

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:

Finished surface levels 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 101

This plan shows:

Details of Proposed Lot 101 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.3m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

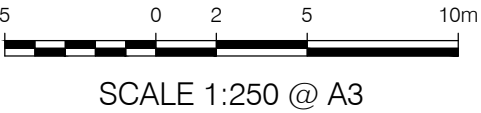
AURORA
RIPLEY
STAGE 1

Client:

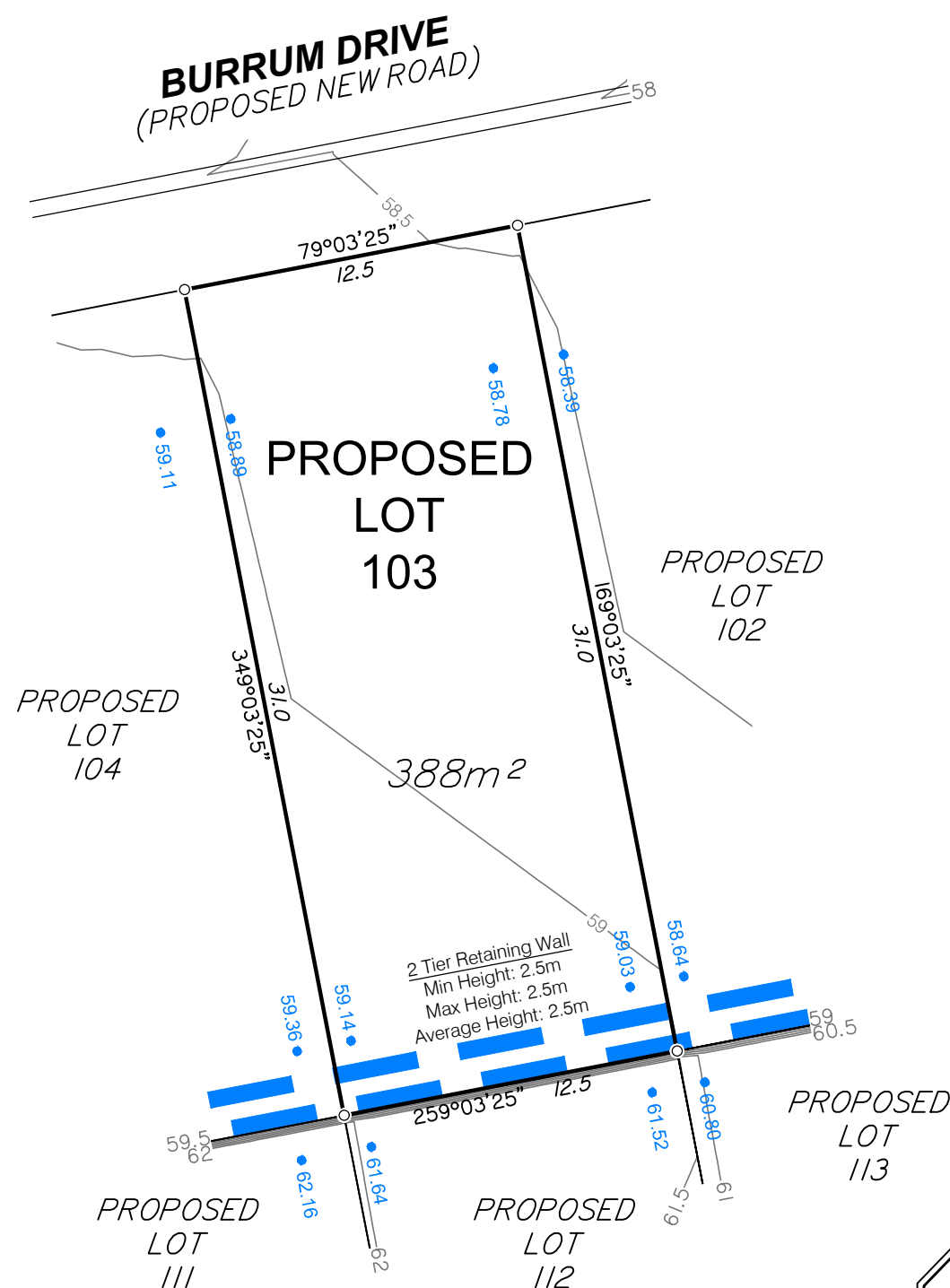
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021
UDN			
BRSS5365-O01- 017 - 1			



Where applicable,

Easements are shown as:

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.

This plan shows:

Details of Proposed Lot 103 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m,
shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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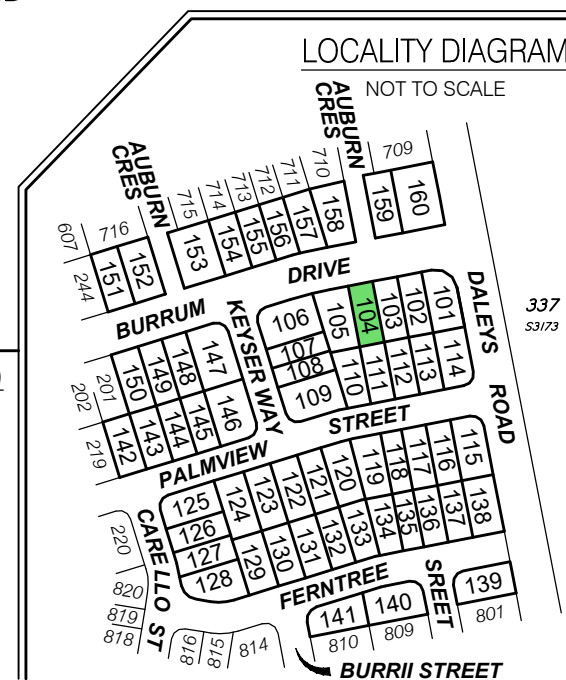
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CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

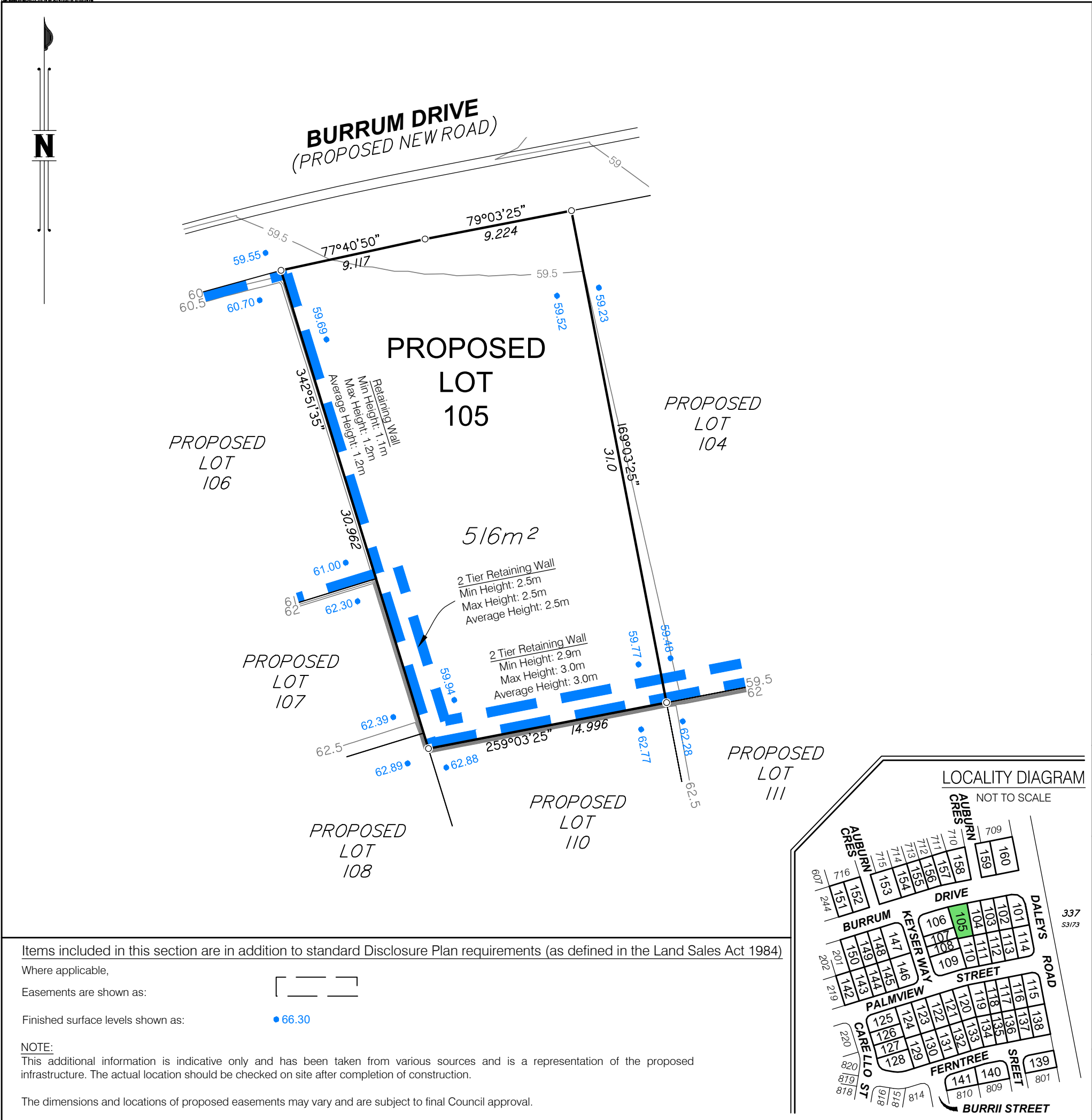


SCALE 1:250 @ A3

UDN
BRSS5365-001- 019 - 1



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



DISCLOSURE PLAN FOR PROPOSED LOT 105

This plan shows:

Details of Proposed Lot 105 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

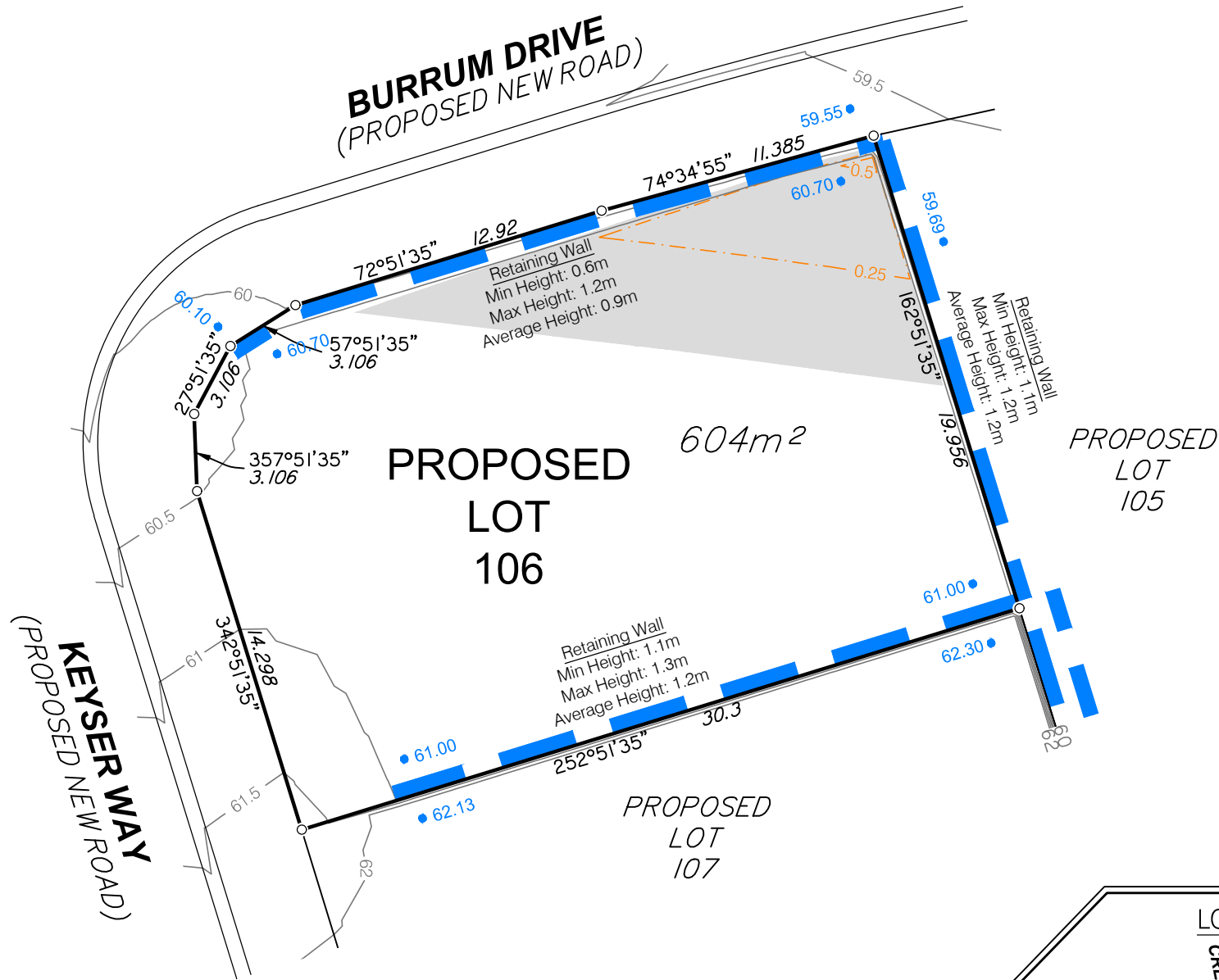
Project:

AURORA
RIPLEY
STAGE 1

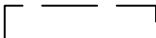

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

<p>LANDPARTNERS built environment consultants</p> <p>Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au</p>	LEVEL DATUM	AHD
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	CHECKED	SHL
	APPROVED	RGA
	UDN	BRSS5365-O01- 021 - 1



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Where applicable,
Easements are shown as: 
Finished surface levels shown as:  66.30

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




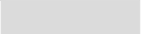
DISCLOSURE PLAN FOR PROPOSED LOT 106

This plan shows:

Details of Proposed Lot 106 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m.

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 0.5m, shown as:  48.5

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD


LANDPARTNERS
built environment consultants

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Milton Qld 4064
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Milton Qld 4064

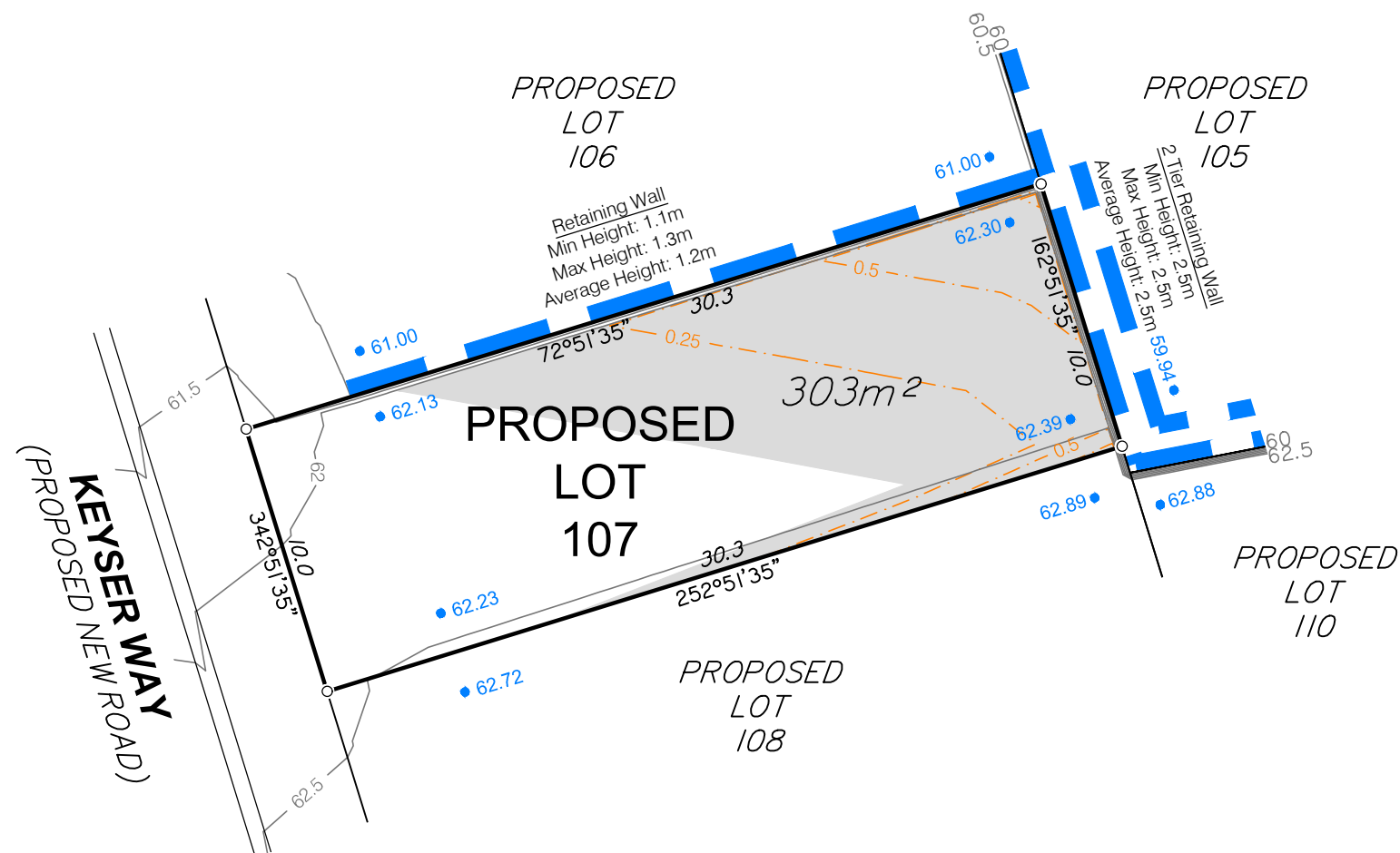
p: (07) 3842 1000
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w: www.landpartners.com.au



SCALE 1:250 @ A3

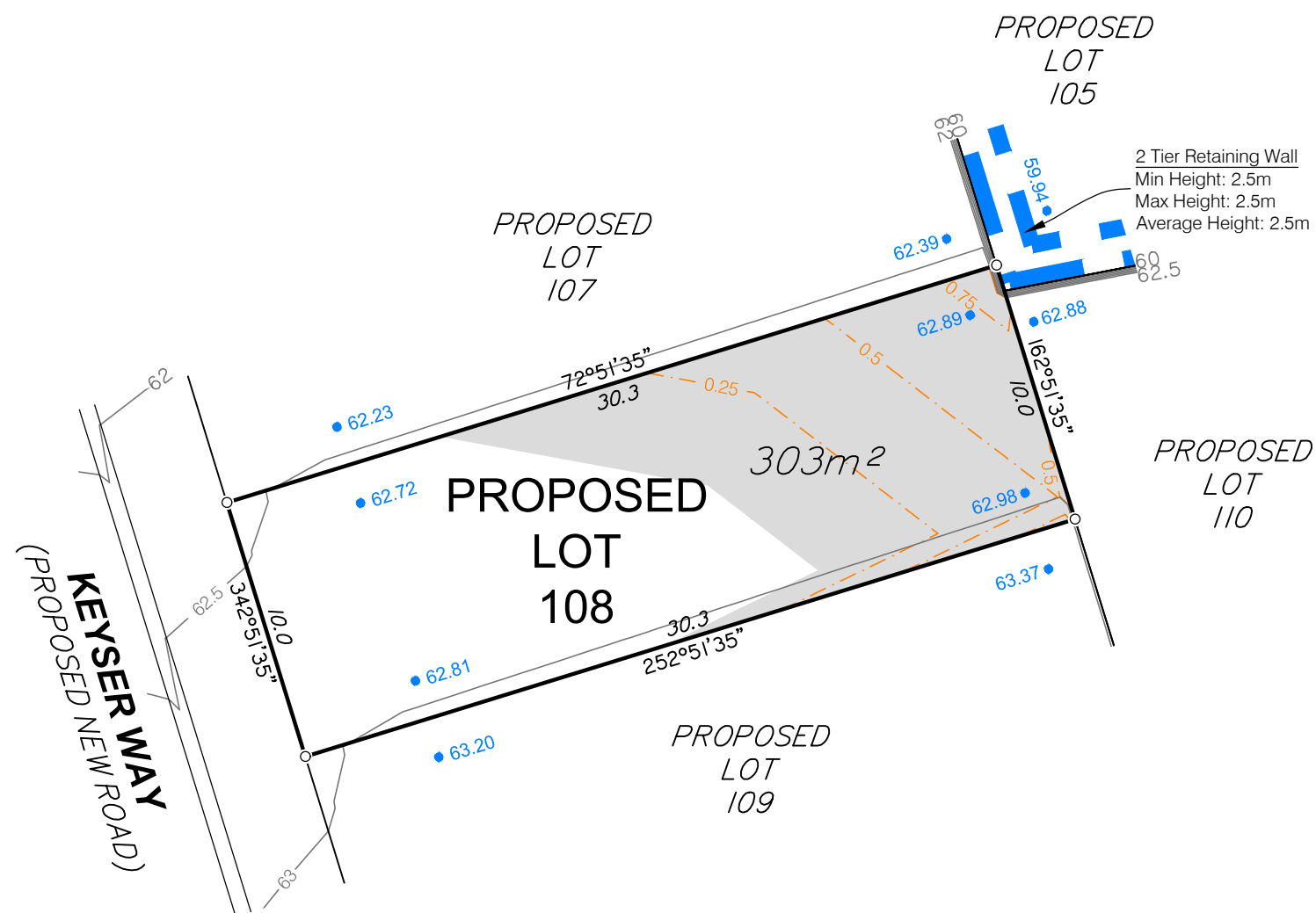
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DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 022 - 1



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

UDN
BRSS5365-001- 023 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 108

This plan shows:

Details of Proposed Lot 108 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.8m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

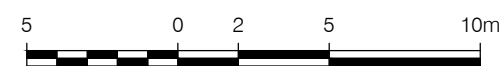
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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built environment consultants

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SCALE 1:250 @ A3

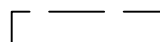
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CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 024 - 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:



Finished surface levels shown as:

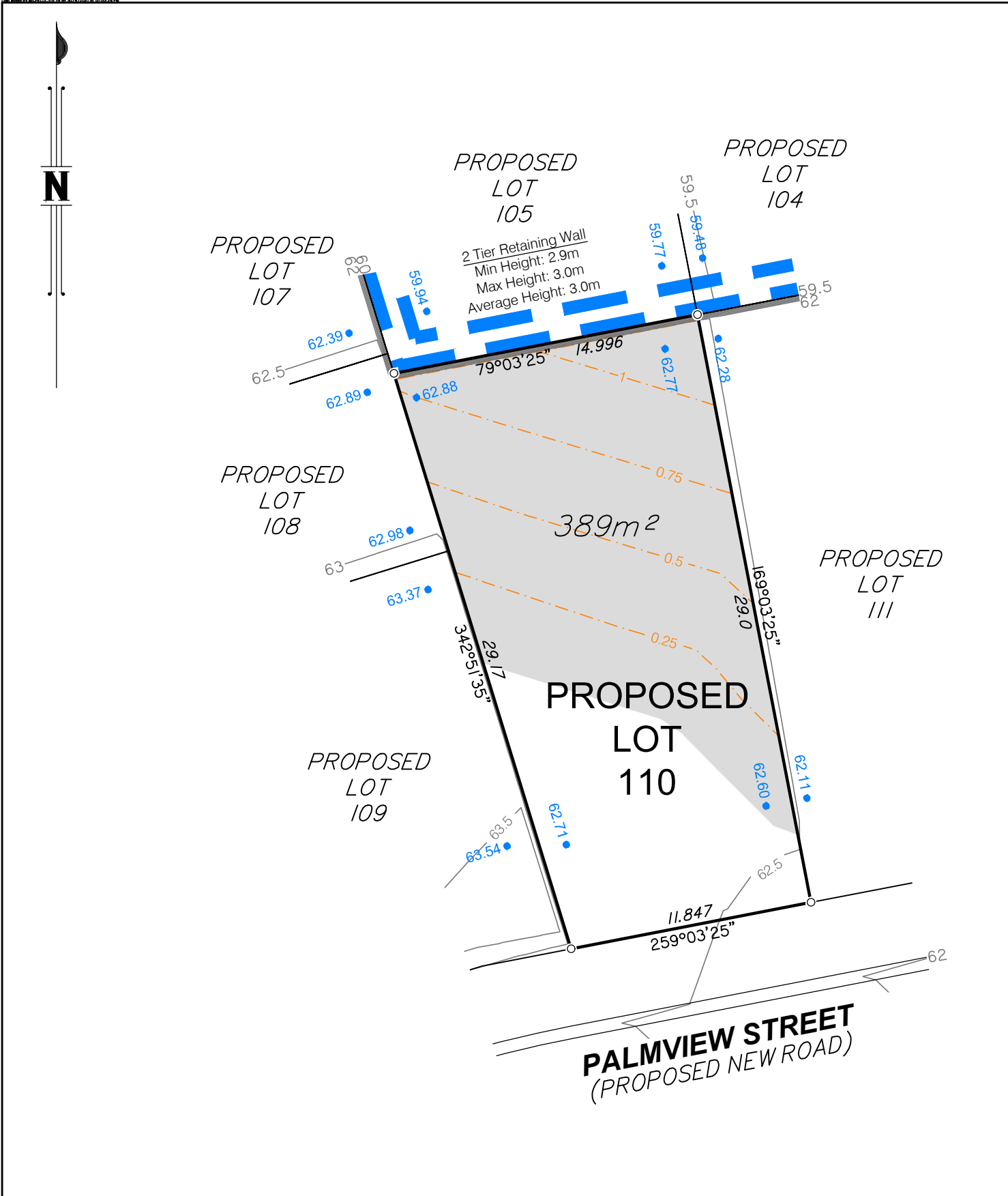
• 66.30

NOTE:

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Where applicable,

Easements are shown as:

Finished surface levels 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 110

This plan shows:

Details of Proposed Lot 110 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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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.

