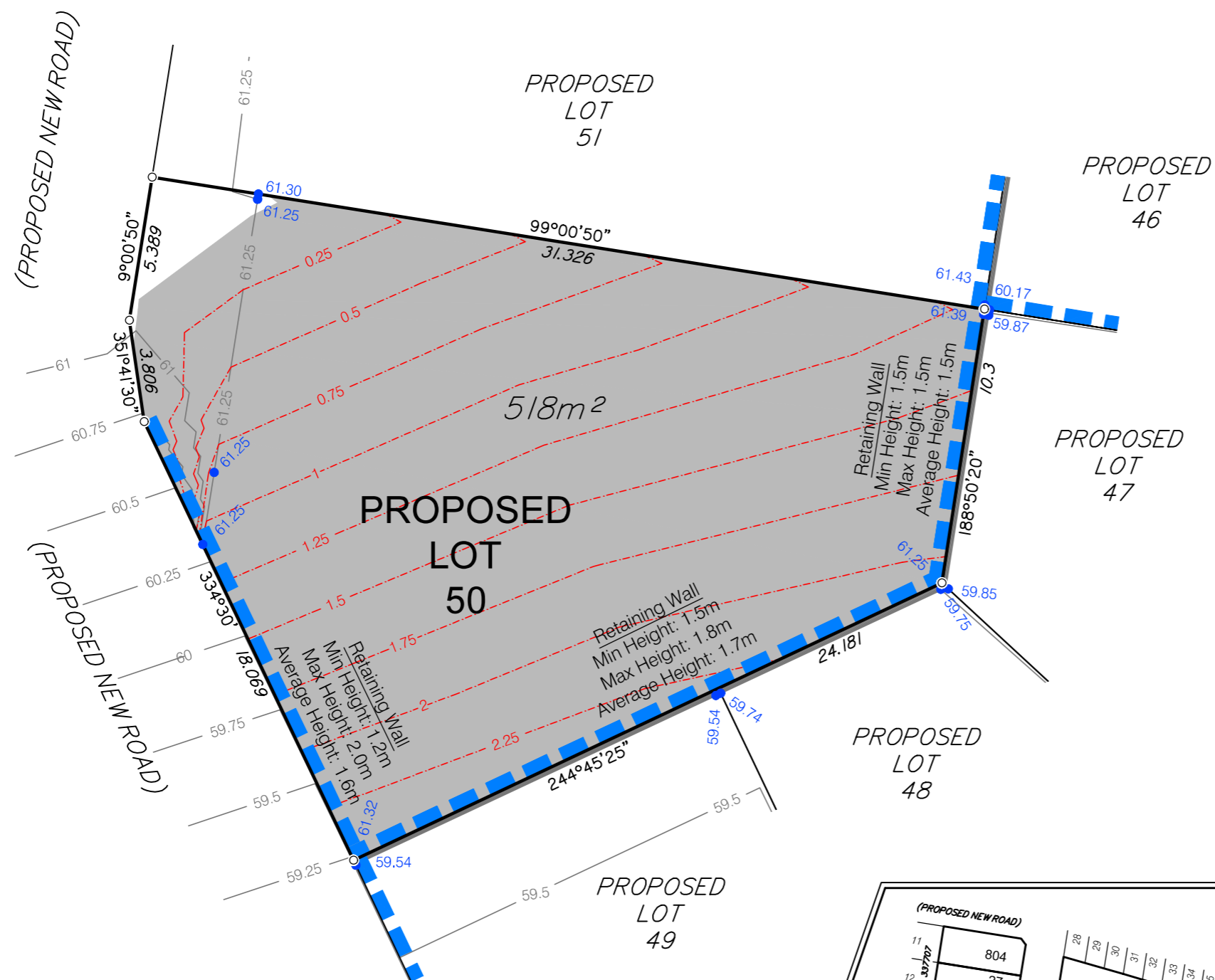
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM44691 RL 97.207		
COMPUTER FILE	BRSS8354-02B-4-1		
SCALE	1:200 @ A3		
DRAWN	KDM	DATE	15/02/2024
CHECKED	MEA	DATE	15/02/2024
APPROVED	RGGA	DATE	15/02/2024



UDN
BRSS8354- 02B- 025 - 1



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.