Design surface contours based on A.H.D. datum at an interval of 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

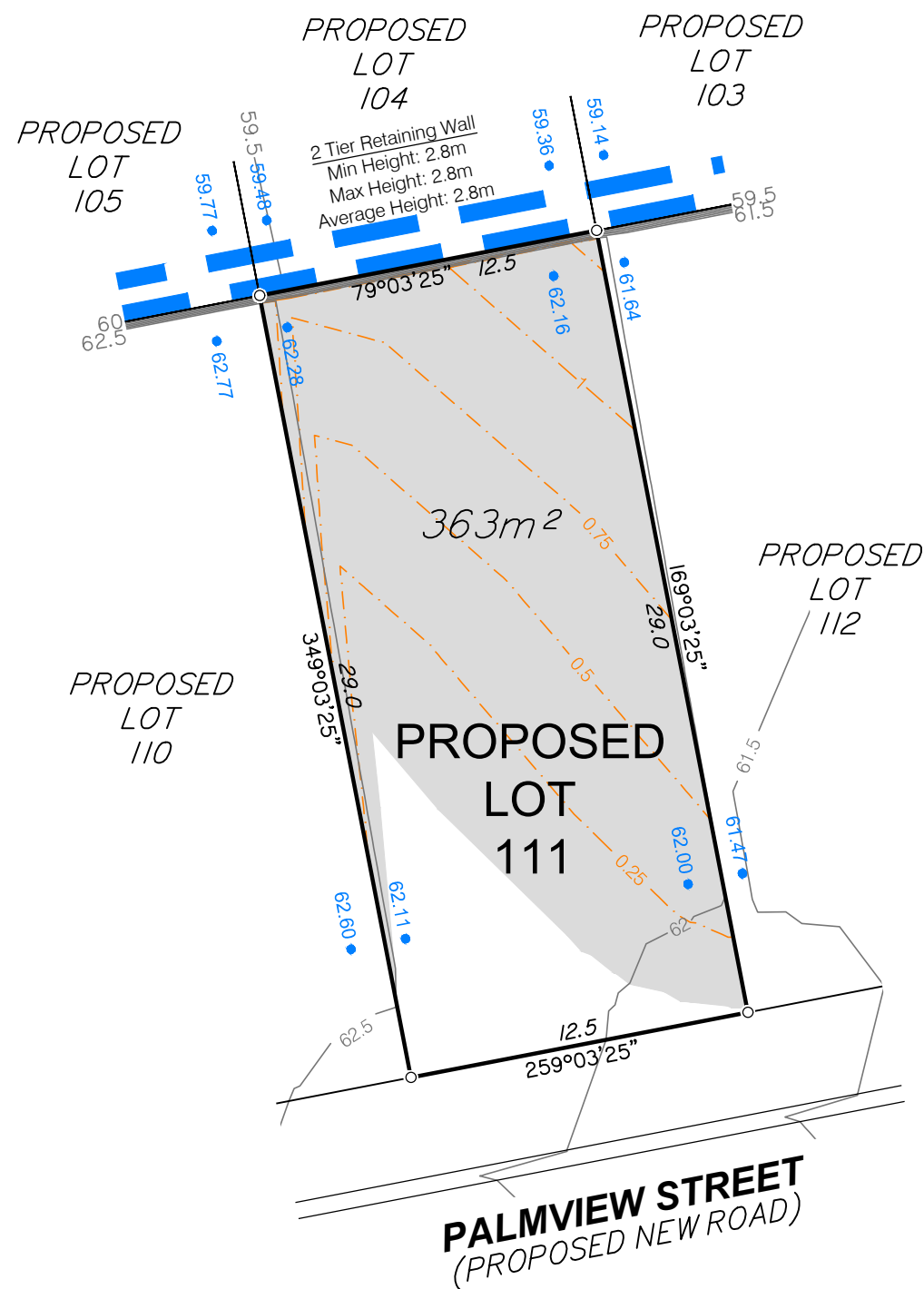
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Milton Qld 4064

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SCALE 1:250 @ A3

PLAN BY: JORDAN STRECH & ASSOCIATES PTY LTD



PALMVIEW STREET
(PROPOSED NEW ROAD)



DISCLOSURE PLAN FOR PROPOSED LOT 111

This plan shows:

Details of Proposed Lot 111 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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Retaining Walls are shown as:



Area of Fill shown as:



Fill ranges in depth from 0.0m to 1.3m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

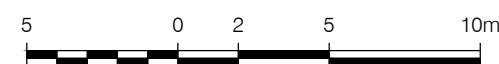
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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18 Little Cribb Street,
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Milton Qld 4064

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SCALE 1:250 @ A3

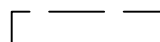
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CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 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,

Easements are shown as:



Finished surface levels shown as:

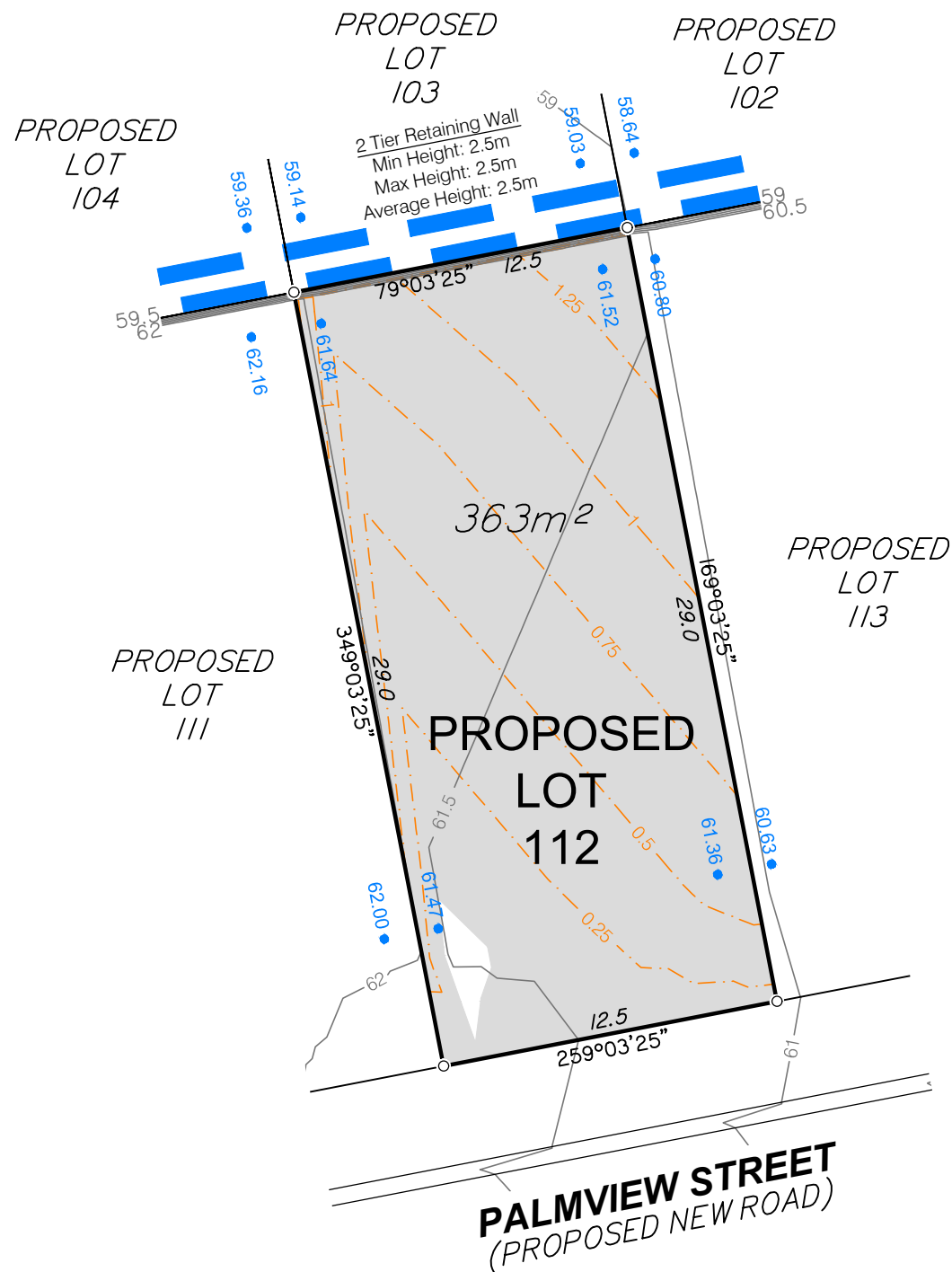
• 66.30

NOTE:

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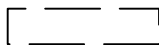
PLAN BY: JORDAN STONE & JOAQUIN R. BARRAL



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:



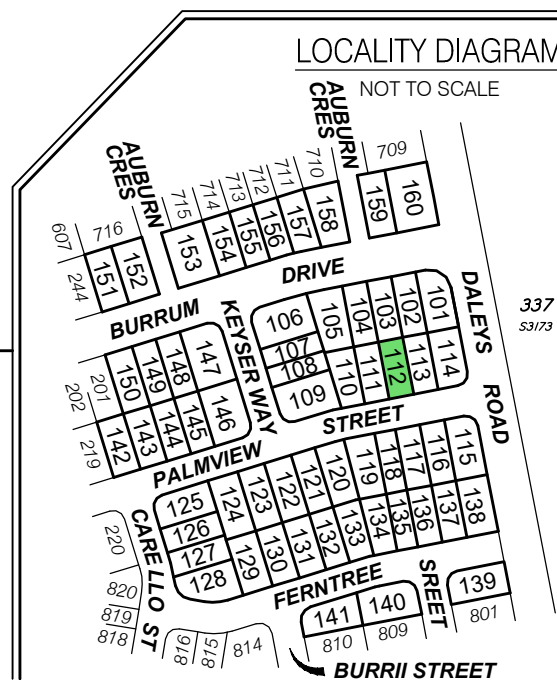
Finished surface levels shown as:

• 66.30

NOTE:

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



DISCLOSURE PLAN FOR PROPOSED LOT 112

This plan shows:

Details of Proposed Lot 112 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.5m.

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 0.5m, shown as: — 48.5 —

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

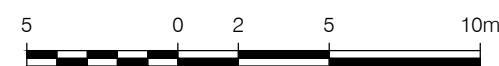
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

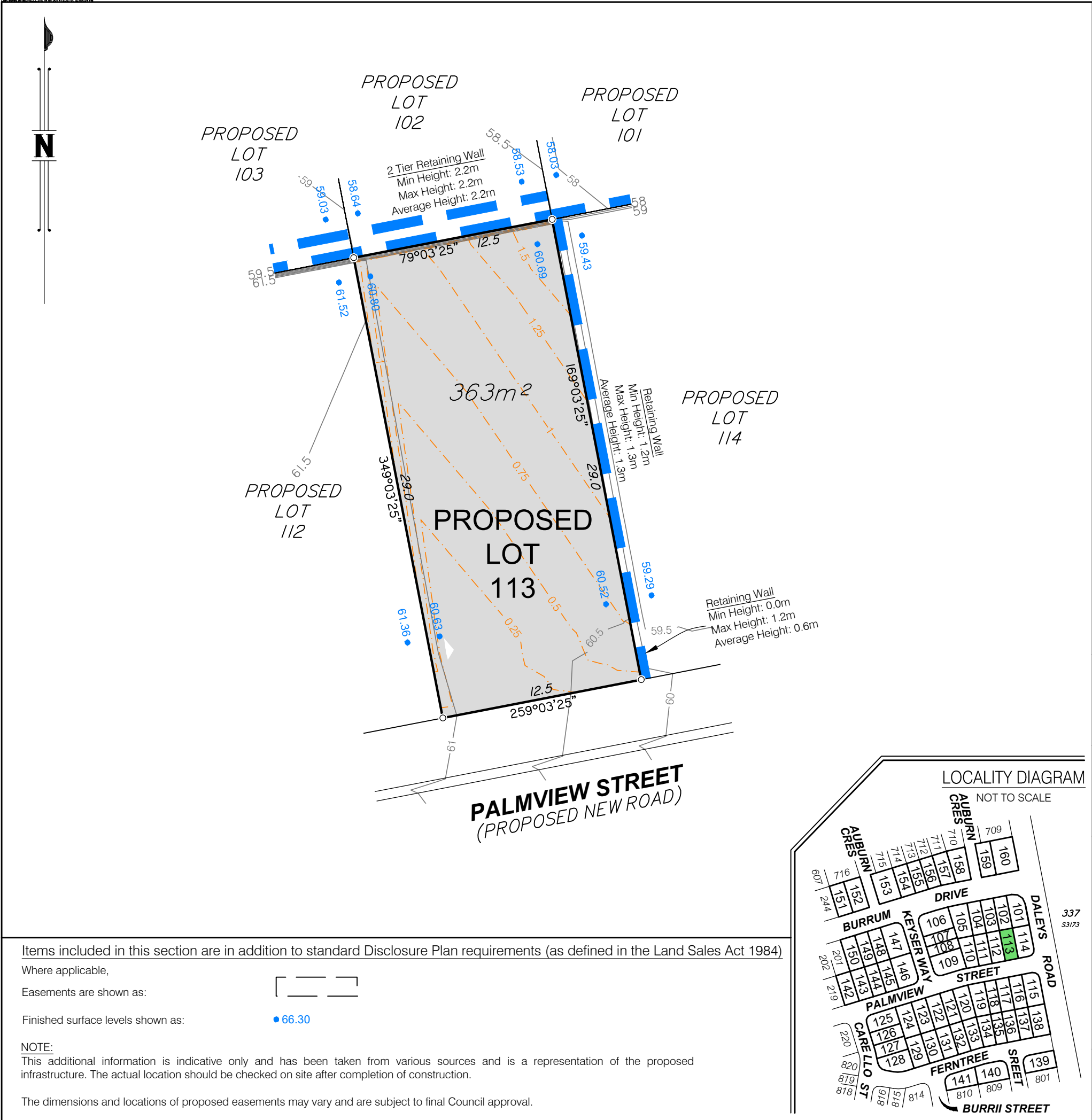
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
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CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 028 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 113

This plan shows:

Details of Proposed Lot 113 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.


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 1.7m.

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 0.5m, shown as:  48.5

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



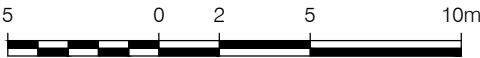
Client:

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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 029 - 1

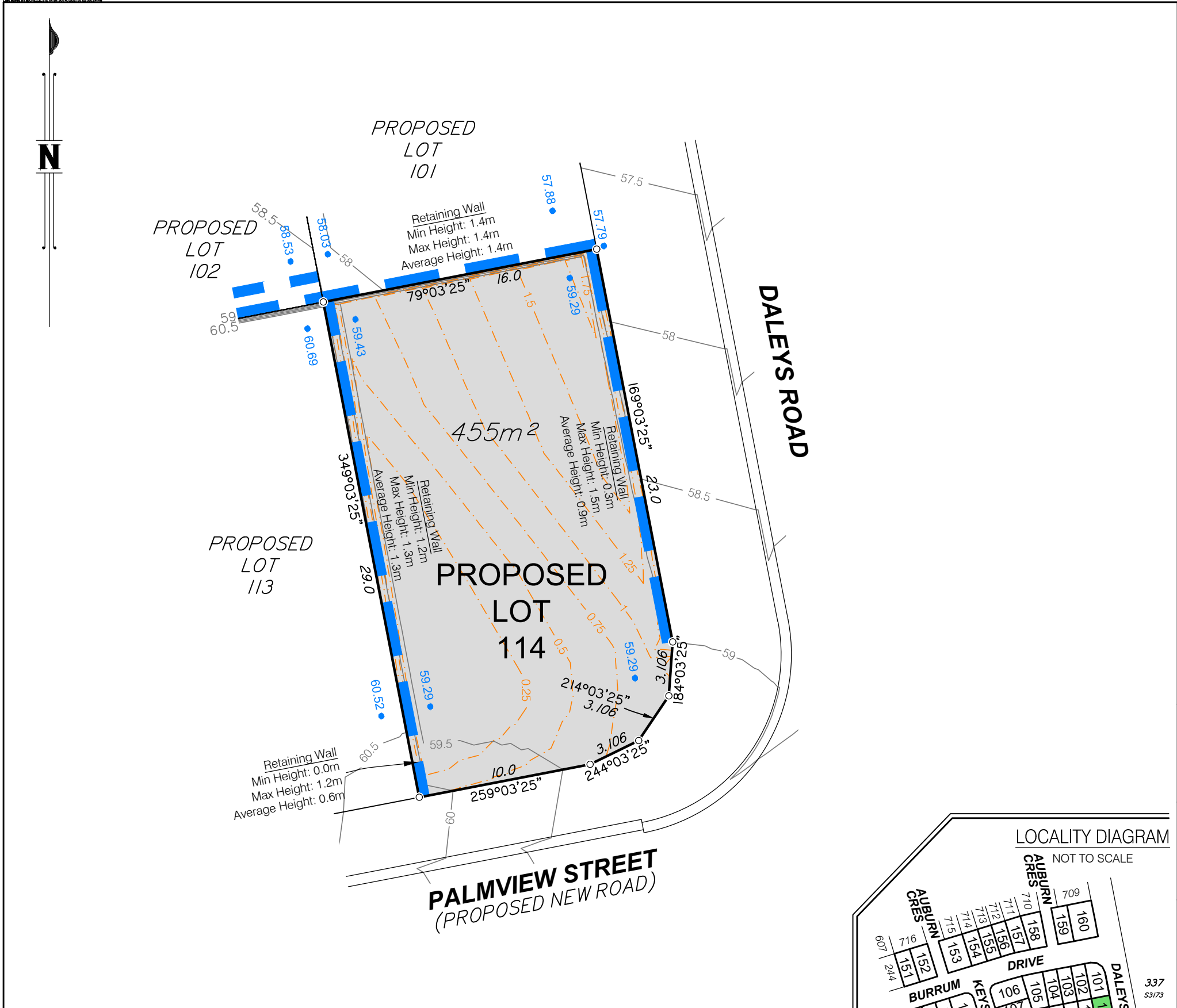
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

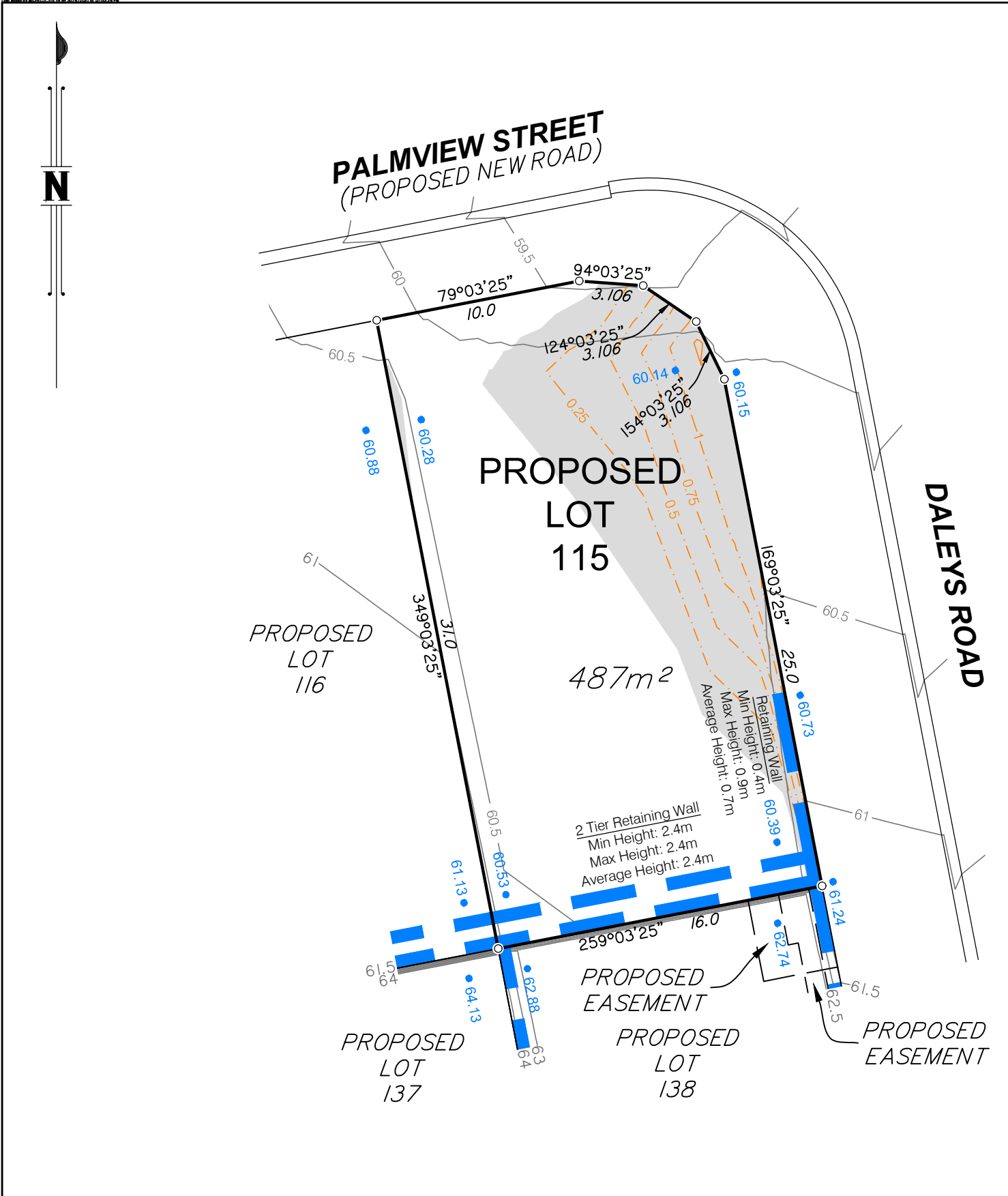
Where applicable,
Easements are shown as: 

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,
Easements are shown as:

Finished surface levels 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 115

This plan shows:

Details of Proposed Lot 115 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.3m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

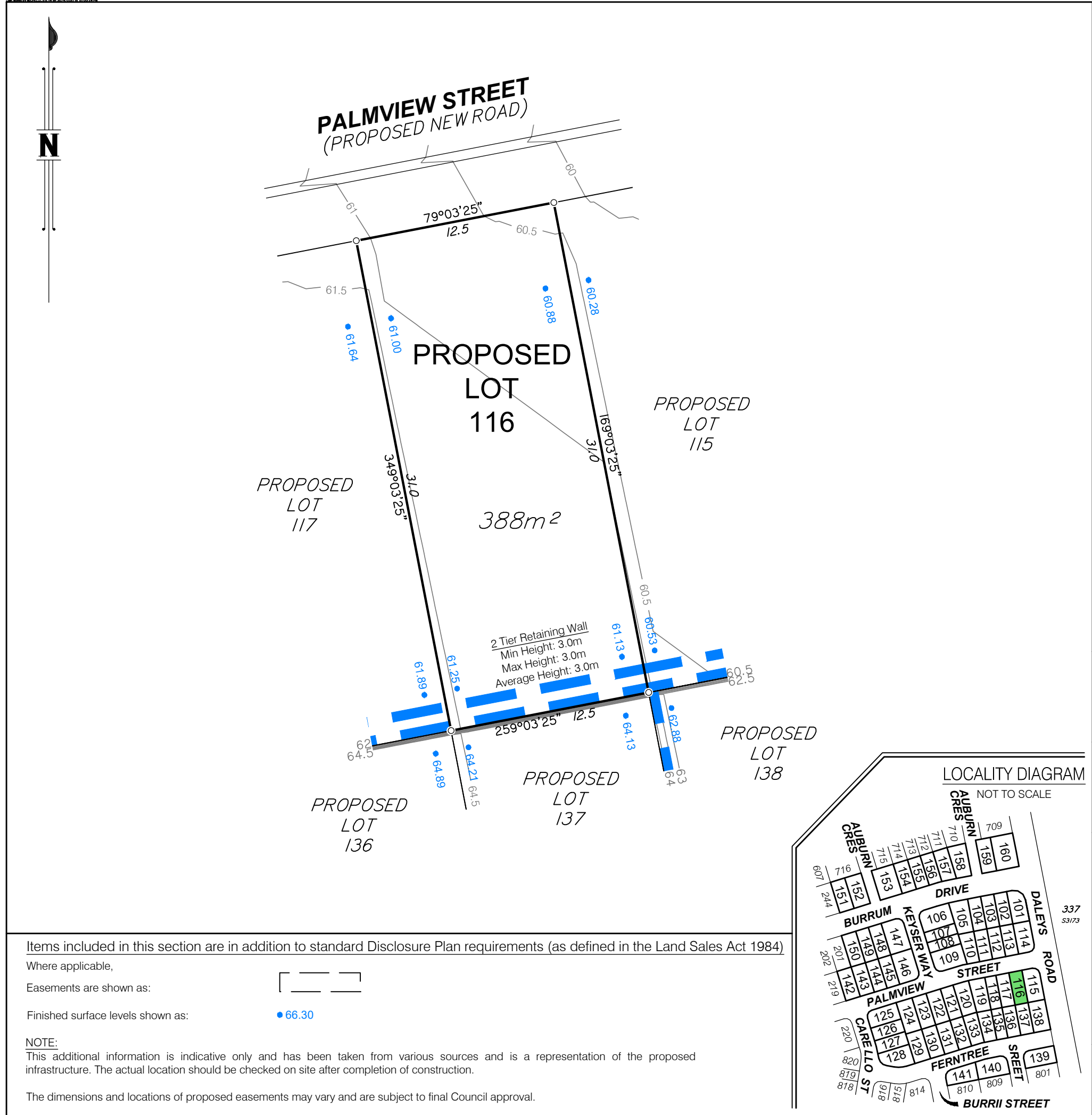
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 031 - 1		

SCALE 1:250 @ A3



DISCLOSURE PLAN FOR PROPOSED LOT 116

This plan shows:

Details of Proposed Lot 116 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.2m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



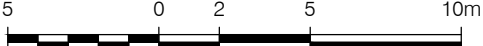
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 032 - 1		



5 0 2 5 10m

SCALE 1:250 @ A3

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

Where applicable,

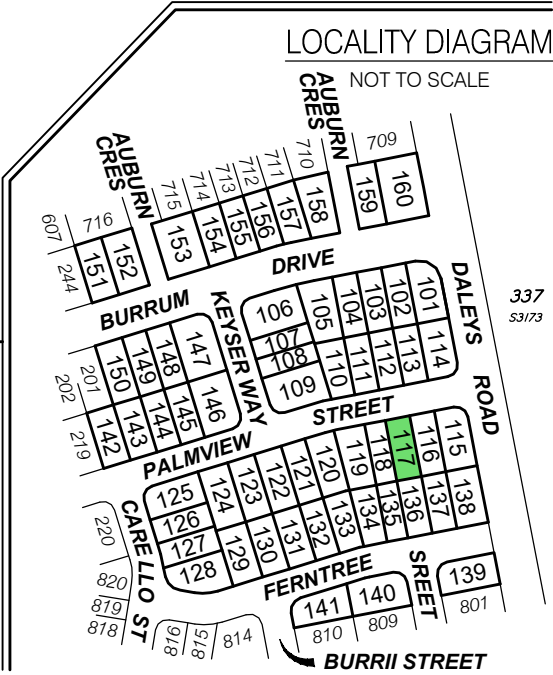
Easements are shown as:

Finished surface levels shown as:

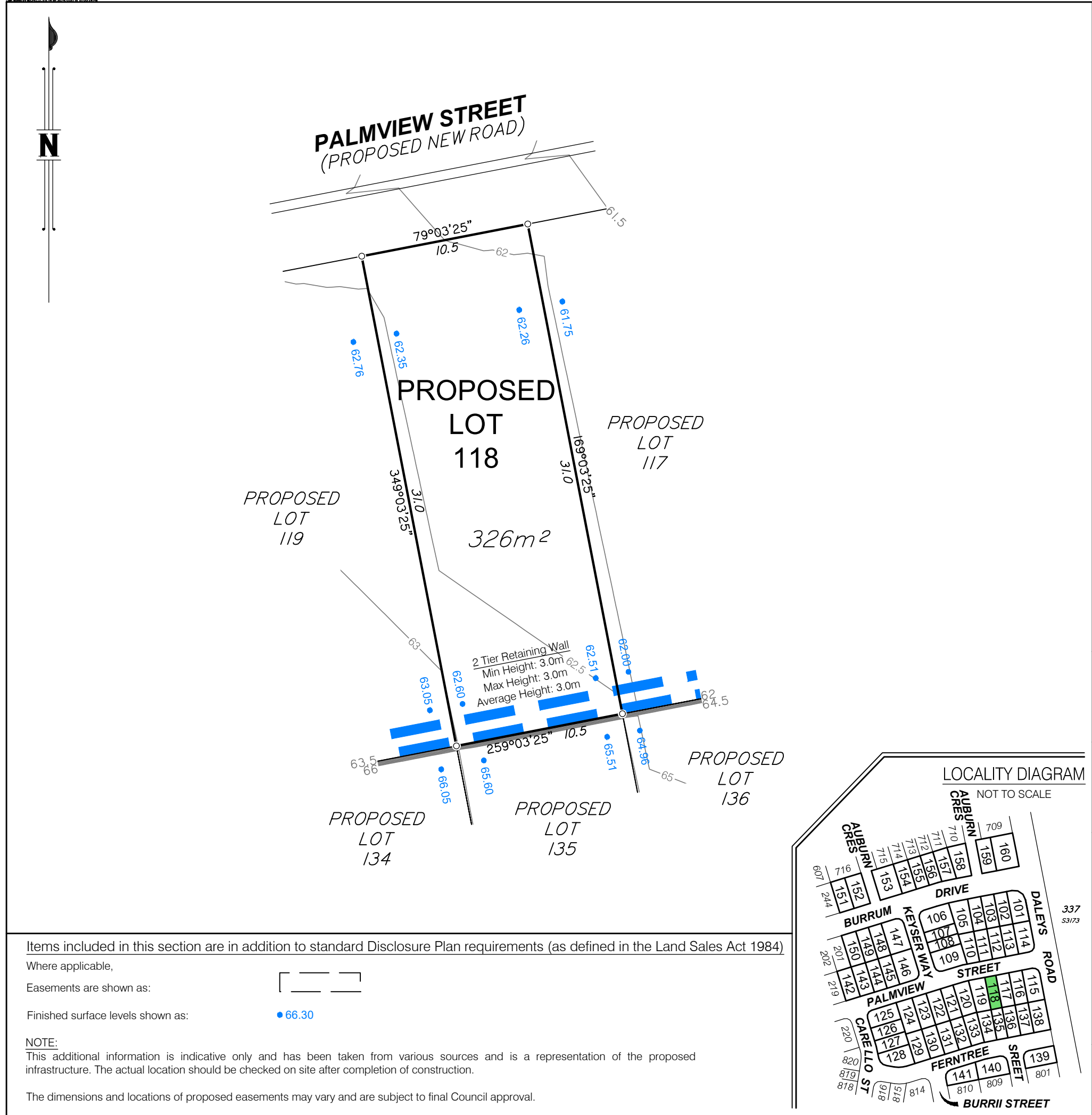
NOTE:

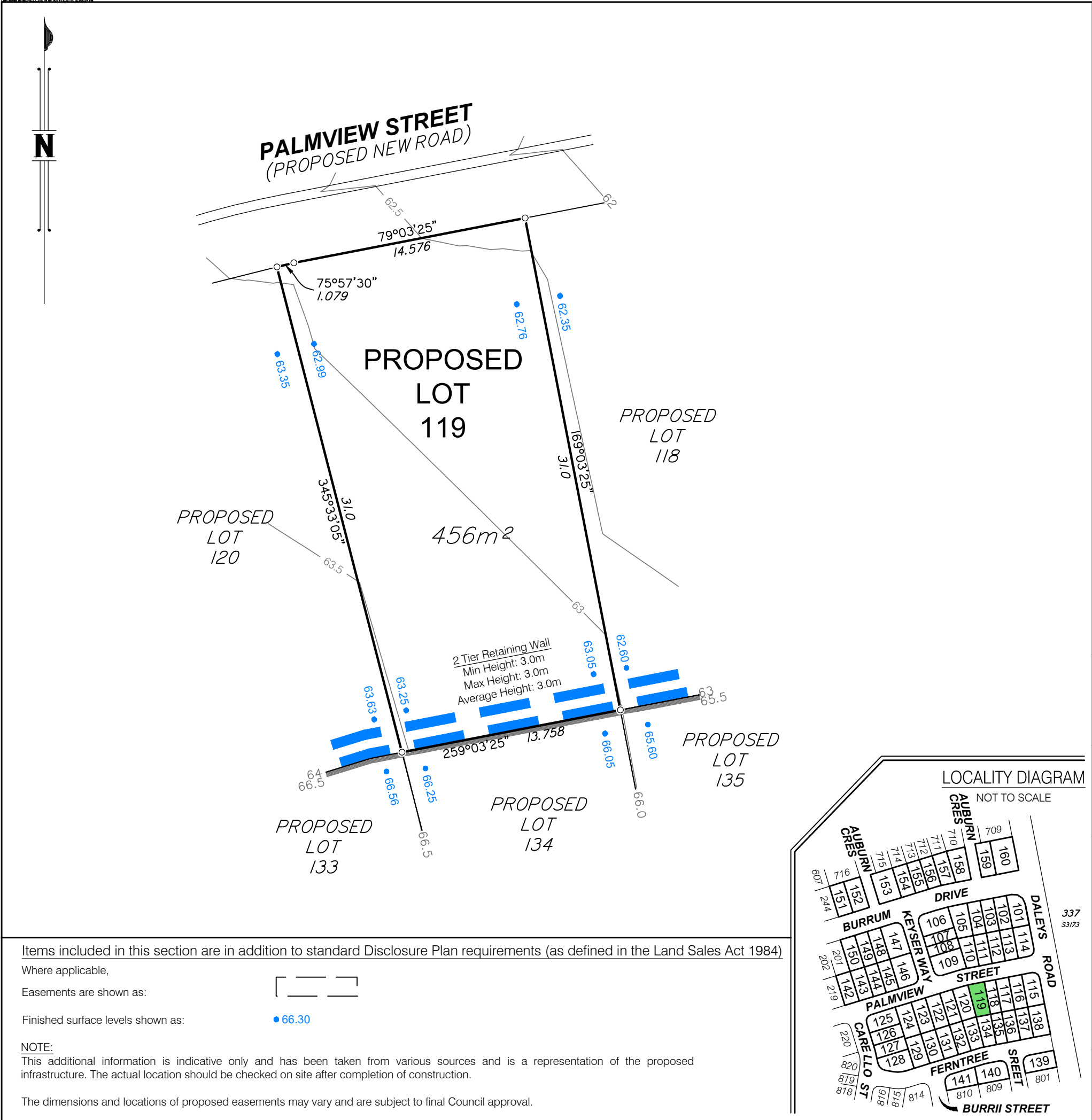
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

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



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 BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as:  48.5

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



Client:

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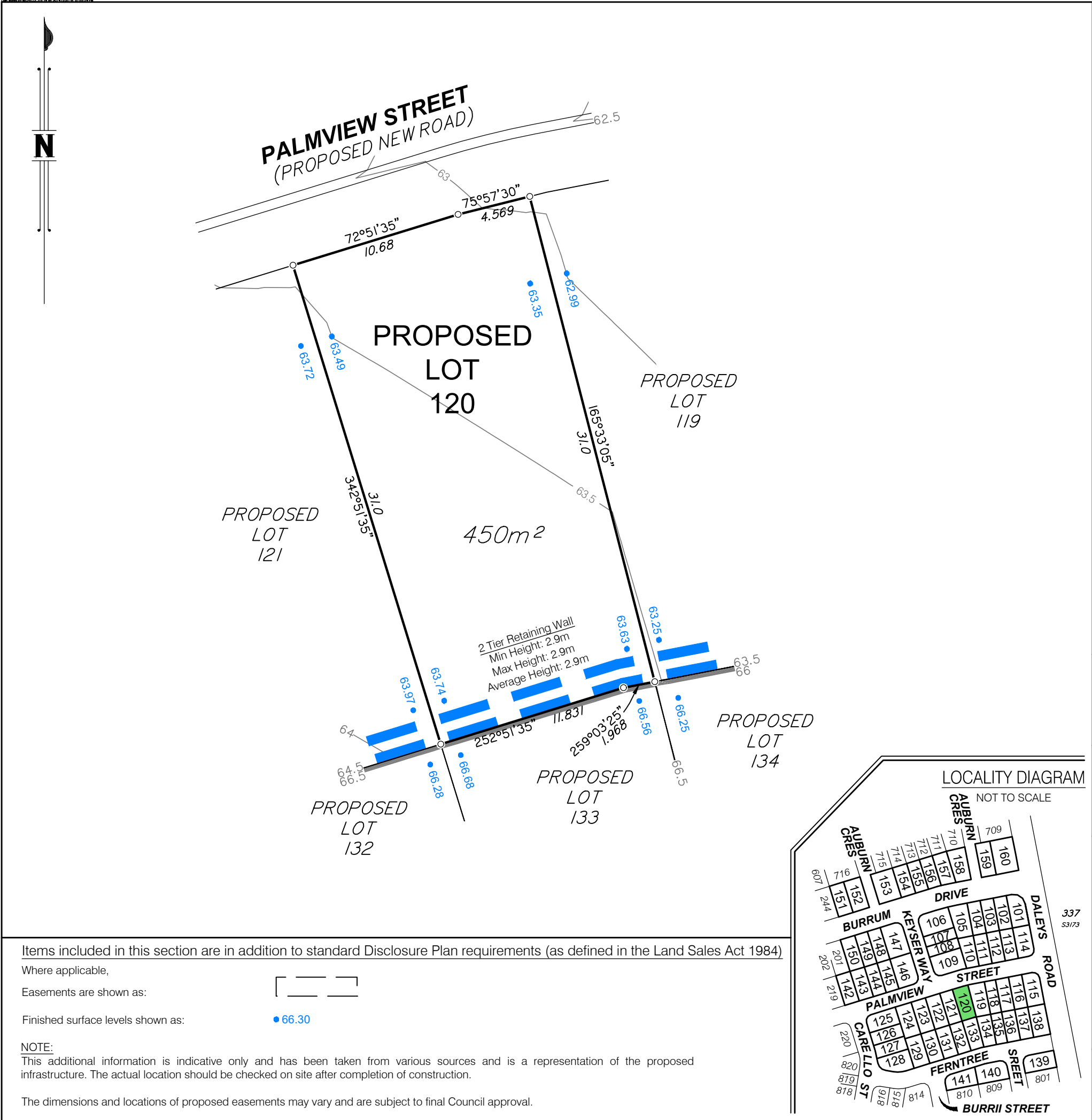
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 035 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 120

This plan shows:

Details of Proposed Lot 120 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD




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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 036 - 1		



5 0 2 5 10m

SCALE 1:250 @ A3

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

Where applicable,

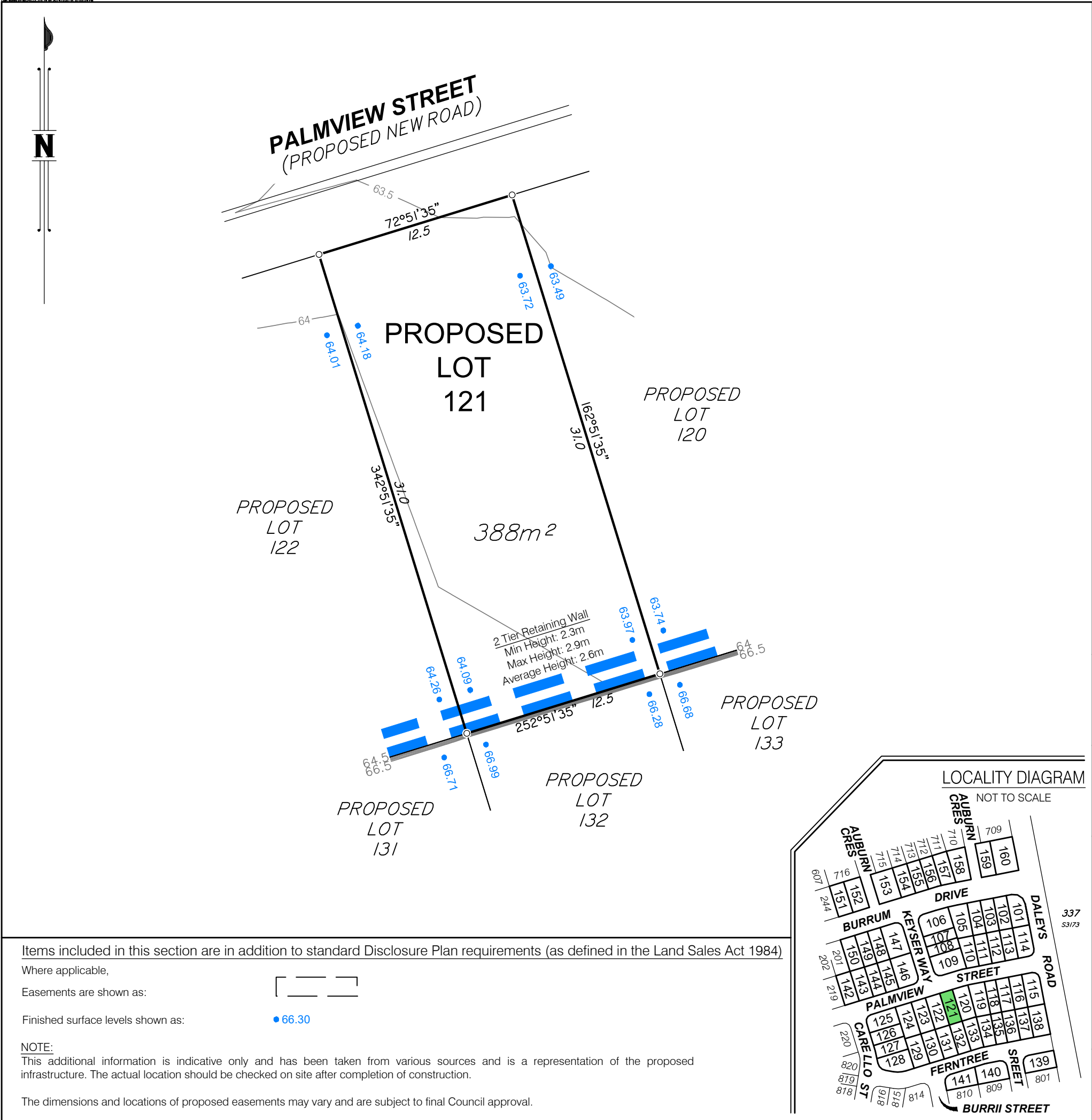
Easements are shown as:

Finished surface levels 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 121

This plan shows:

Details of Proposed Lot 121 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.


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 0.5m, shown as:  48.5

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



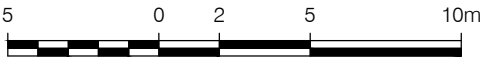
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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SCALE 1:250 @ A3


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 037 - 1

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

Where applicable,

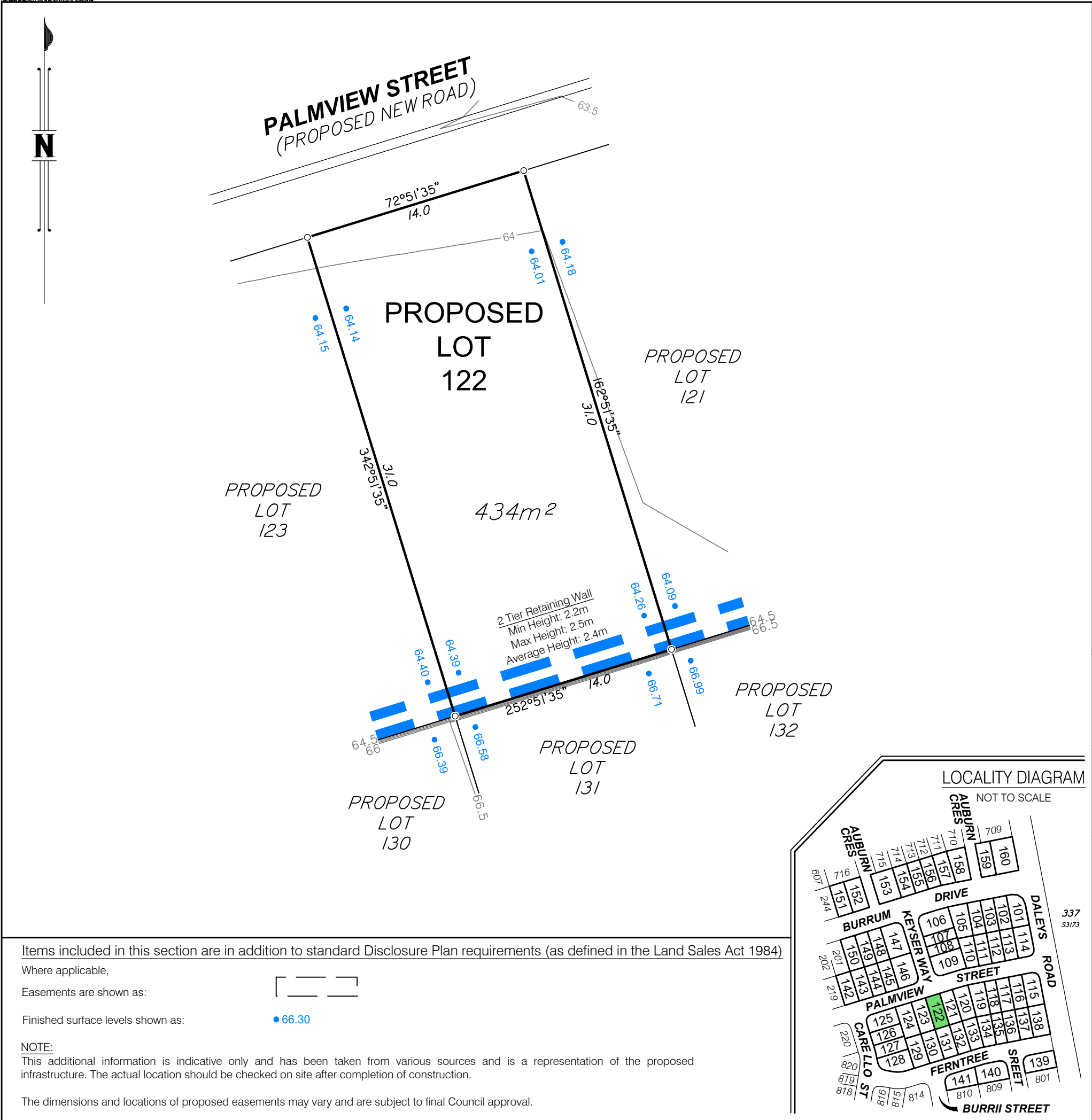
Easements are shown as: 

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 122

This plan shows:

Details of Proposed Lot 122 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



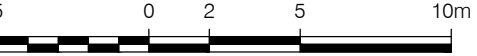
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
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CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 038 - 1		



5 0 2 5 10m

SCALE 1:250 @ A3

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

Where applicable,

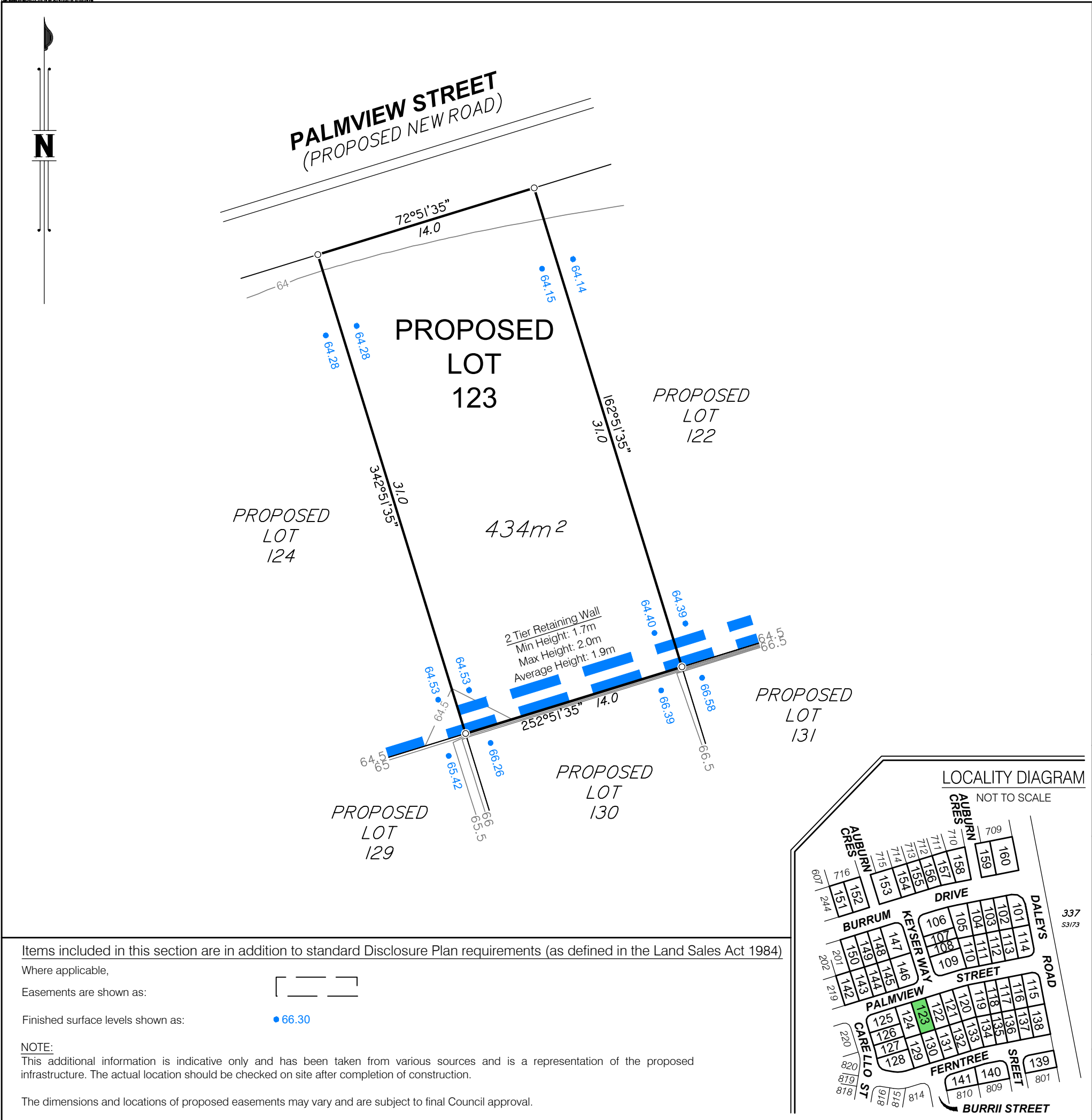
Easements are shown as:

Finished surface levels 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 123

This plan shows:

Details of Proposed Lot 123 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.