DISCLOSURE PLAN FOR PROPOSED LOT 50

This plan shows:
 Details of Proposed Lot 50 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 0.0m to 2.5m.

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:

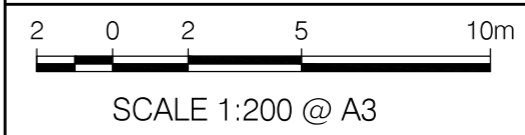
Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

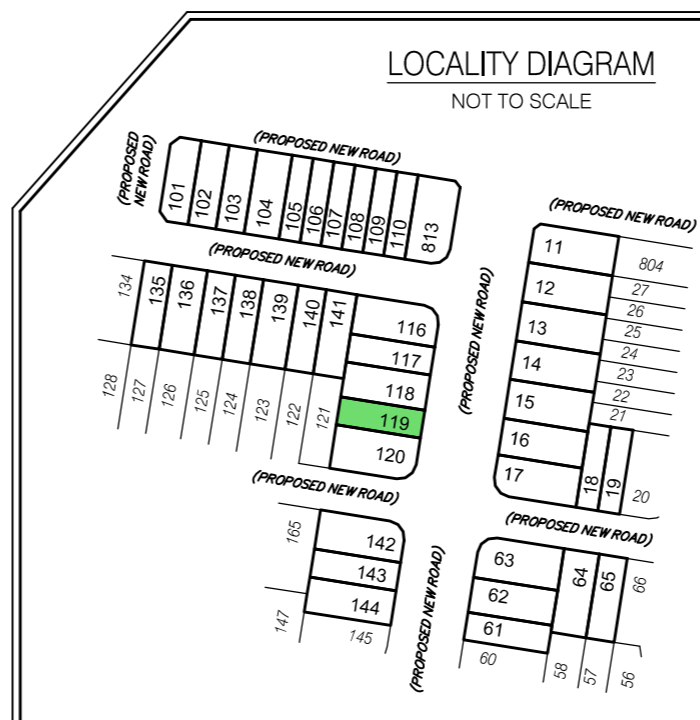
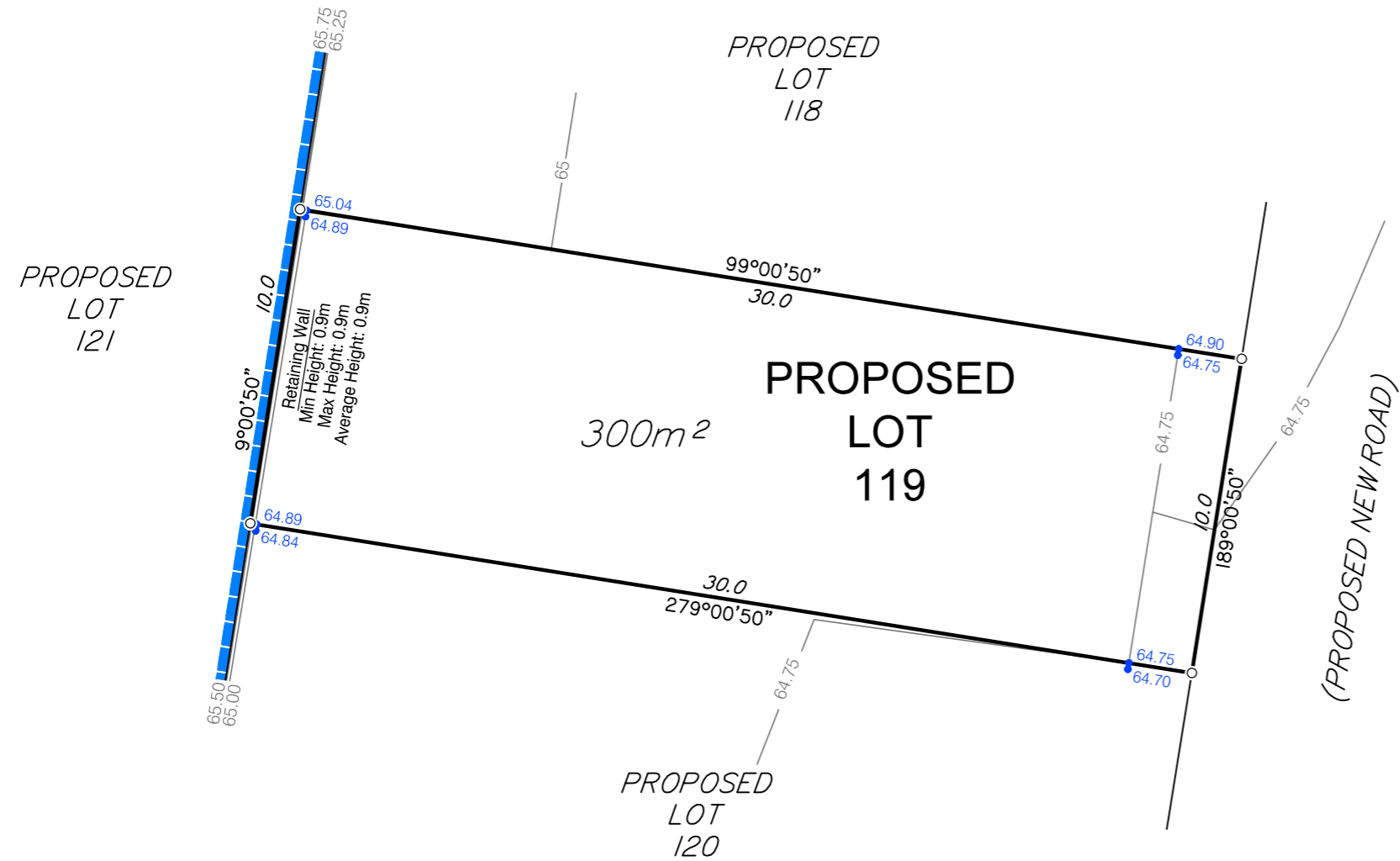
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights, fill areas, depth of fill contours and depth of fill values shown hereon have been plotted from data supplied by Spiire on 25/01/2024.