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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD




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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 039 - 1		





5 0 2 5 10m

SCALE 1:250 @ A3

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

Where applicable,

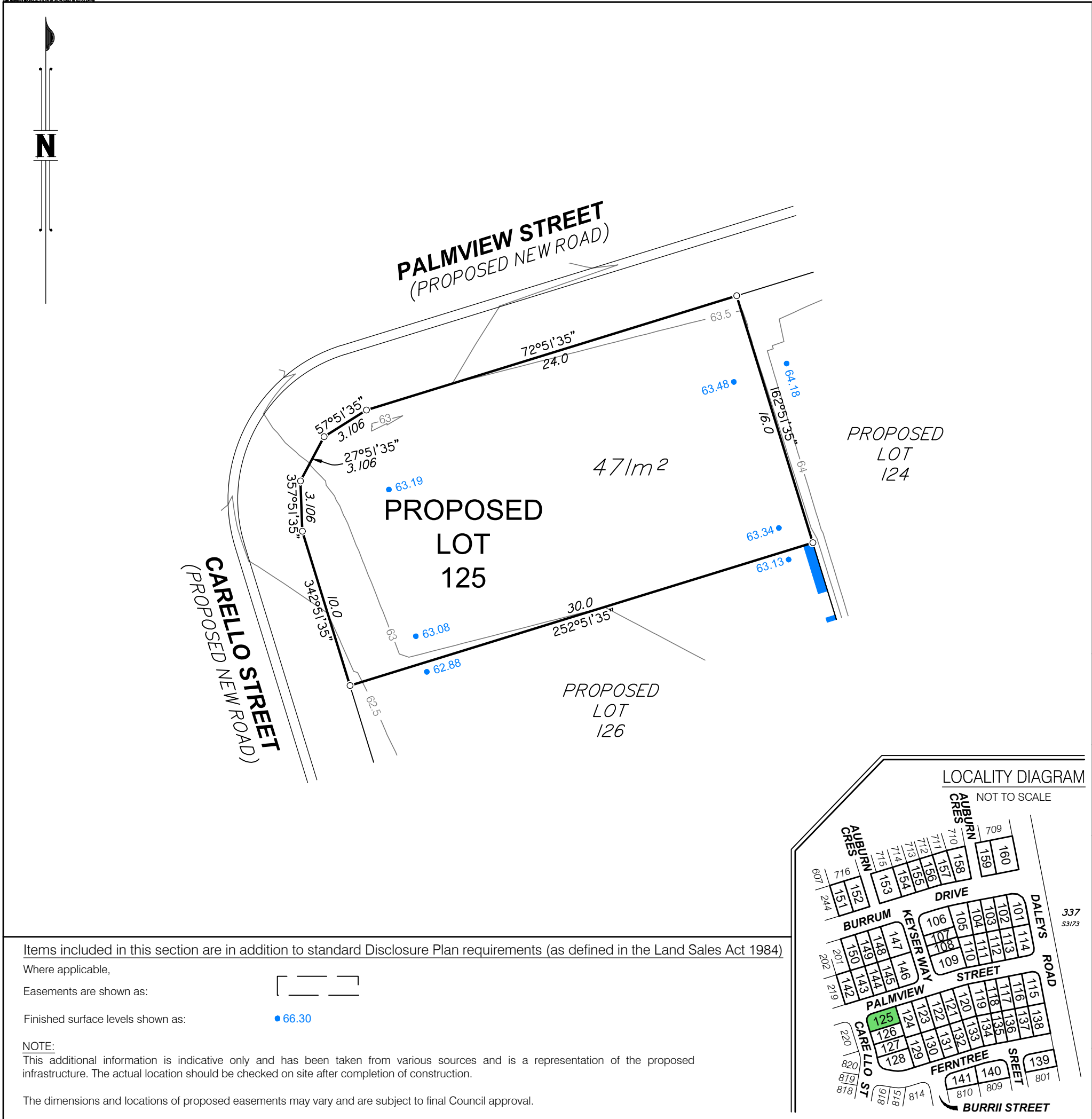
Easements are shown as: 

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 125

This plan shows:

Details of Proposed Lot 125 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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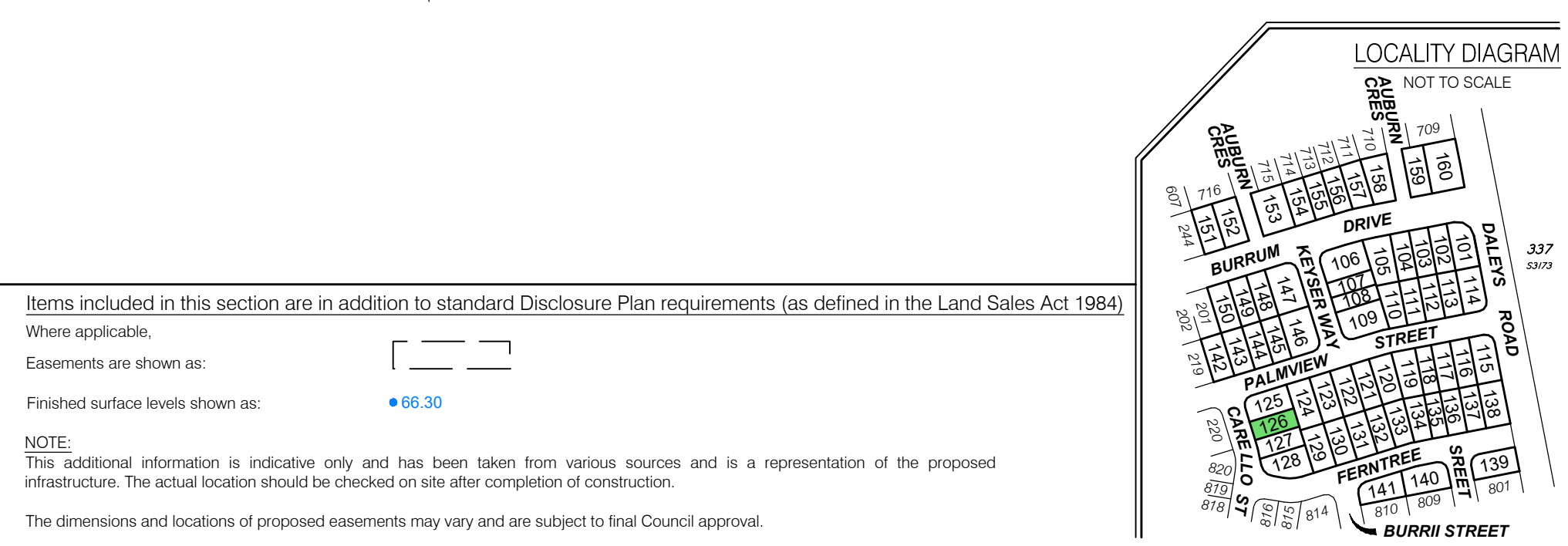
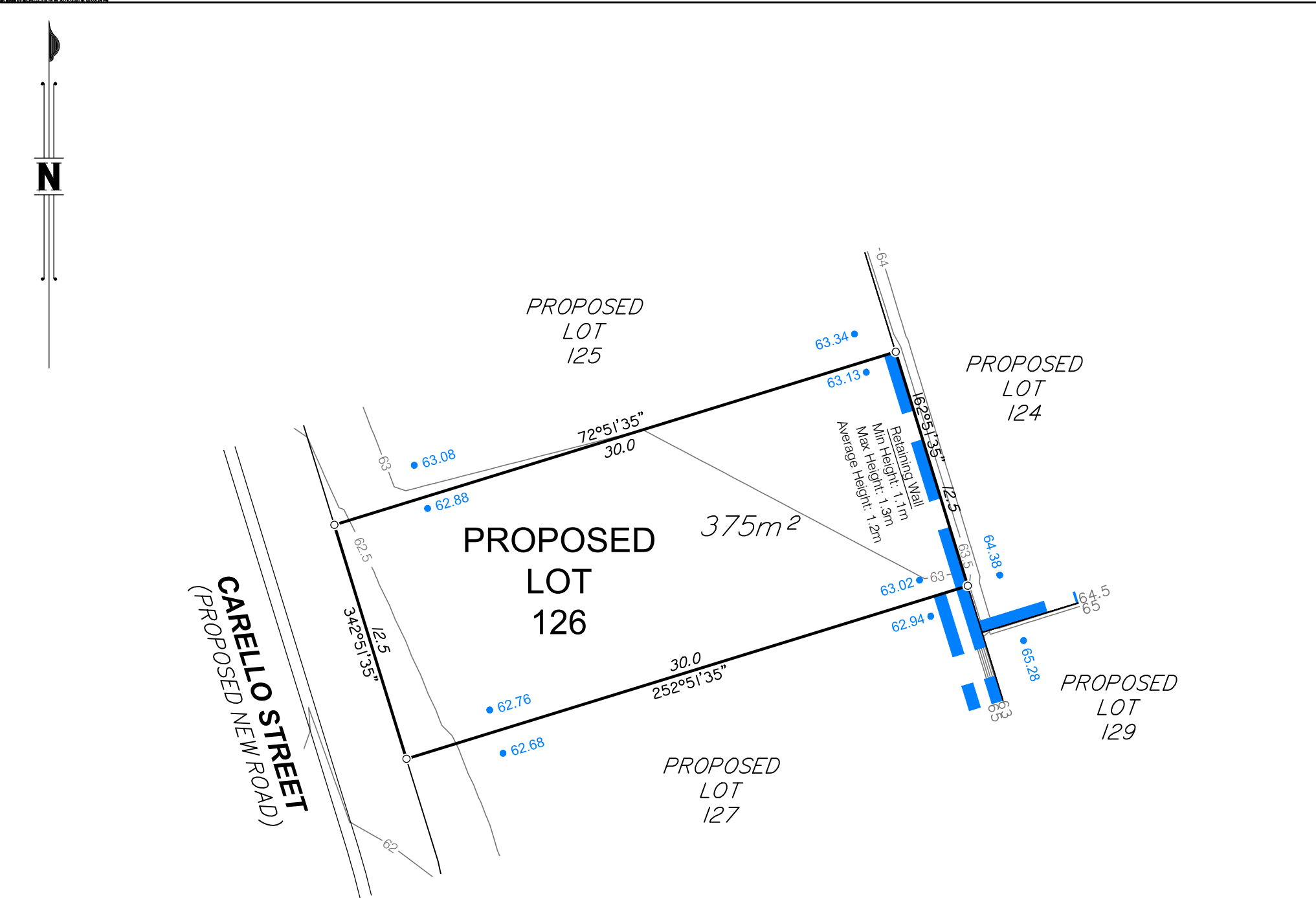
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 041 - 1		

5 0 2 5 10m

SCALE 1:250 @ A3





DISCLOSURE PLAN FOR PROPOSED LOT 126

This plan shows:

Details of Proposed Lot 126 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.


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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD




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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 042 - 1		

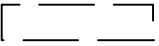



5 0 2 5 10m

SCALE 1:250 @ A3

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

Where applicable,

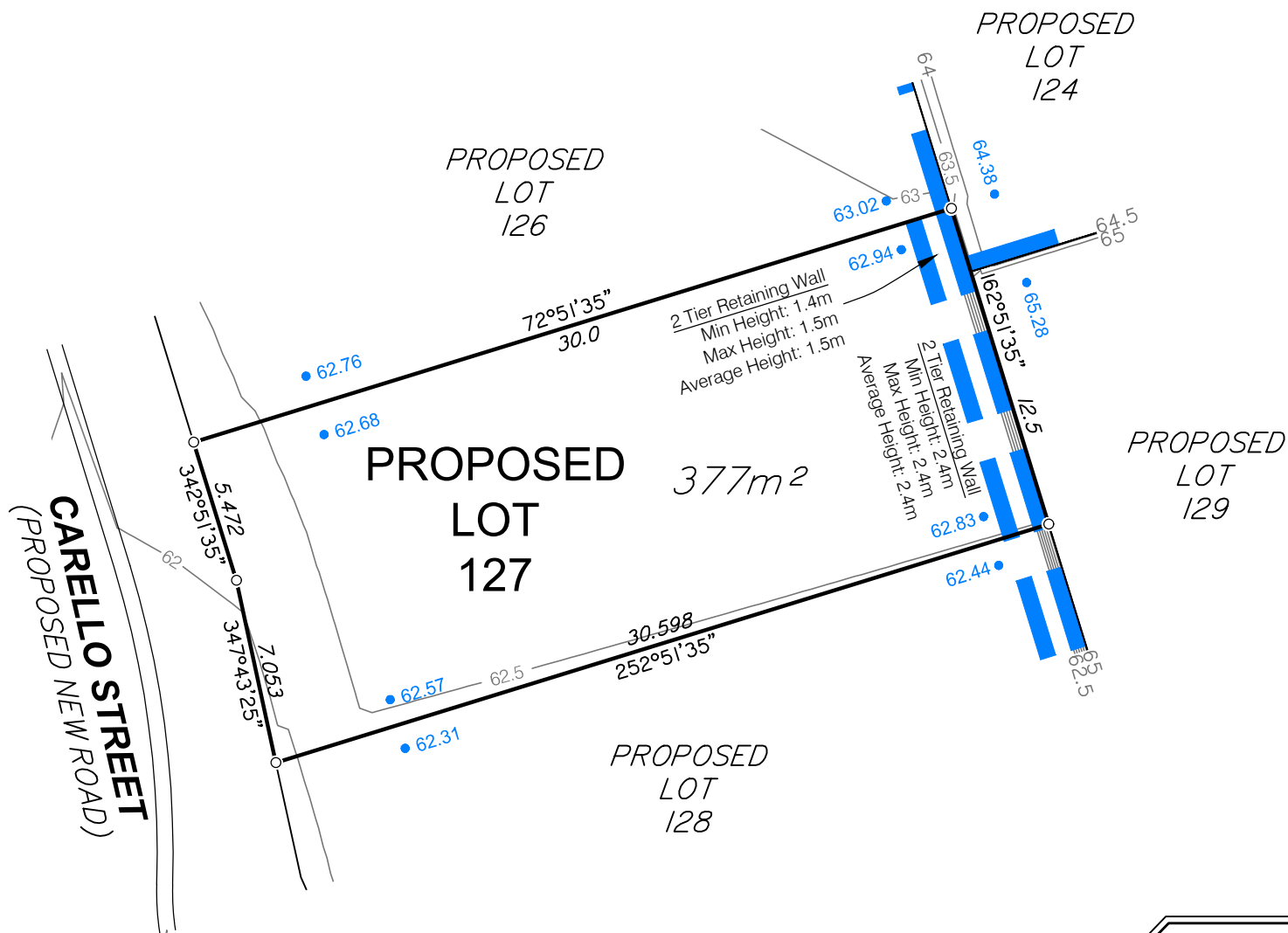
Easements are shown as: 

Finished surface levels 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.



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:

Finished surface levels 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 127

This plan shows:

Details of Proposed Lot 127 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

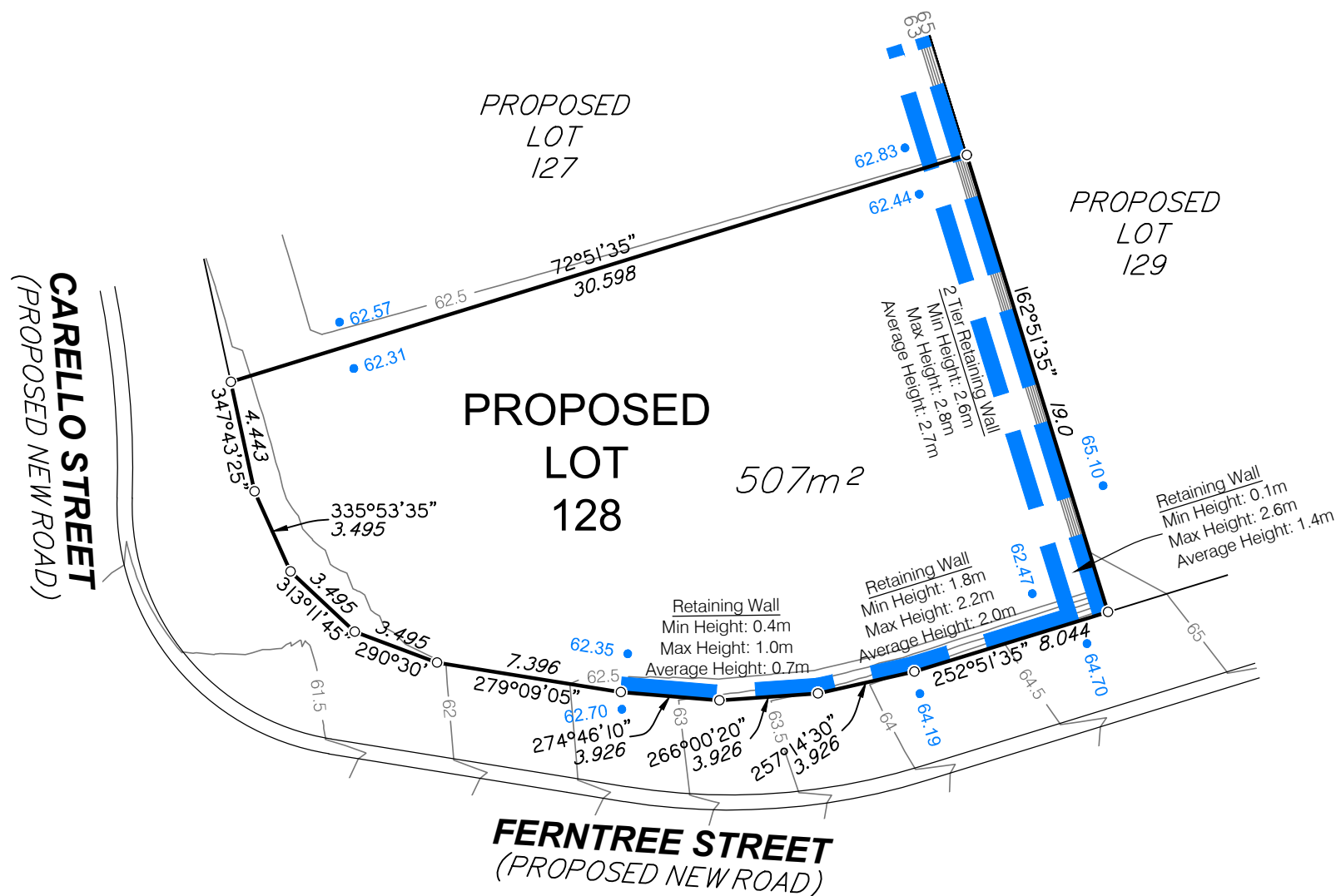
p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 043 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 128

This plan shows:

Details of Proposed Lot 128 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

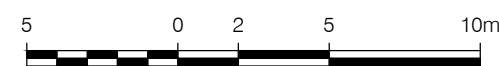
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



Brisbane Office
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18 Little Cribb Street,
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PO Box 1399
Milton Qld 4064

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w: www.landpartners.com.au



SCALE 1:250 @ A3

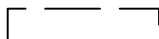
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LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 044 - 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:



Finished surface levels shown as:

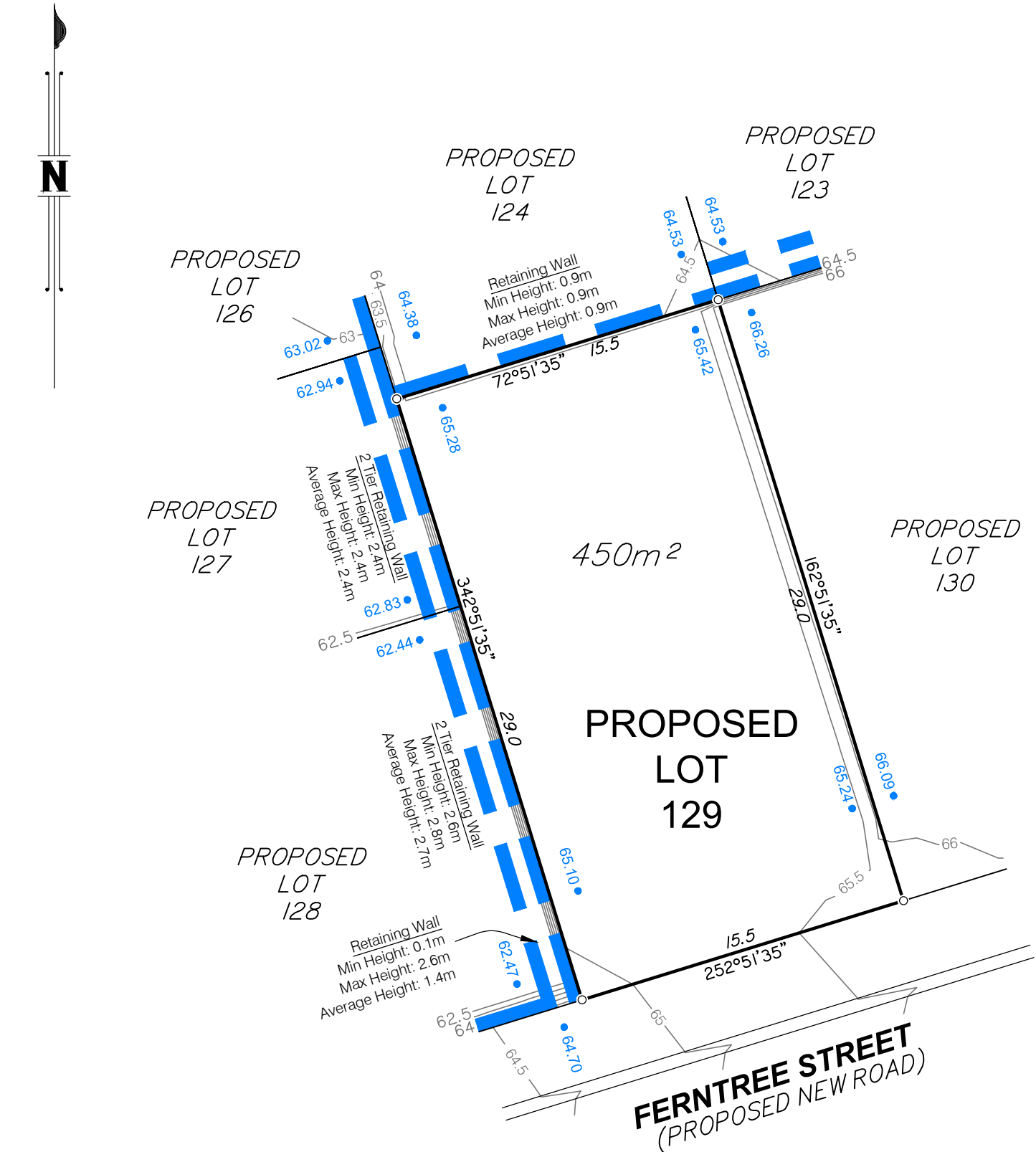
• 66.30

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.

PLAN BY: JORDAN STONE & JORDAN STONE PTY LTD



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

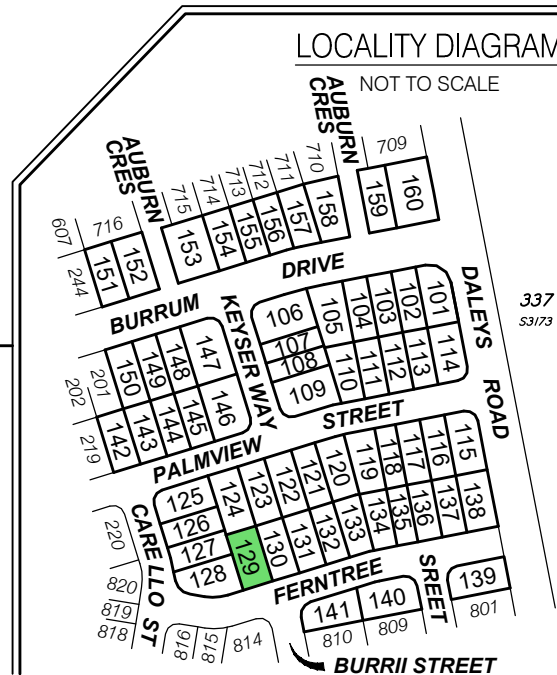
Where applicable,

Easements are shown as:

Finished surface levels 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 129

This plan shows:

Details of Proposed Lot 129 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

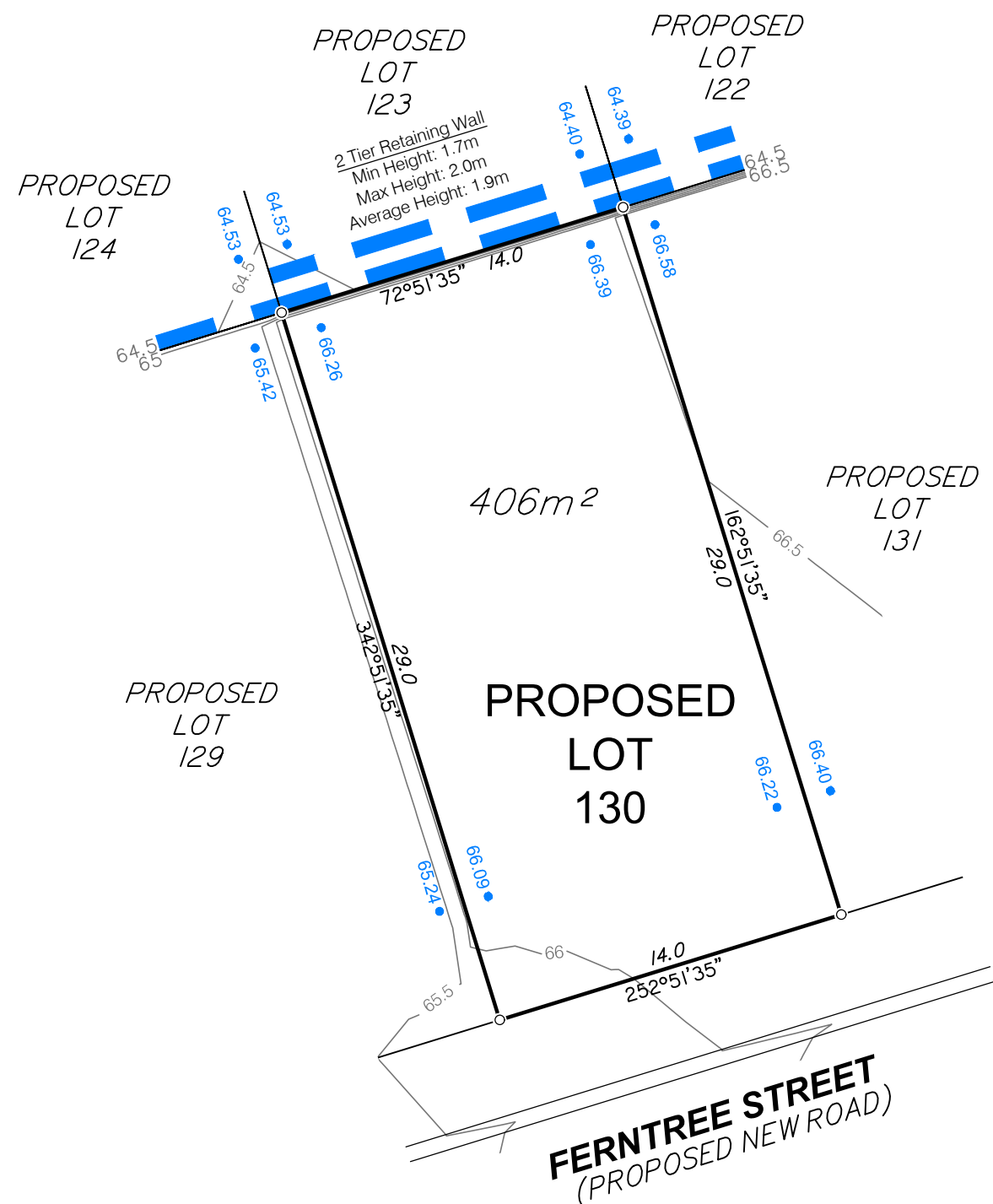
LandPartners
built environment consultants

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Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

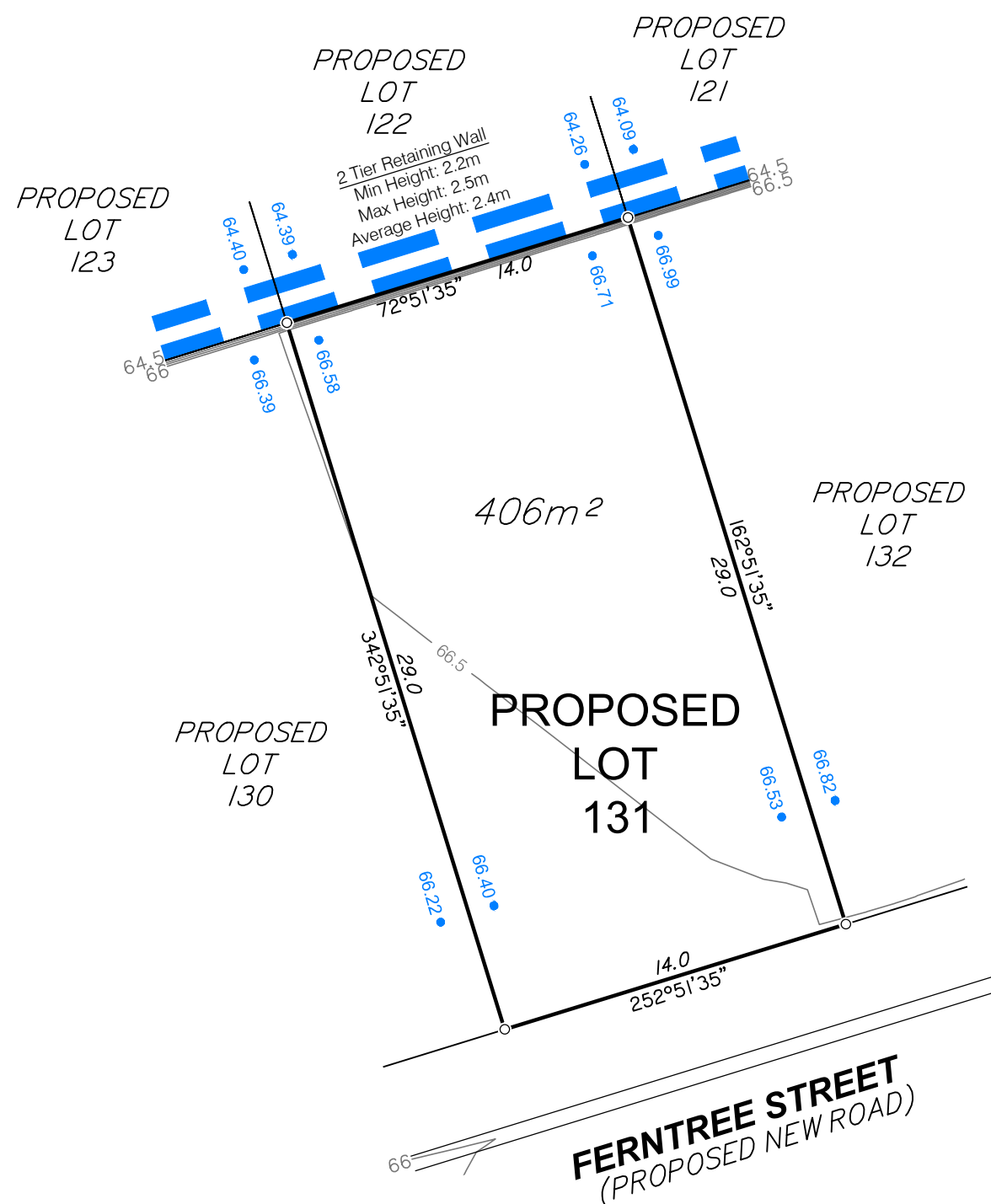
p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 045 - 1		

SCALE 1:250 @ A3



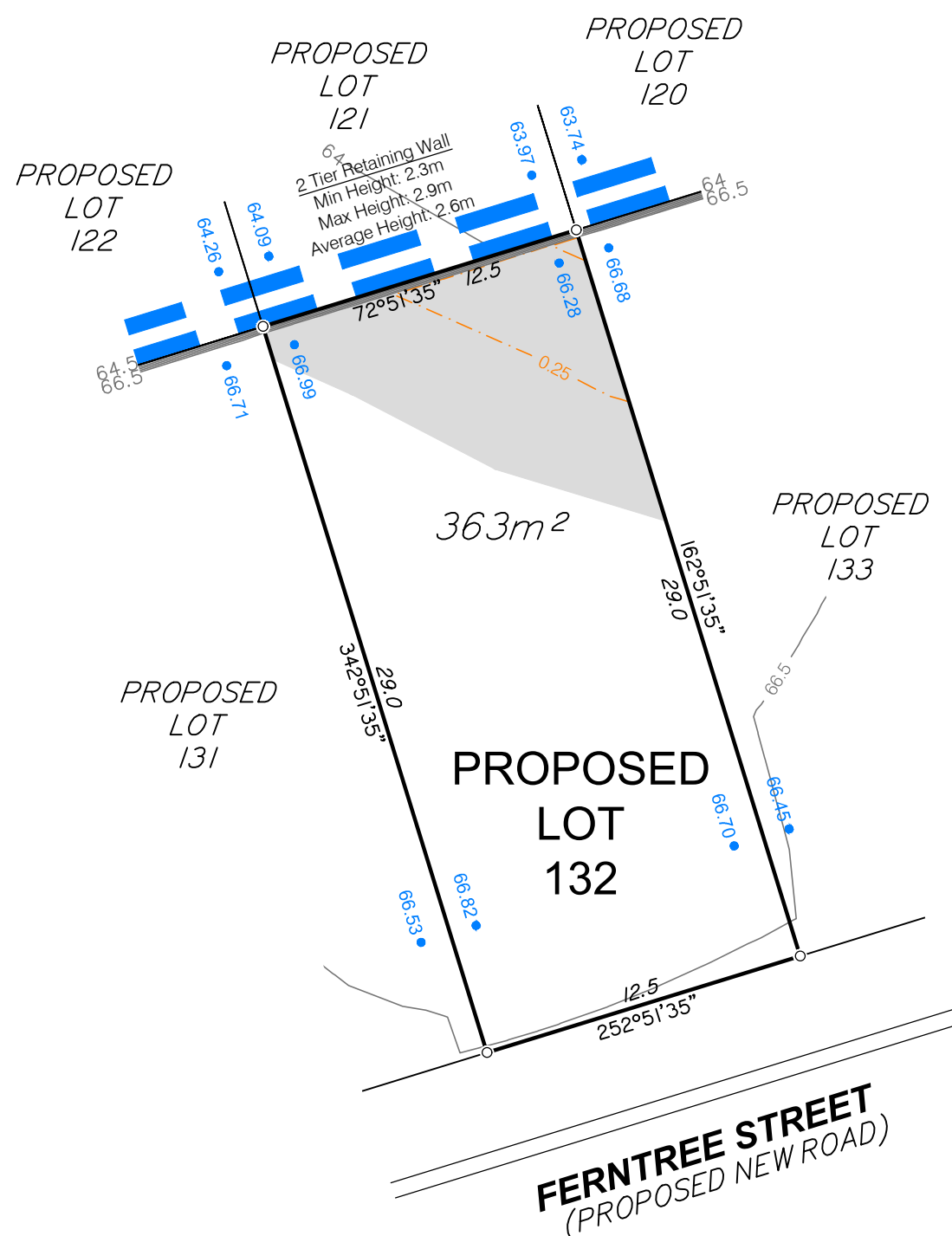
The dimensions and locations of proposed easements may vary and are subject to final Council approval.



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



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Details of Proposed Lot 132 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.5m.

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 0.5m,
shown as: —48.5—

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

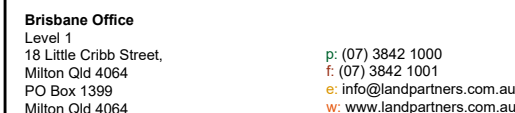
Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AUROLA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-001- 048 - 1

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

Where applicable,

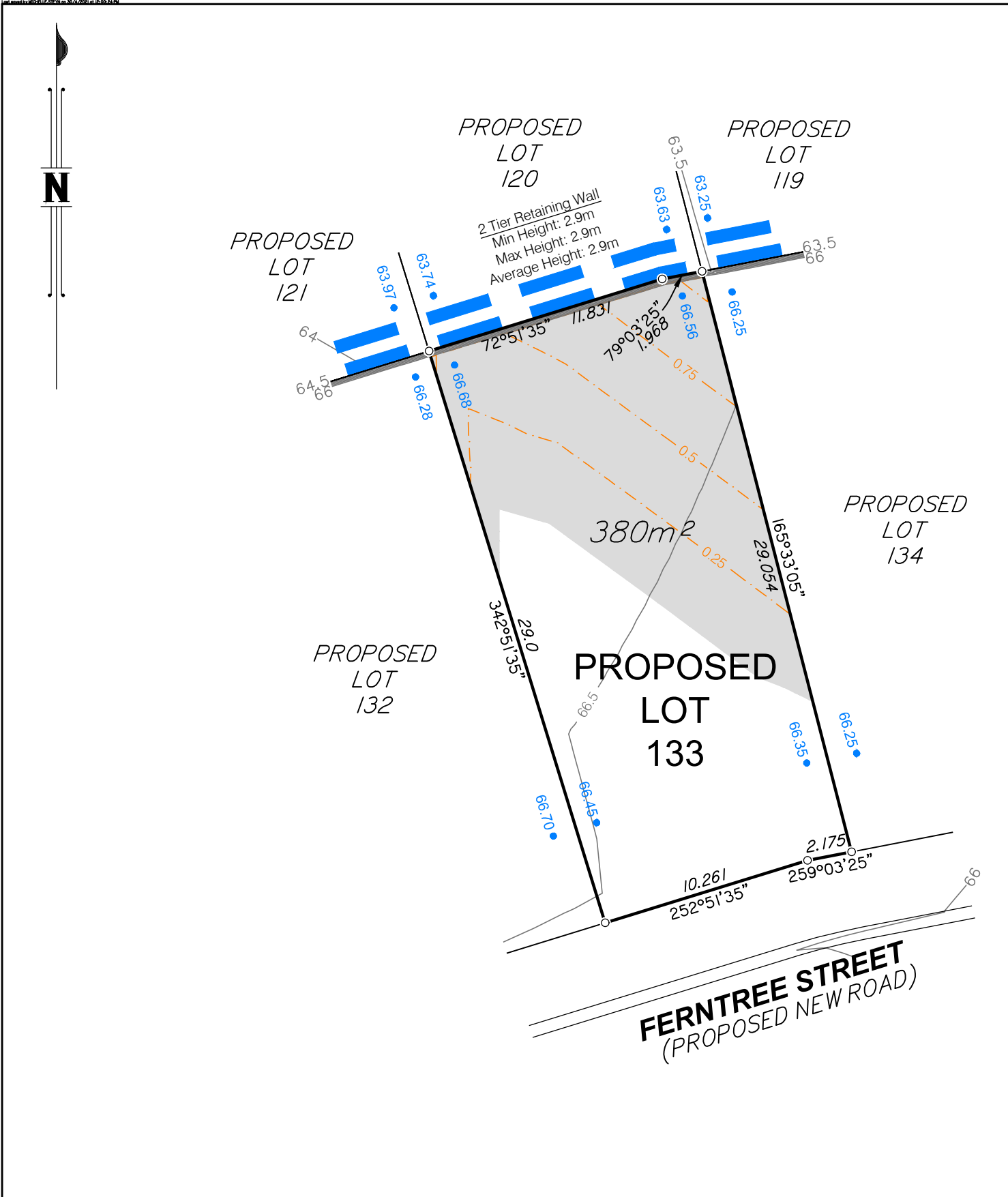
Easements are shown as:

Finished surface levels shown as:

NOTE:

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

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



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:



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 133

This plan shows:

Details of Proposed Lot 133 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.1m.

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 0.5m, shown as: — 48.5 —

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

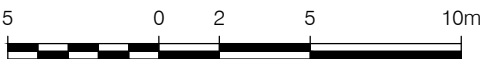
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

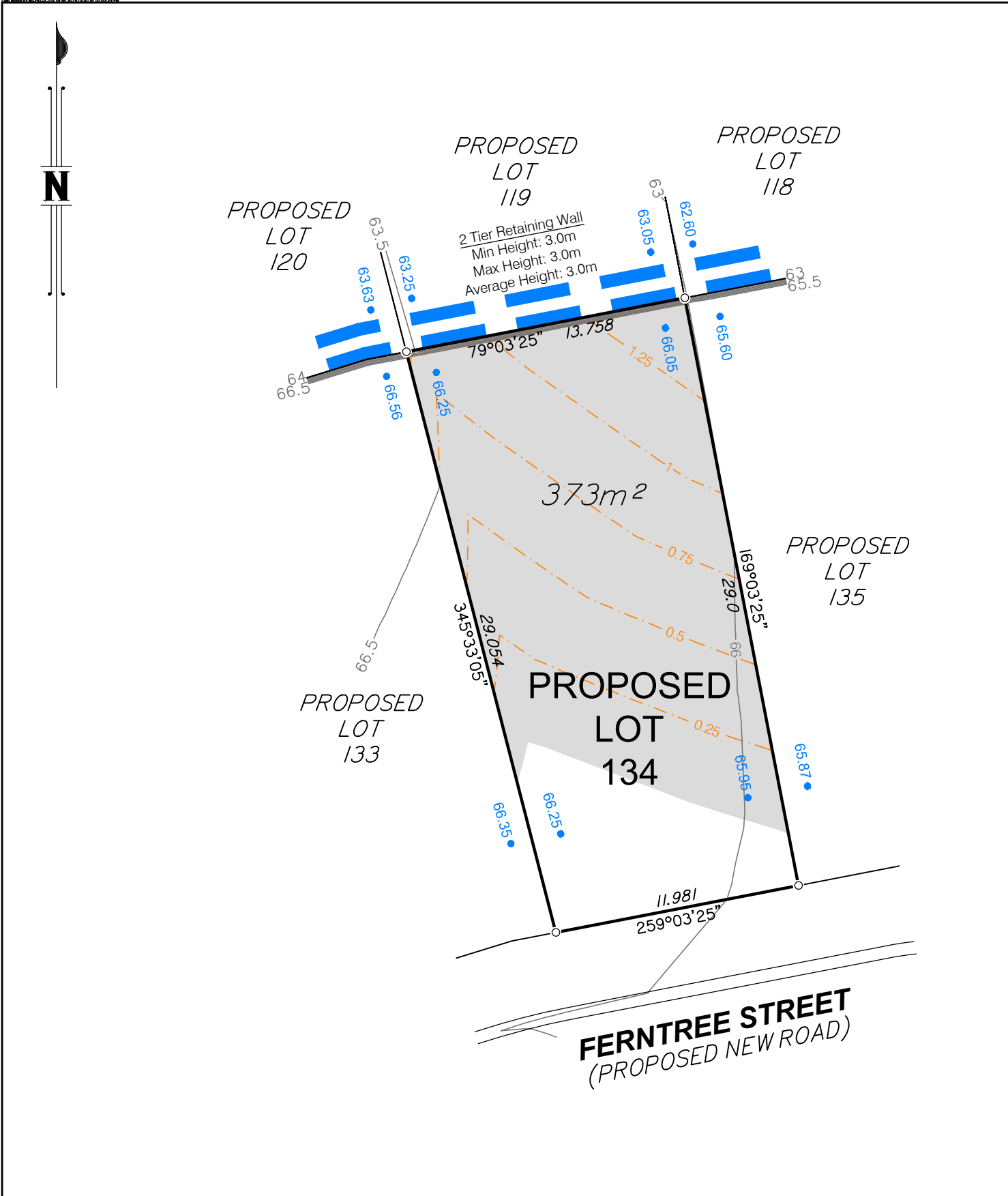
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w: www.landpartners.com.au



SCALE 1:250 @ A3

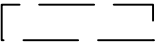
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LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021


UDN
BRSS5365-O01- 049 - 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: 

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 134

This plan shows:

Details of Proposed Lot 134 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.5m.

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 0.5m, shown as:  48.5

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

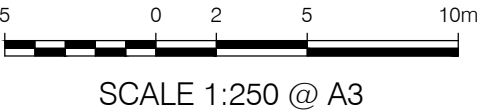
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

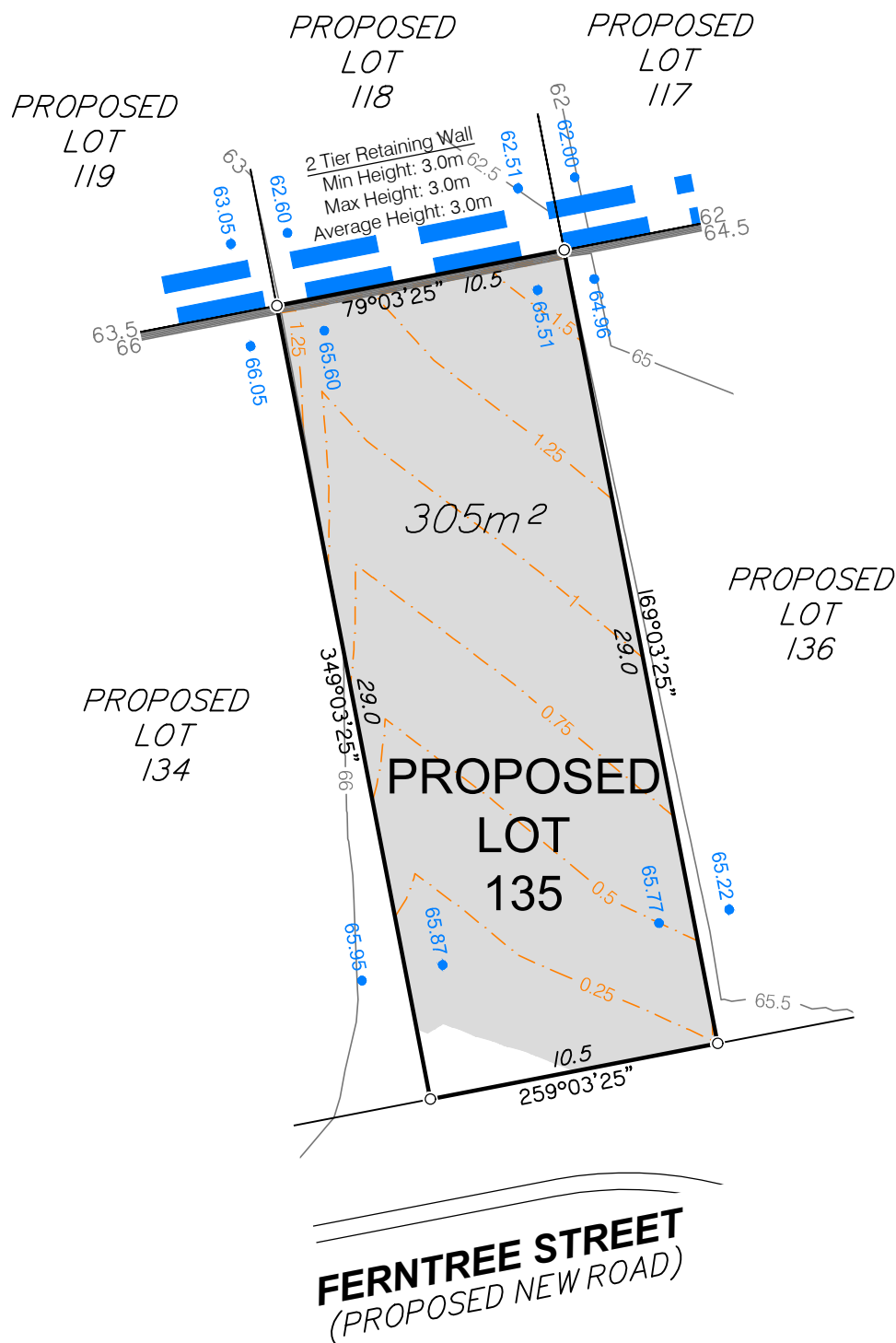
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built environment consultants

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18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

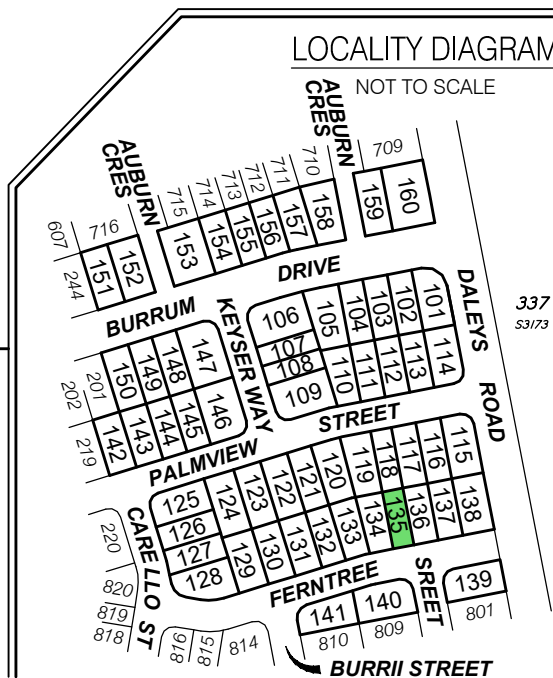
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w: www.landpartners.com.au



LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN			
BRSS5365-O01- 050 - 1			



FERNTREE STREET
(PROPOSED NEW ROAD)



DISCLOSURE PLAN FOR PROPOSED LOT 135

This plan shows:

Details of Proposed Lot 135 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.6m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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w: www.landpartners.com.au



SCALE 1:250 @ A3

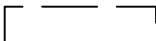
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SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 051 - 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:



Finished surface levels shown as:

• 66.30

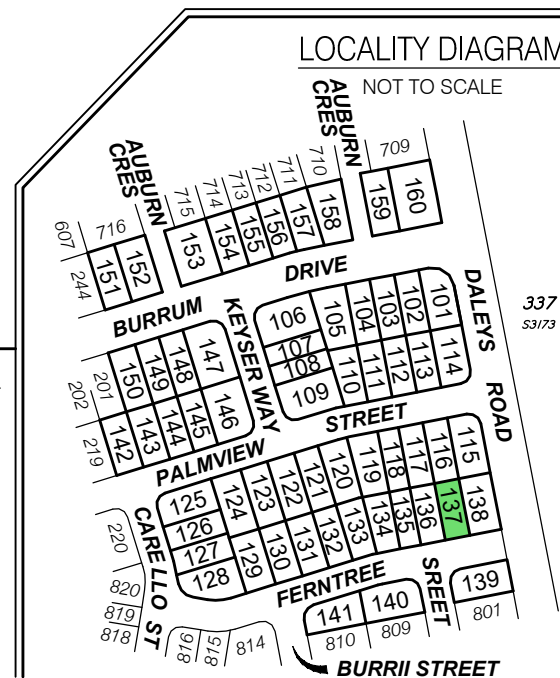
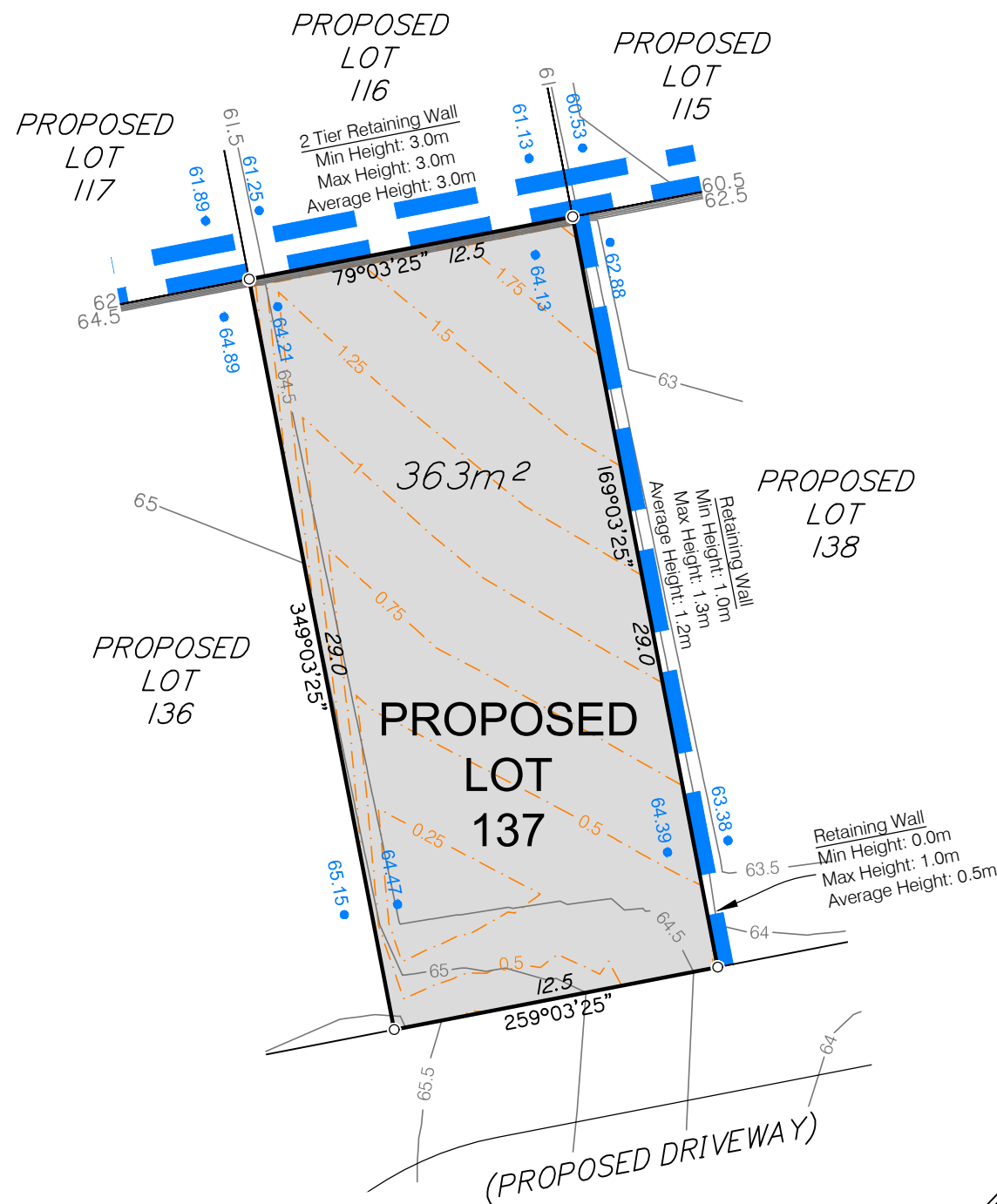
NOTE:

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.