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

Client: **RIPLEY ESTATE DEVELOPMENT PTY LTD**

	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM44691 RL 97.207
	COMPUTER FILE	BRSS8354-02B-4-1
	SCALE	1:200 @ A3
	DRAWN	KDM
	DATE	15/02/2024
	CHECKED	MEA
	DATE	15/02/2024
	APPROVED	RGGA
	DATE	15/02/2024
	UDN	BRSS8354- 02B- 027 - 1





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.

DISCLOSURE PLAN FOR PROPOSED LOT 119

This plan shows:
 Details of Proposed Lot 119 on the Proposed Reconfiguration Plan ----- dated -----, which accompanied an application for a Development Permit ----- for reconfiguration of Lots -----, approved by Ipswich City Council on xx/xx/xxx (Council reference: -----).

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:

This lot requires no fill.

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. Retaining walls and retaining wall heights shown hereon have been plotted from data supplied by Spiire on 24/08/2023. Design surface contours, fill areas, depth of fill contours and depth of fill values are from data supplied by Spiire on 28/07/2023.

Project: **AMORY**
 AT RIPLEY
 STAGE 1A

Client:
RIPLEY ESTATE DEVELOPMENT PTY LTD



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SCALE 1:200 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM44691 RL 97.207		
COMPUTER FILE	BRSS8354-01A-003-2		
SCALE	1:200 @ A3		
DRAWN	MEA	DATE	24/08/2023
CHECKED	SHL	DATE	25/08/2023
APPROVED	RG	DATE	25/08/2023

UDN
BRSS8354- 01A - 031 - 2