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



DISCLOSURE PLAN FOR PROPOSED LOT 137

This plan shows:

Details of Proposed Lot 137 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 2.0m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



SCALE 1:250 @ A3

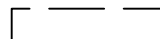
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COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 053 - 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:



Finished surface levels shown as:

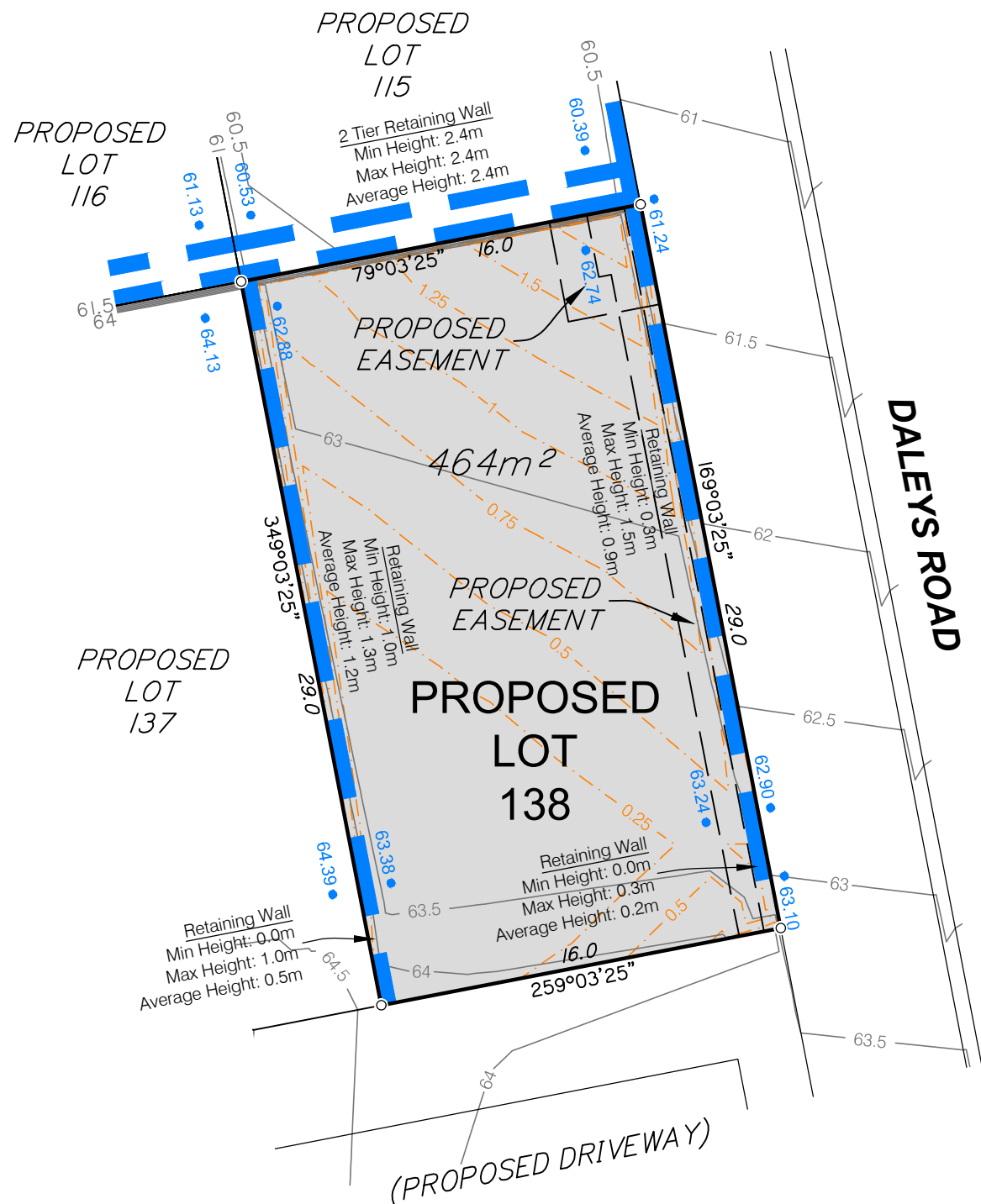
• 66.30

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.

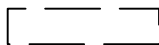
PLAN BY: WOLF & TURNER PTY LTD 15/04/2021 10:29:21 AM



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:



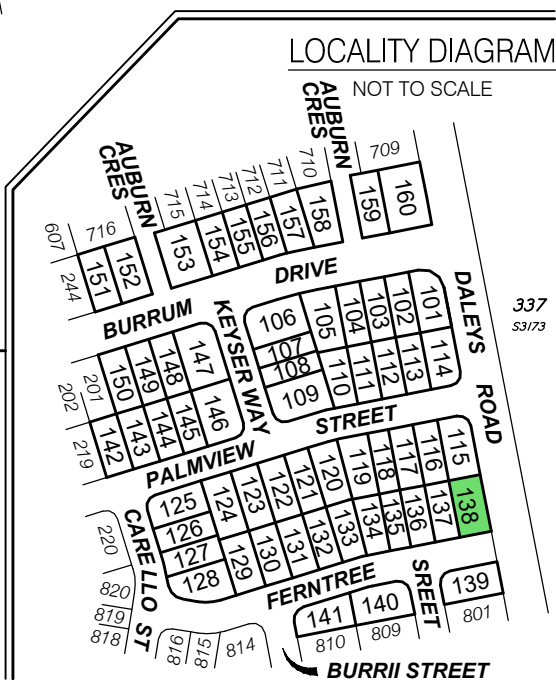
Finished surface levels shown as:

• 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 138

This plan shows:

Details of Proposed Lot 138 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 2.0m.

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 0.5m, shown as: — 48.5 —

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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built environment consultants

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Milton Qld 4064

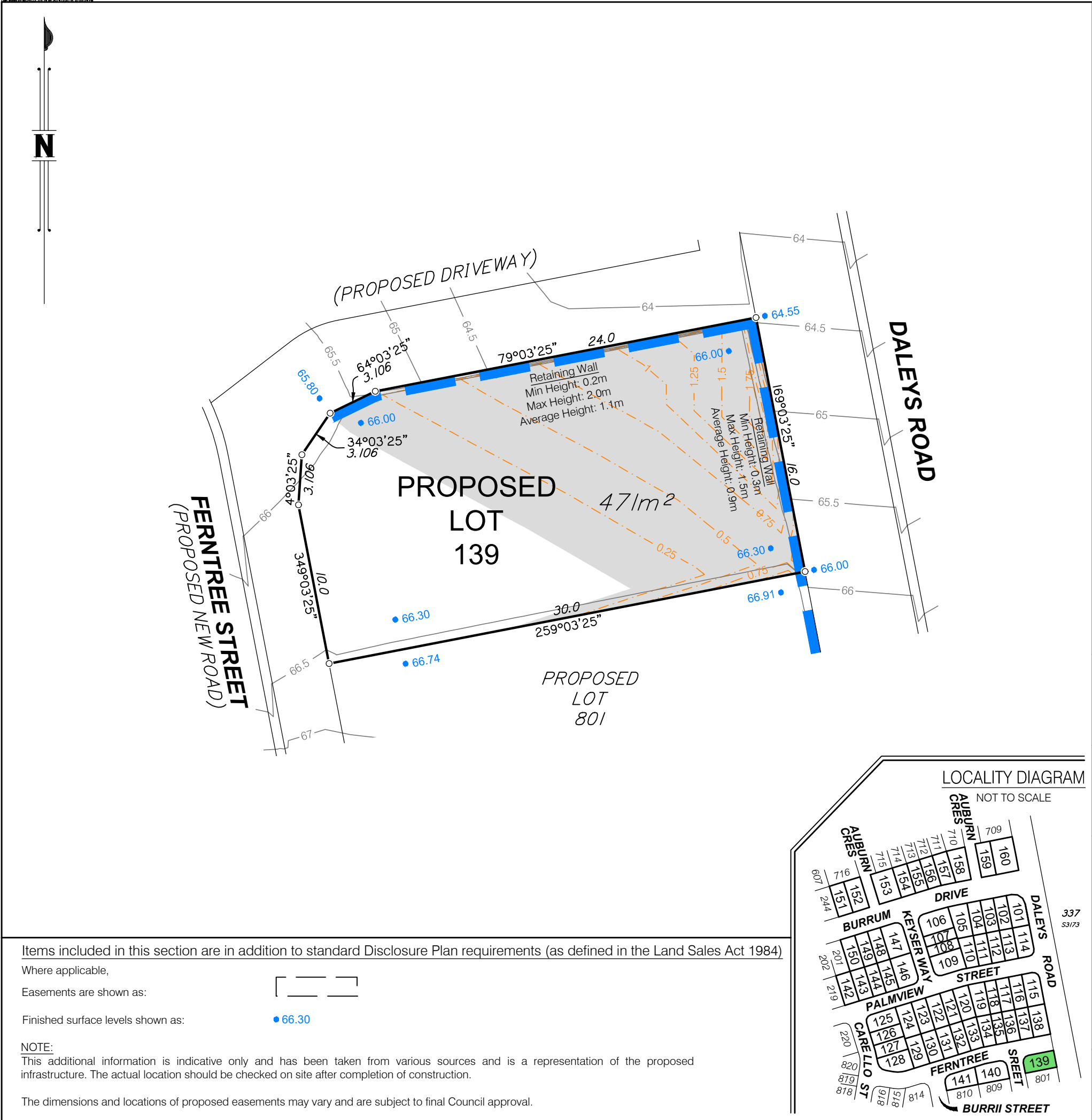
p: (07) 3842 1000
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 054 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 139

This plan shows:

Details of Proposed Lot 139 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.8m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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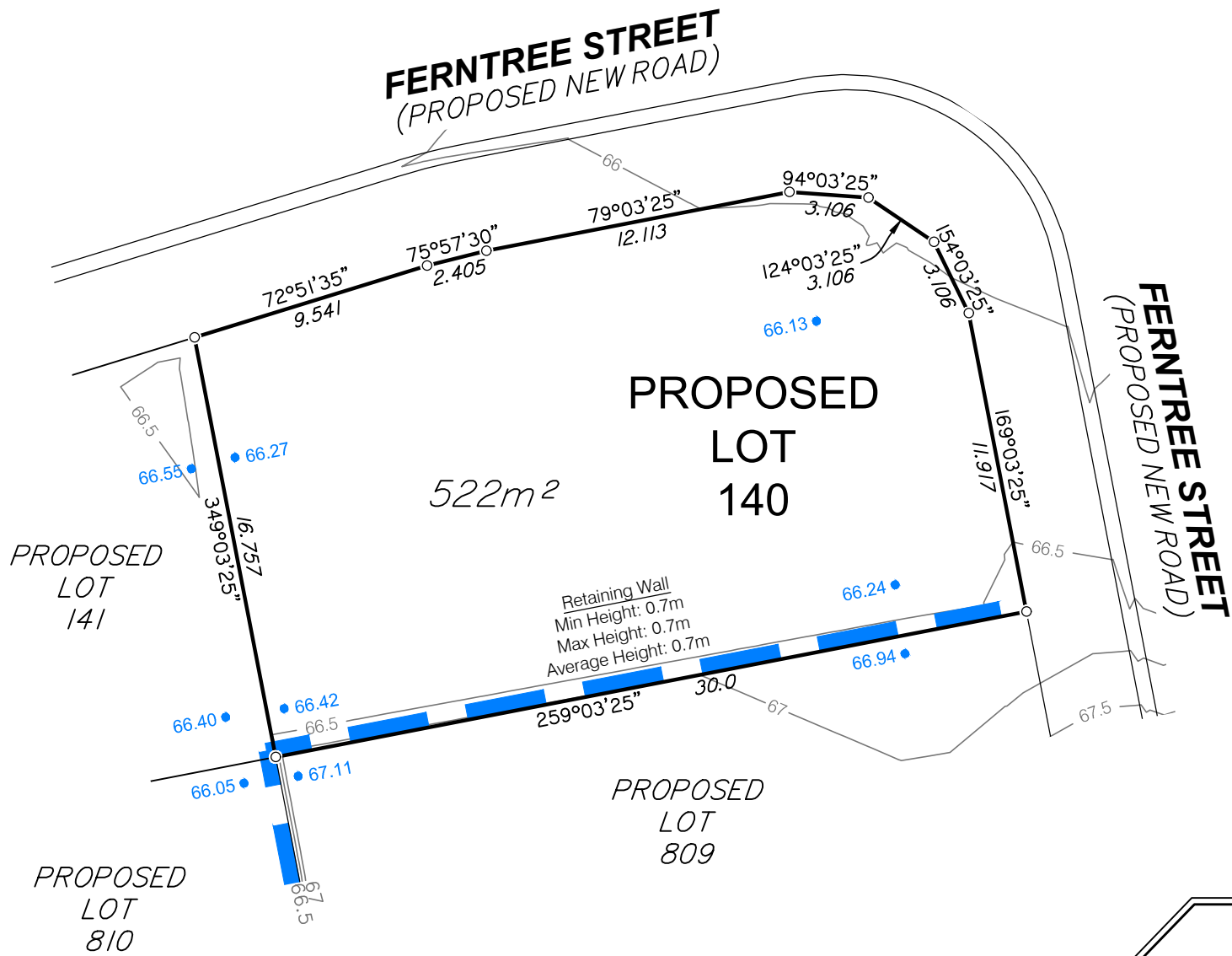


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DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 055 - 1

PEAK URBAN PTY LTD is a 50/50 JV of PEAK URBAN PTY LTD and PEAK URBAN 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:

Finished surface levels 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 140

This plan shows:

Details of Proposed Lot 140 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m,
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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



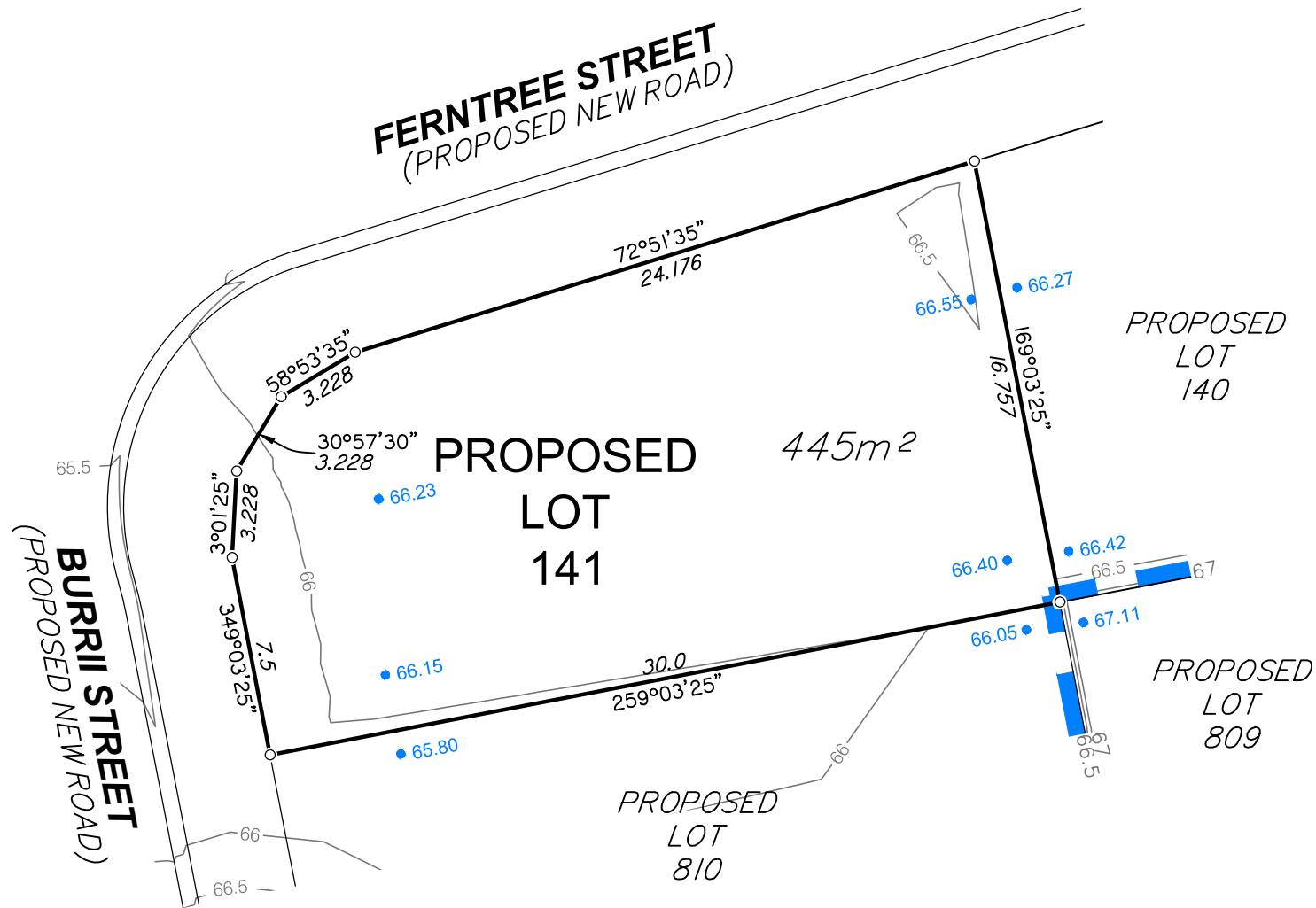
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SCALE 1:250 @ A3

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COMPUTER FILE		BRSS5365-O01-16-1	
SCALE		1:250 @ A3	
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CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

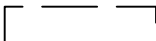
UDN
BRSS5365-O01- 056 - 1



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:



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 141

This plan shows:

Details of Proposed Lot 141 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: — 48.5 —

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

**LANDPARTNERS**
built environment consultants

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18 Little Cribb Street,
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Milton Qld 4064

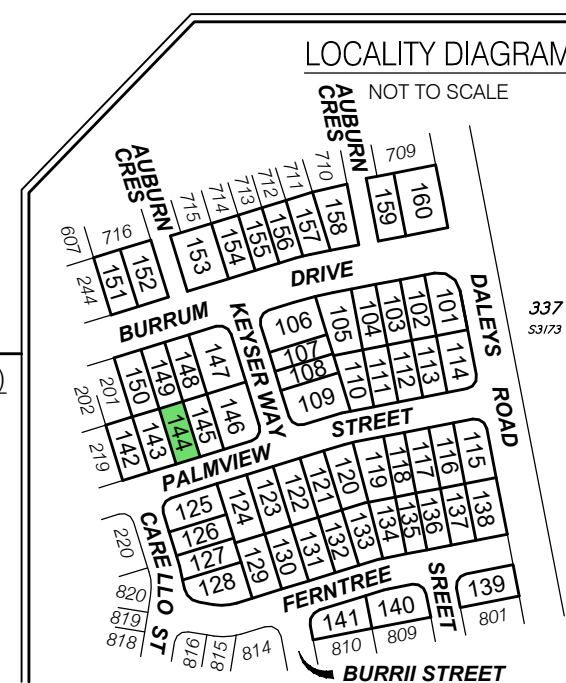
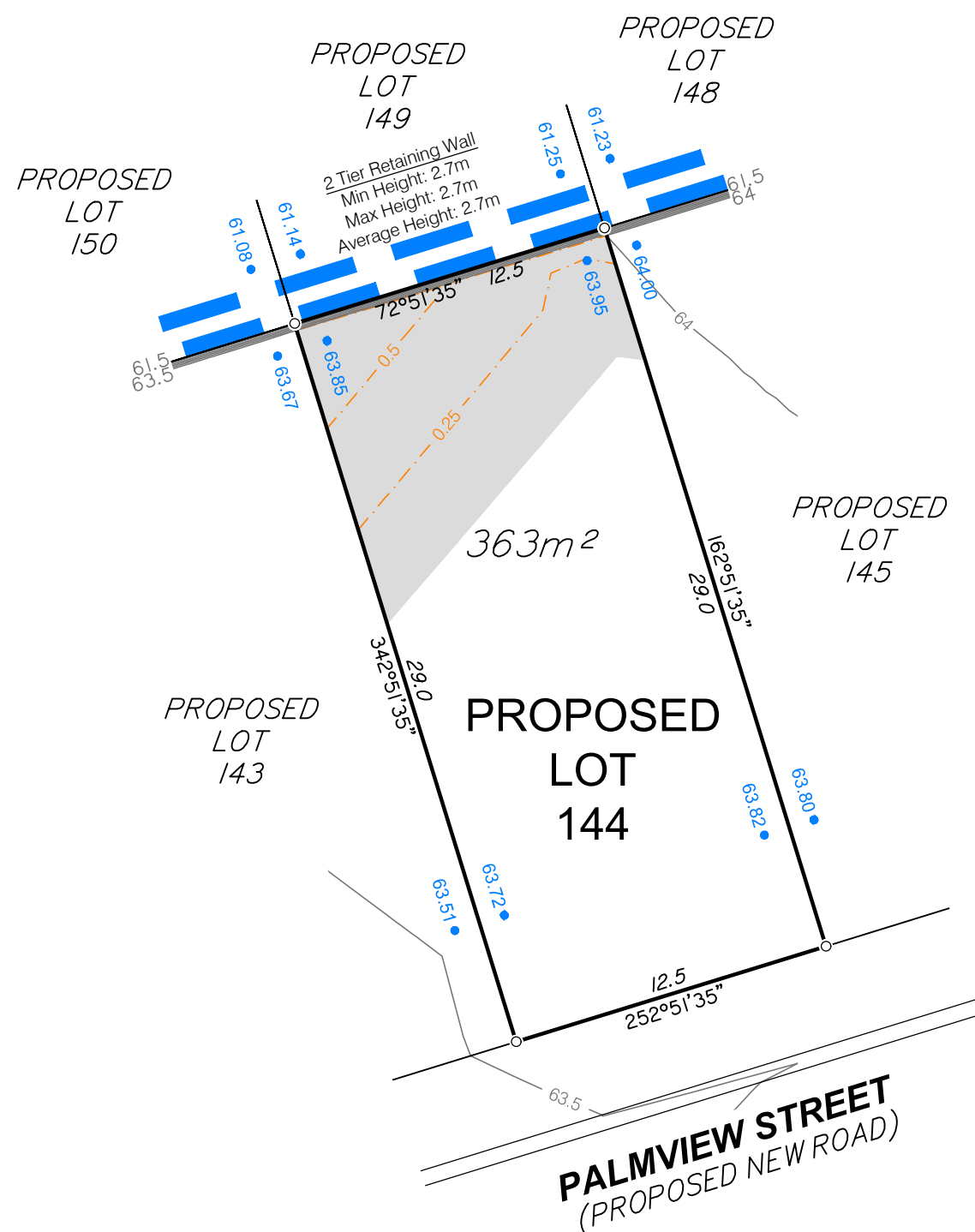
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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 057 - 1



Where applicable,
Easements are shown as:

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.

This plan shows:

Details of Proposed Lot 144 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.7m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AUROLA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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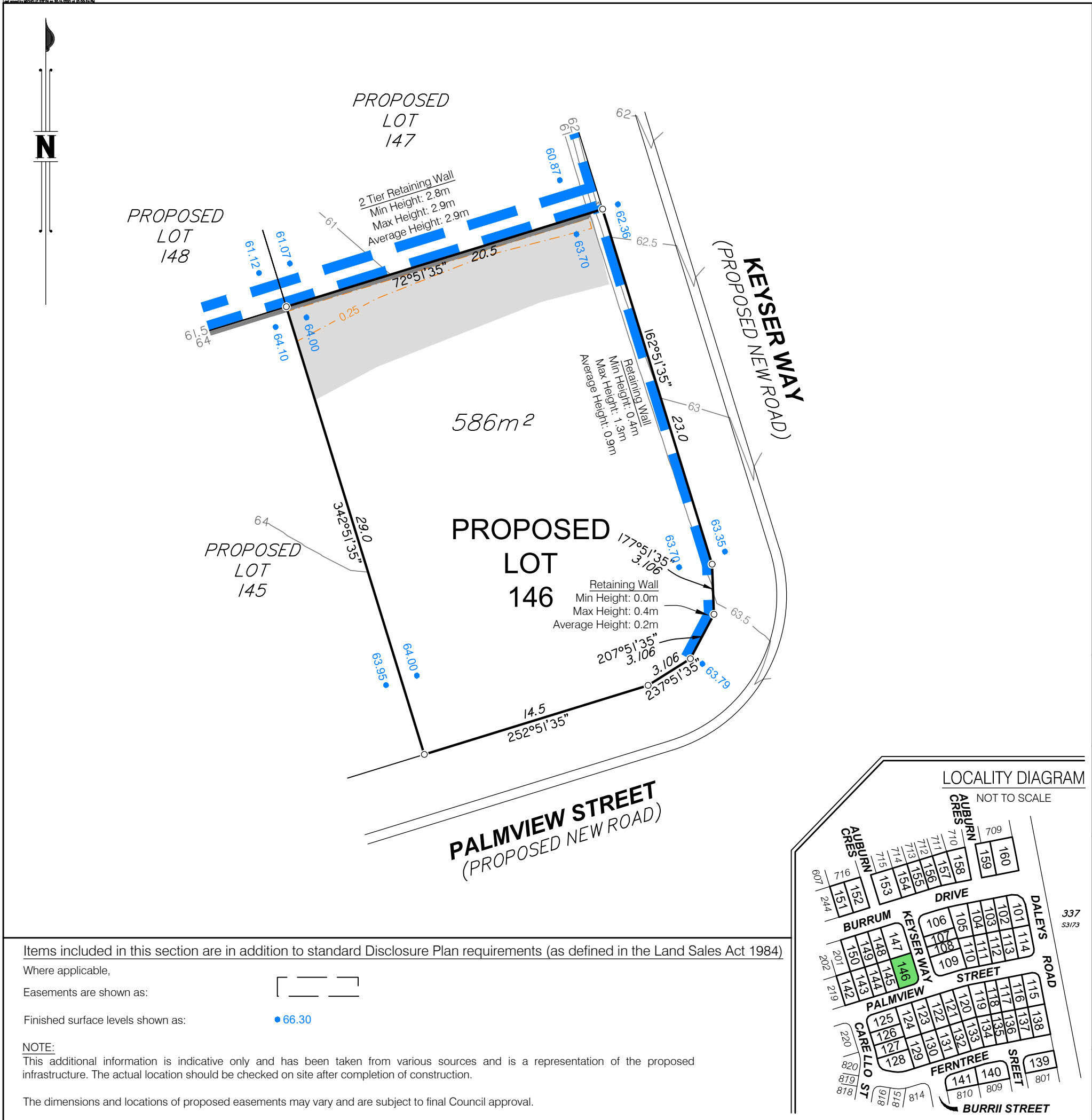
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-001-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG A	DATE	30/04/2021



SCALE 1:250 @ A3

UDN
BRSS5365-001- 060 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 146

This plan shows:

Details of Proposed Lot 146 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



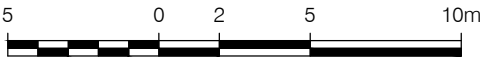
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

 **LANDPARTNERS**
built environment consultants

Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
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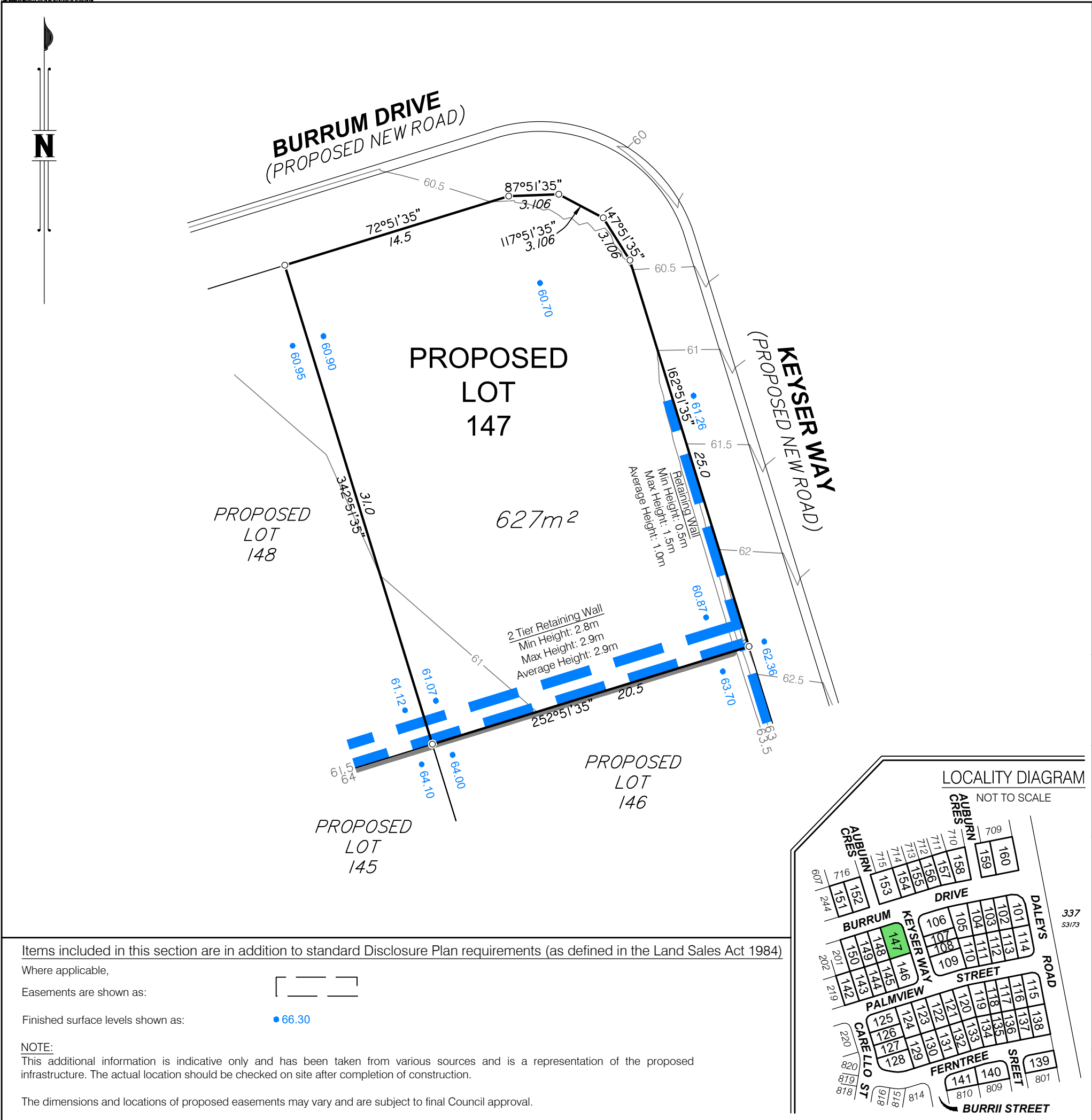
p: (07) 3842 1000
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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 062 - 1



DISCLOSURE PLAN FOR PROPOSED LOT 147

This plan shows:

Details of Proposed Lot 147 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

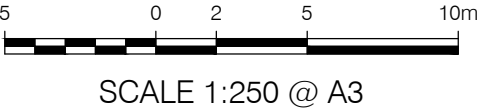
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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built environment consultants

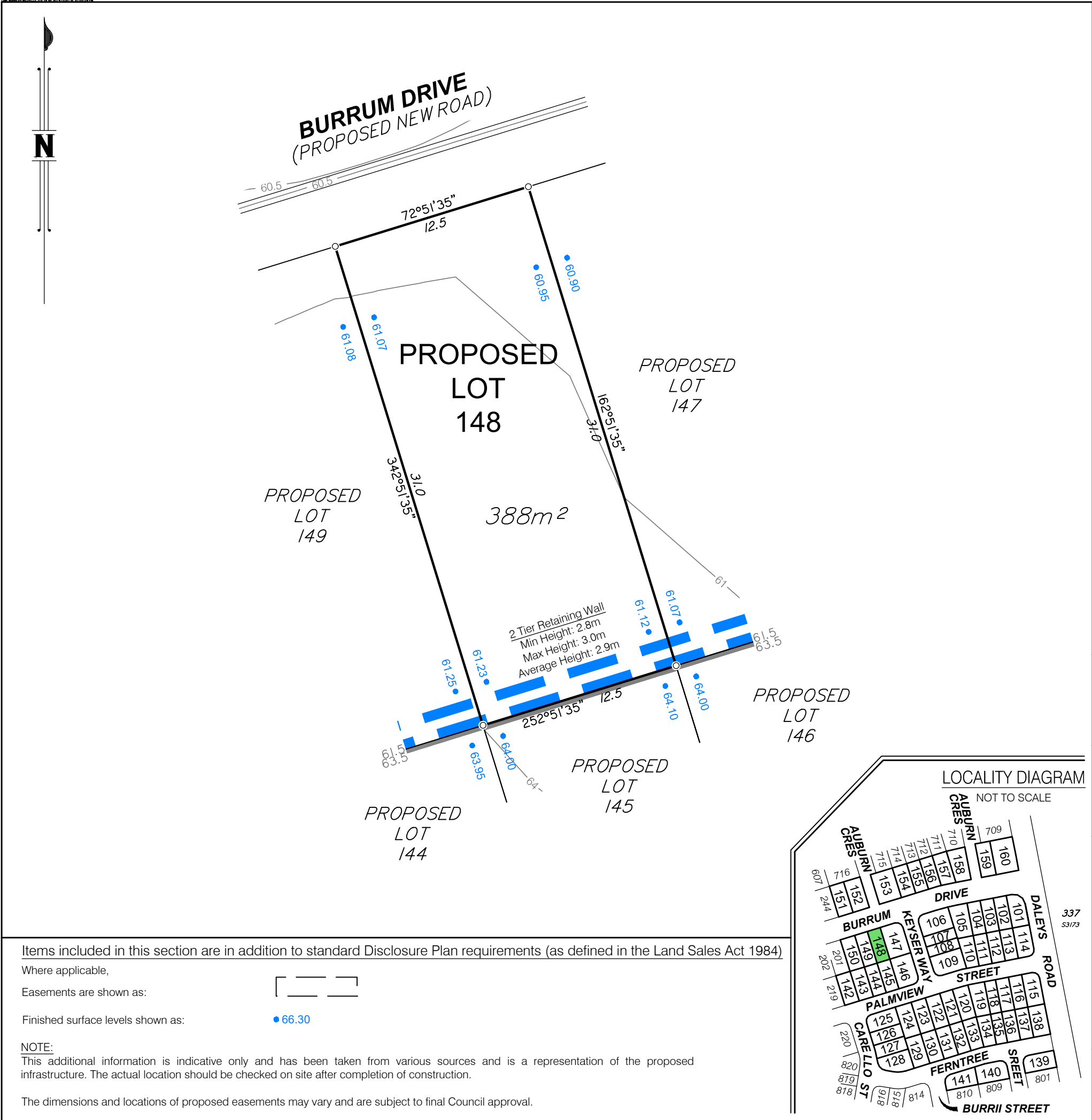
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bsi ISO 9001 Quality Management



LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN			
BRSS5365-O01- 063 - 1			




DISCLOSURE PLAN FOR PROPOSED LOT 148

This plan shows:

Details of Proposed Lot 148 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.


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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:



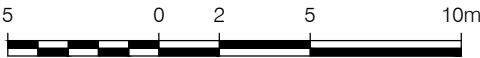
Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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SCALE 1:250 @ A3


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021

UDN
BRSS5365-O01- 064 - 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: 

Finished surface levels shown as: 

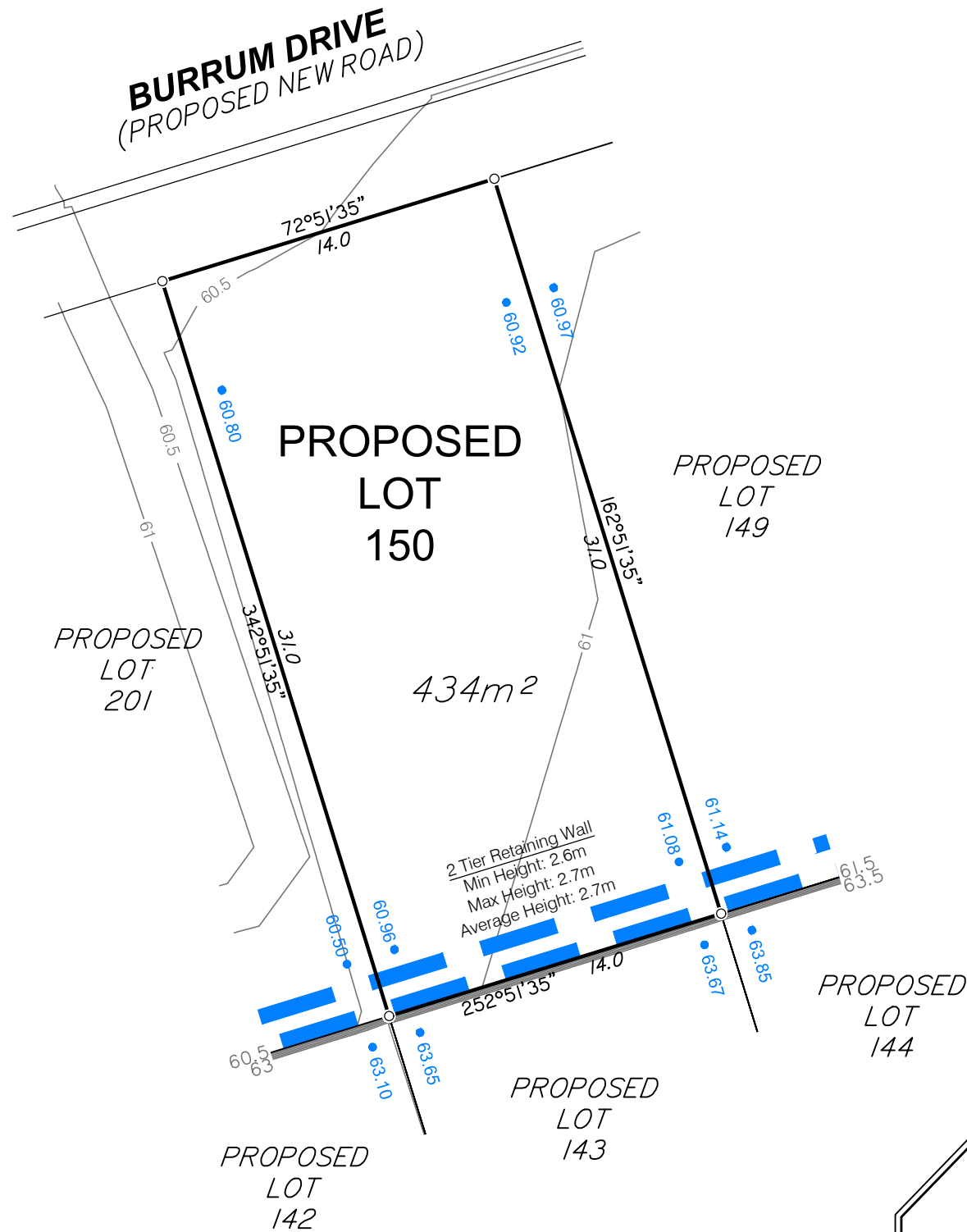
NOTE:

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.



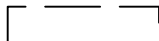
The dimensions and locations of proposed easements may vary and are subject to final Council approval.



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

Where applicable,

Easements are shown as:



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 150

This plan shows:

Details of Proposed Lot 150 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.5m, shown as: — 48.5 —

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

**LANDPARTNERS**
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Milton Qld 4064

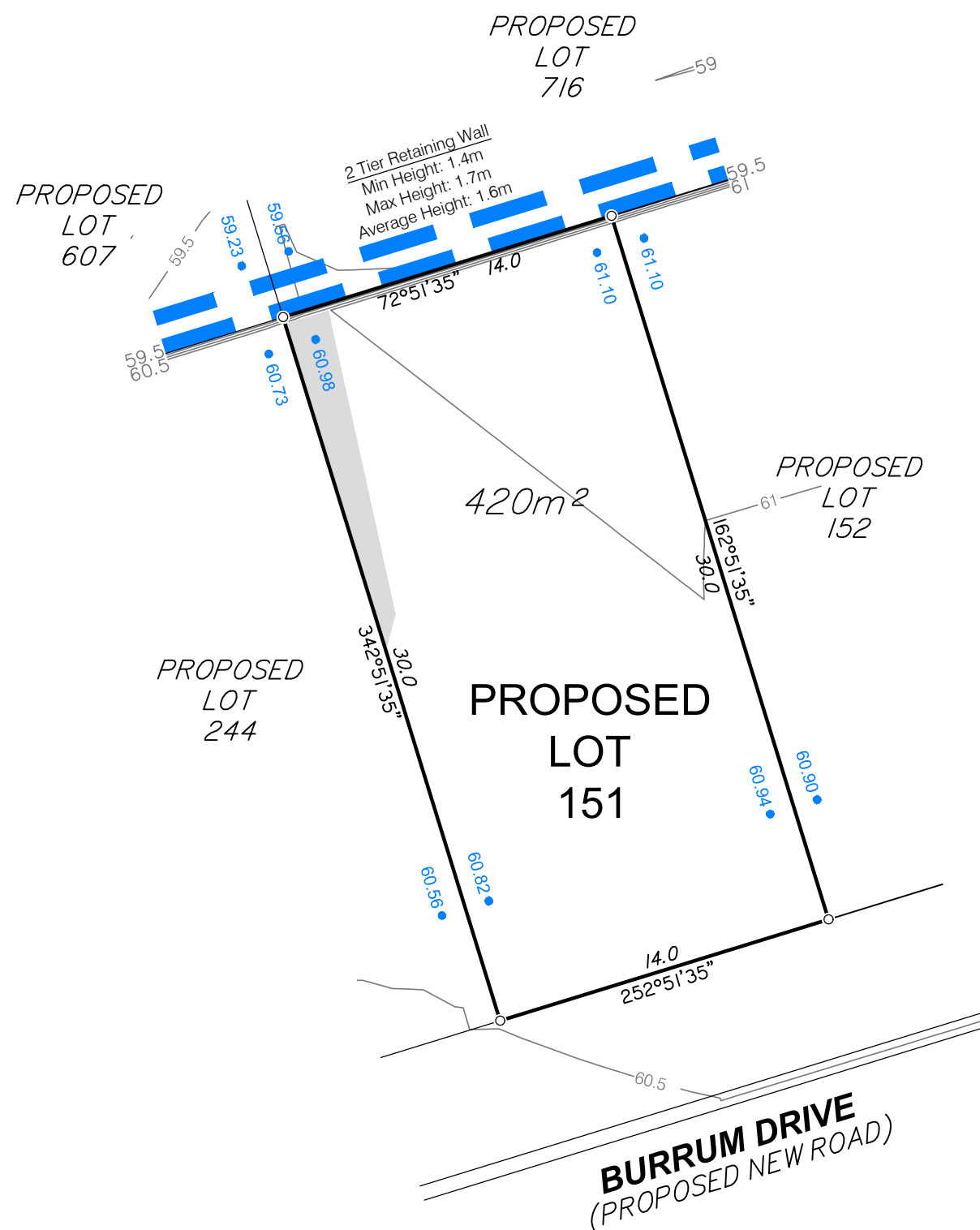
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SCALE 1:250 @ A3

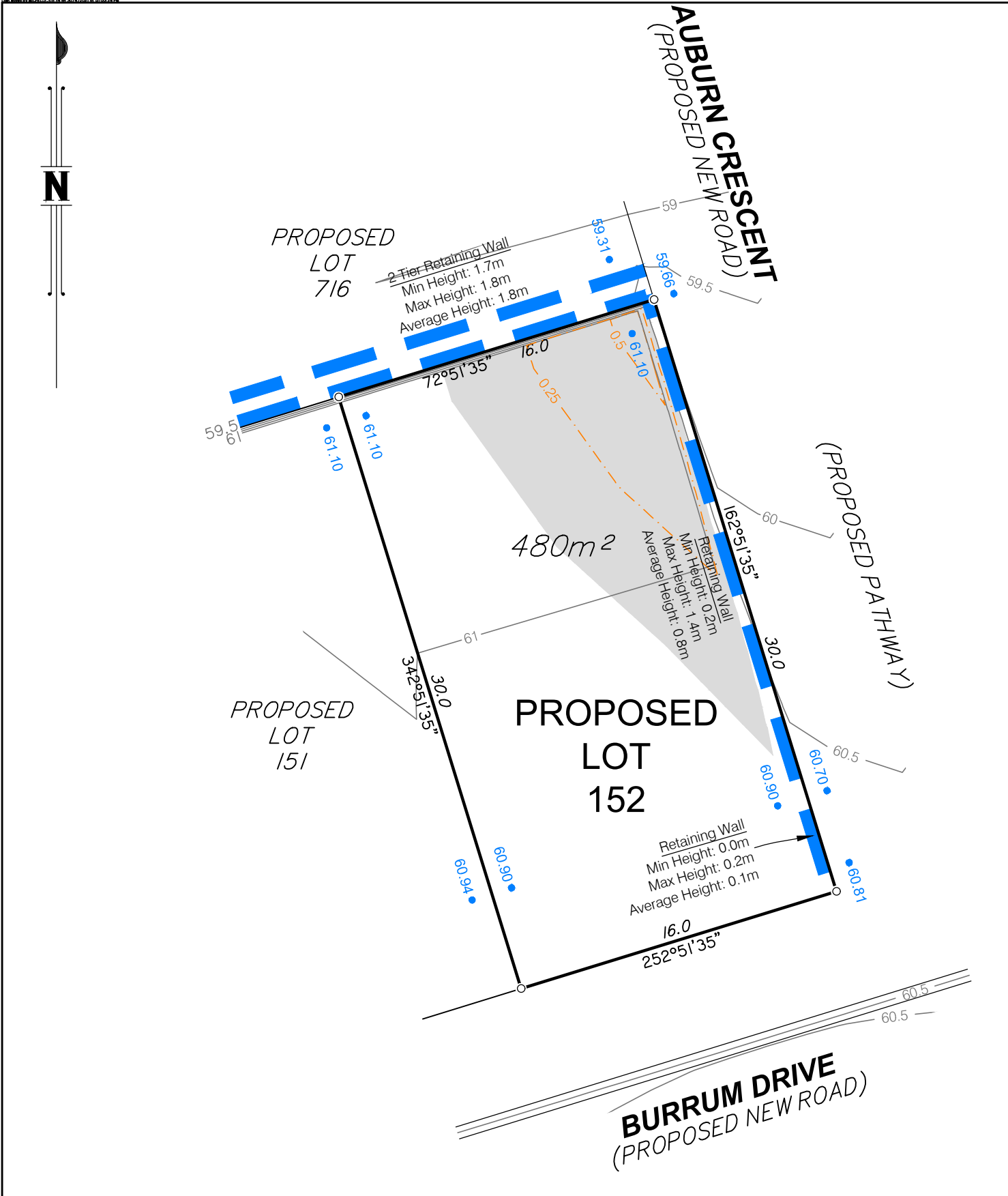
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DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021

UDN
BRSS5365-O01- 066 - 1



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

SCALE 1:250 @ A3



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

Where applicable,
Easements are shown as:

Finished surface levels 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 152

This plan shows:
Details of Proposed Lot 152 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.6m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
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DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN			
BRSS5365-O01- 068 - 1			



Where applicable,

Easements are shown as:

Finished surface levels 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.

This plan shows:

Details of Proposed Lot 153 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.8m.

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 0.5m, shown as: —48.5—

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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AUORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



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A horizontal scale bar with markings at 5, 0, 2, 5, and 10m.

SCALE 1:250 @ A3

LEVEL DATUM	AHD
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LEVEL ORIGIN	PSM58055 RL37.563
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COMPUTER FILE | BRSS5365-O01-16-1

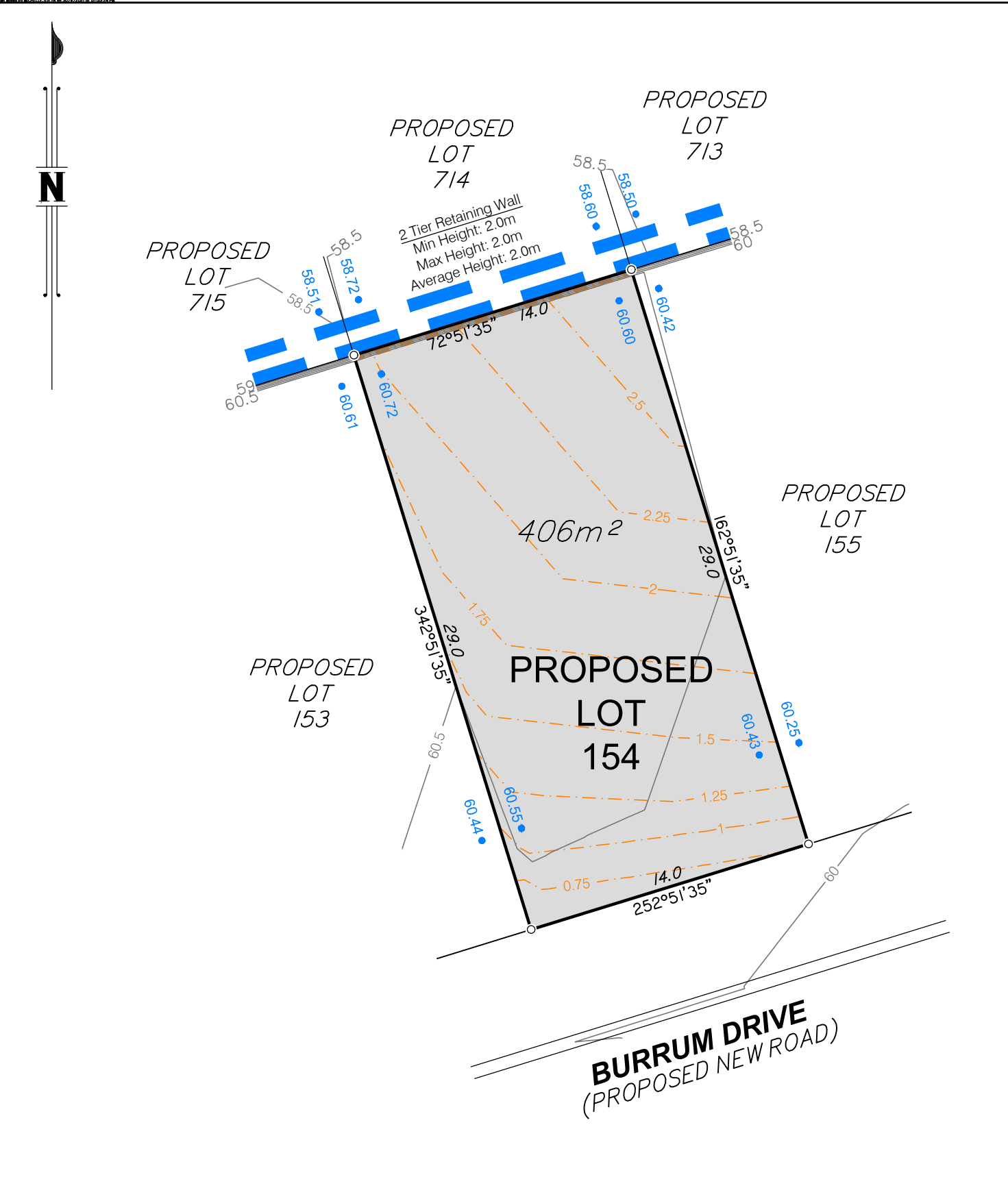
SCALE	1:250 @ A3
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DRAWN MIS DATE 30/04/2021

CHECKED	SHL	DATE	30/04/2021
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APPROVED RGA DATE 30/04/2021

UDN
BRSS5365-001- 069 - 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:

Finished surface levels 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 154

This plan shows:

Details of Proposed Lot 154 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 2.7m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

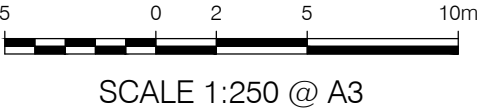
AURORA
RIPLEY
STAGE 1

Client:

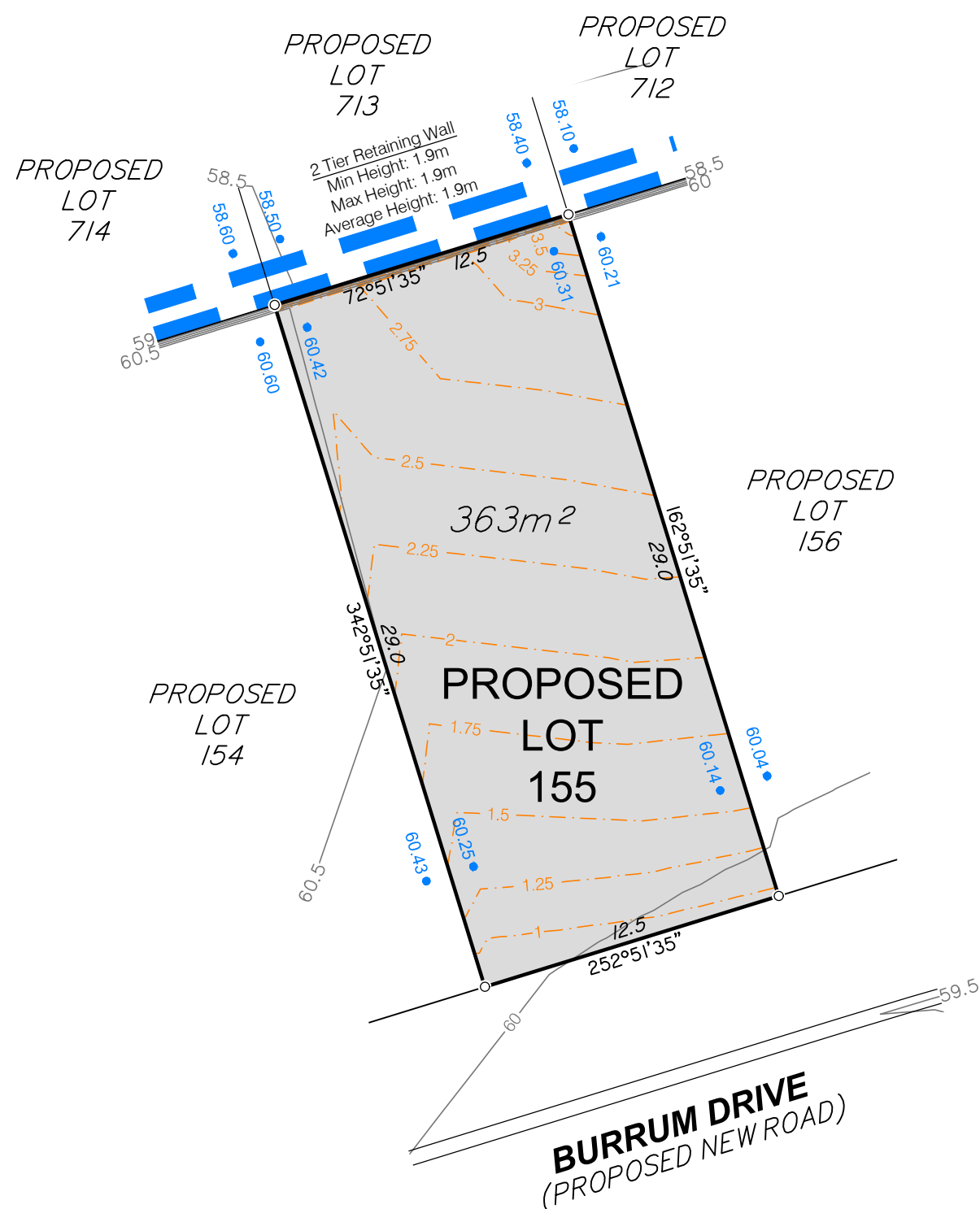
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RGA	DATE	30/04/2021
UDN			
BRSS5365-O01- 070 - 1			

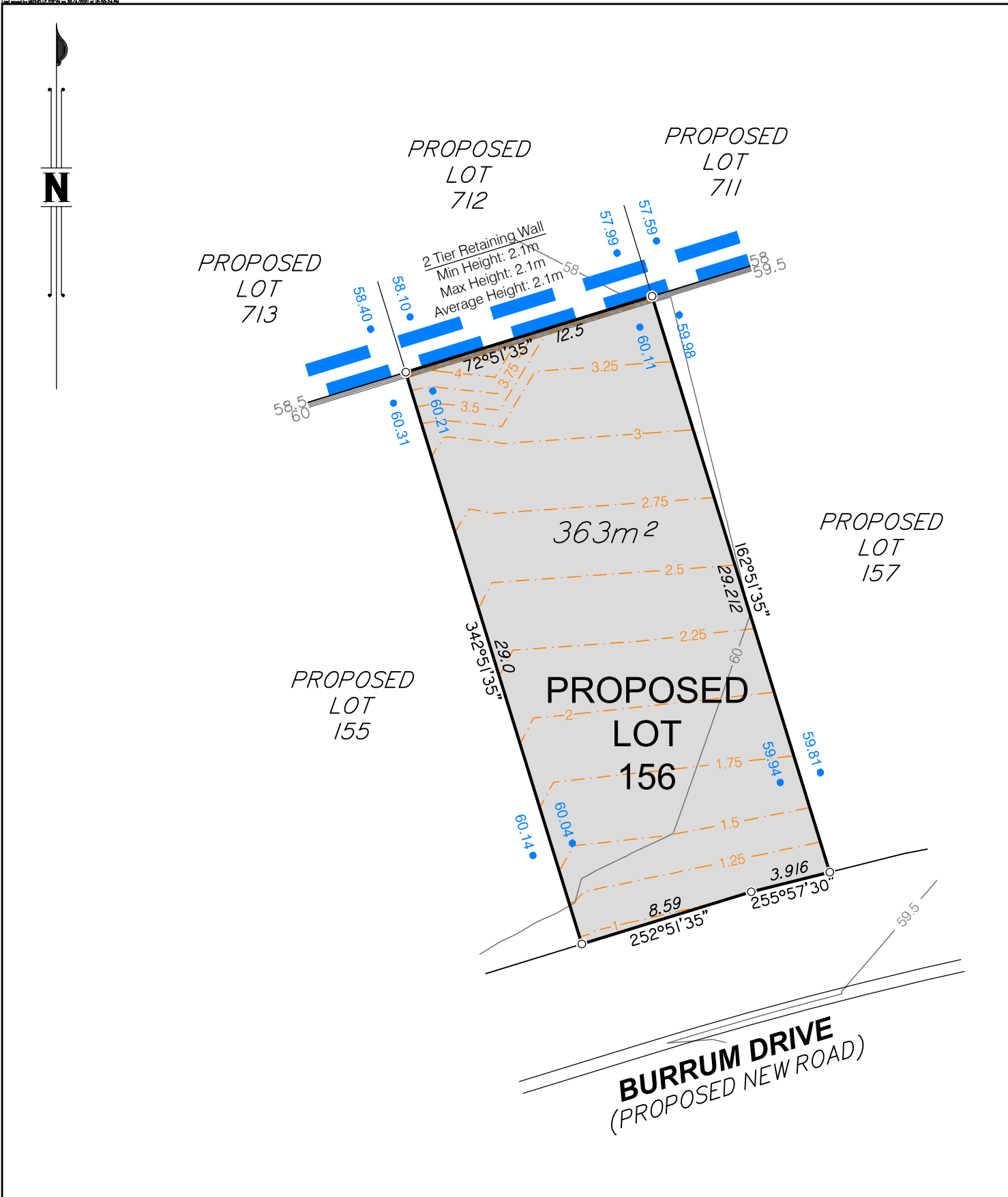


The dimensions and locations of proposed easements may vary and are subject to final Council approval.



SCALE 1:250 @ A3

UDN
BRSS5365-001- 071 - 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:

Finished surface levels 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 156

This plan shows:

Details of Proposed Lot 156 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 1.1m to 4.4m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

LandPartners
built environment consultants

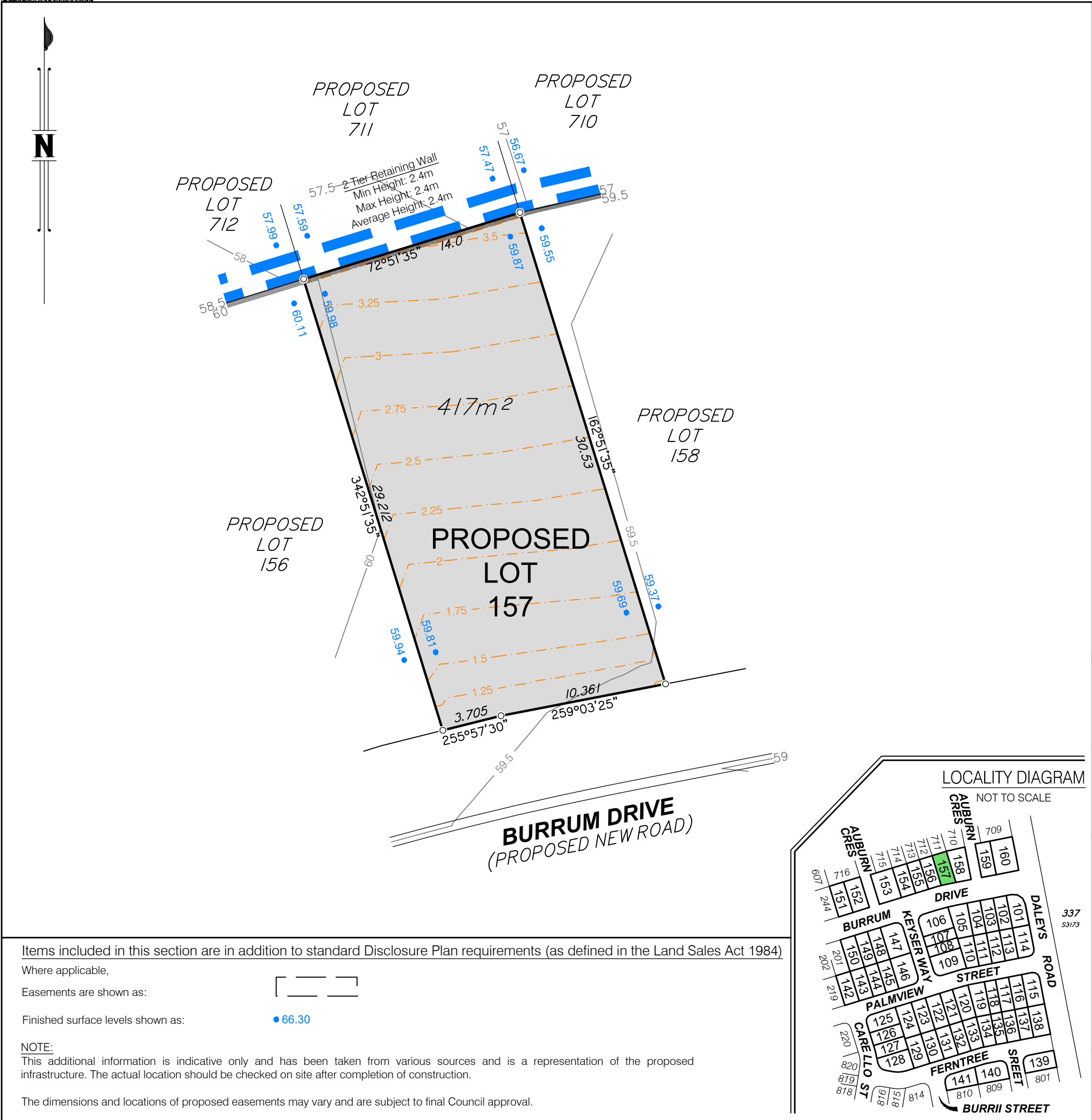
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 072 - 1		

5 0 2 5 10m

SCALE 1:250 @ A3



DISCLOSURE PLAN FOR PROPOSED LOT 157

This plan shows:

Details of Proposed Lot 157 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.


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 1.0m to 3.6m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD




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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 073 - 1		





5 0 2 5 10m

SCALE 1:250 @ A3

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

Where applicable,

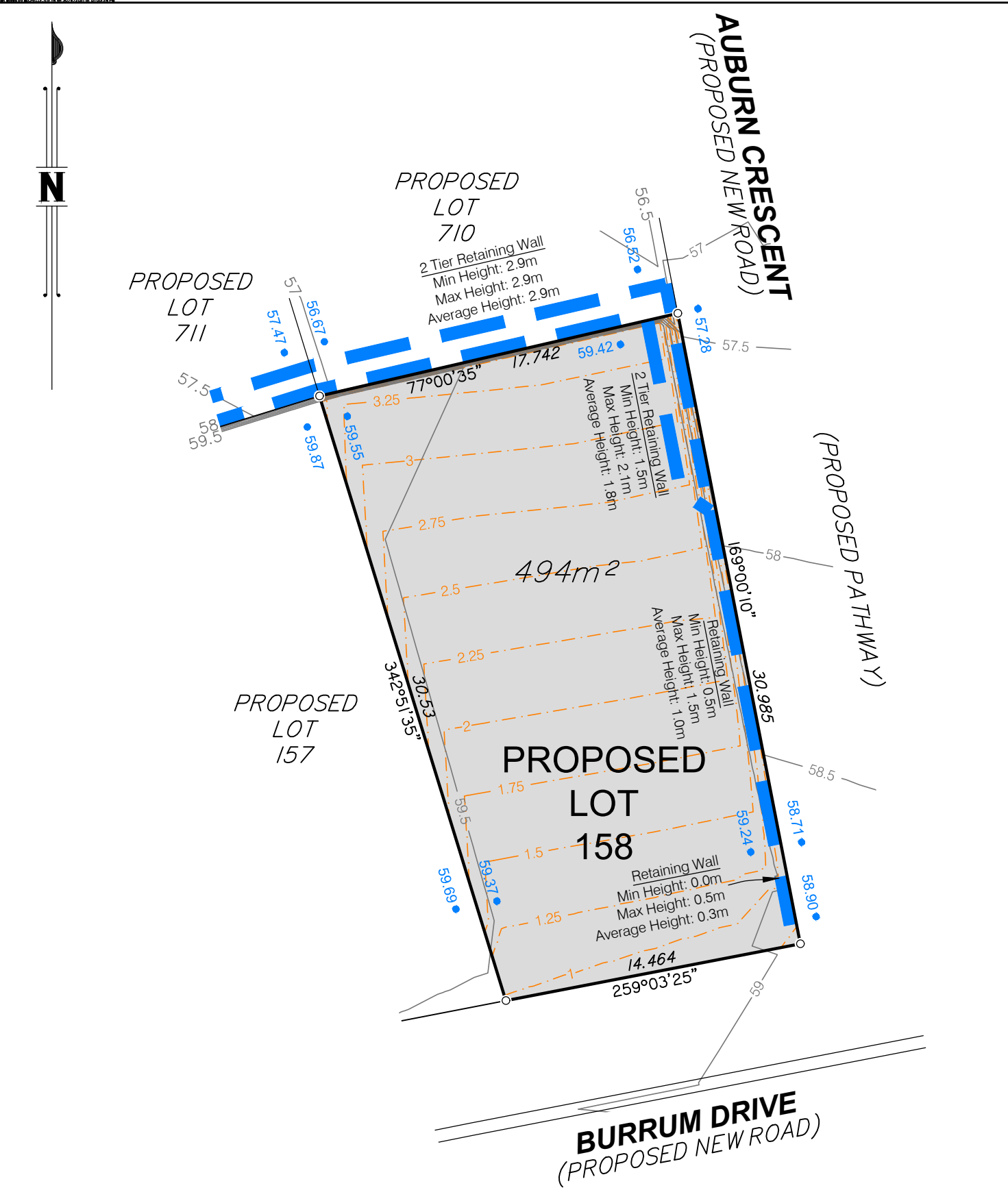
Easements are shown as: 

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,

Easements are shown as:

Finished surface levels 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 158

This plan shows:

Details of Proposed Lot 158 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.8m to 3.6m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.


Project:



AURORA
RIPLEY
STAGE 1

Client:


ORCHARD (DALEYS) DEVELOPMENTS PTY LTD




LANDPARTNERS
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Milton Qld 4064

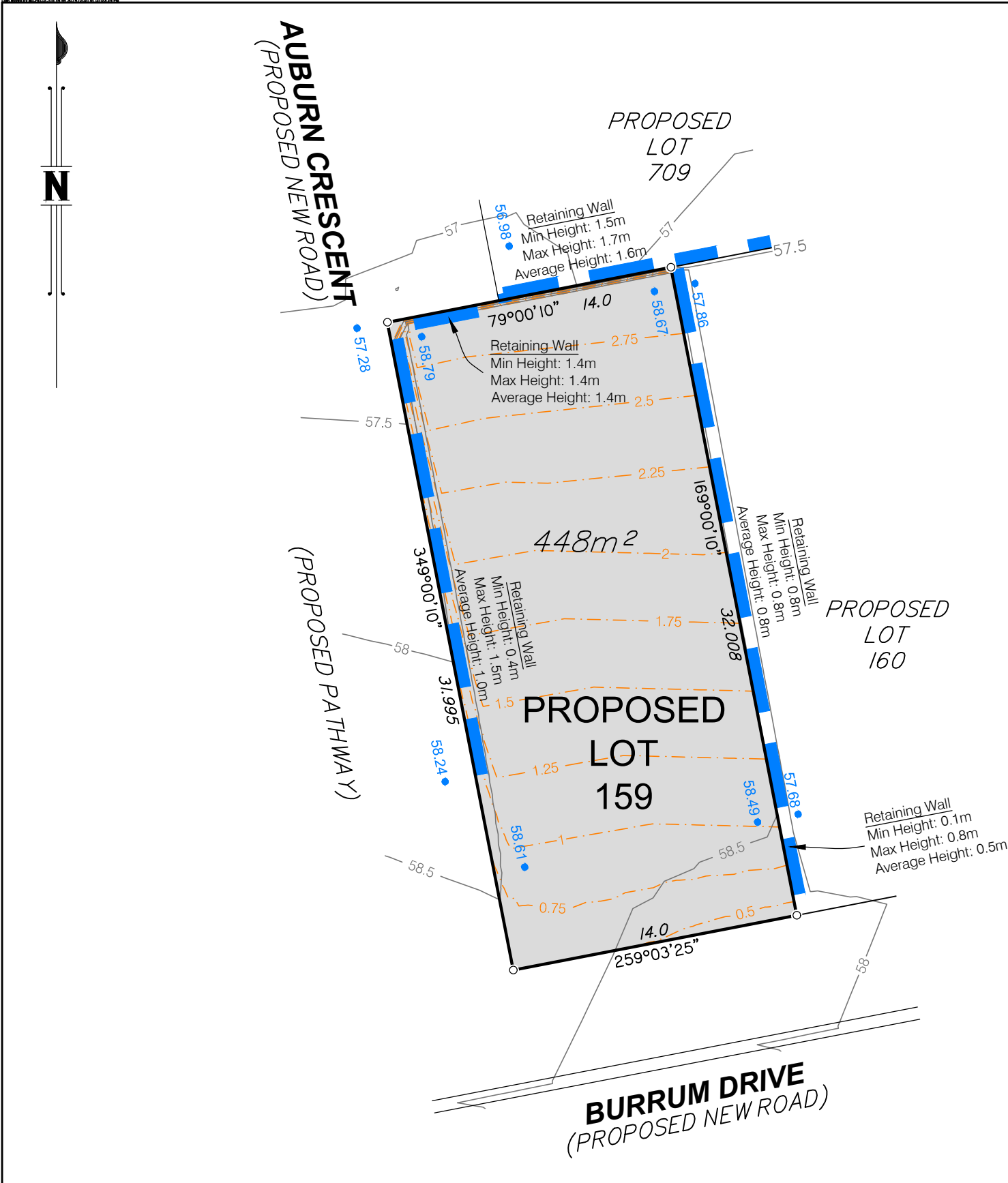
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN	BRSS5365-O01- 074 - 1		



SCALE 1:250 @ A3



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

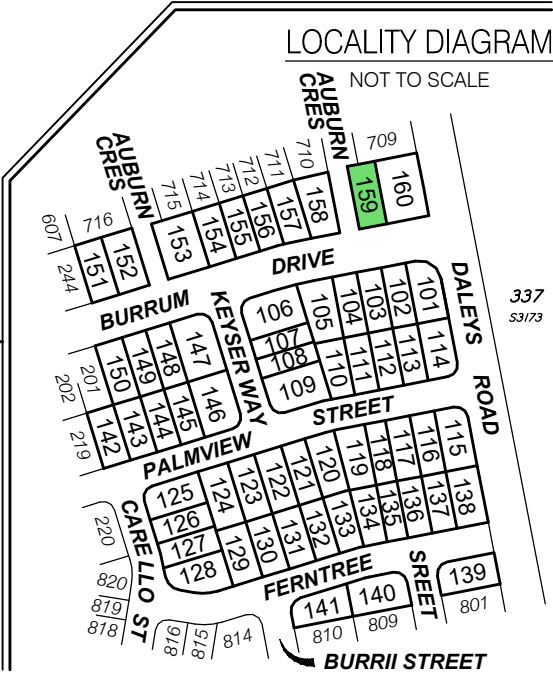
Where applicable,

Easements are shown as:

Finished surface levels 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 159

This plan shows:

Details of Proposed Lot 159 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. A further Minor Alteration to the Application Number 1546/2020/PDA was approved by Ipswich City Council on 29 January 2021 subject to conditions.

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 0.4m to 3.0m.

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 0.5m, 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 and fill areas shown hereon have been plotted from data supplied by Peak Urban on 27 April 2021.

Project:

AURORA
RIPLEY
STAGE 1

Client:

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O01-16-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	30/04/2021
CHECKED	SHL	DATE	30/04/2021
APPROVED	RG	DATE	30/04/2021
UDN			
BRSS5365-O01- 075 - 1			



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