

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 201

This plan shows:  
Details of Proposed Lot 201 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 2**

Client:

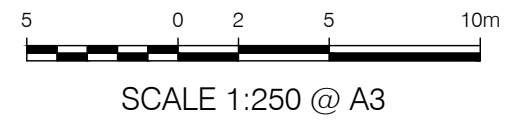
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LandPartners**  
built environment consultants

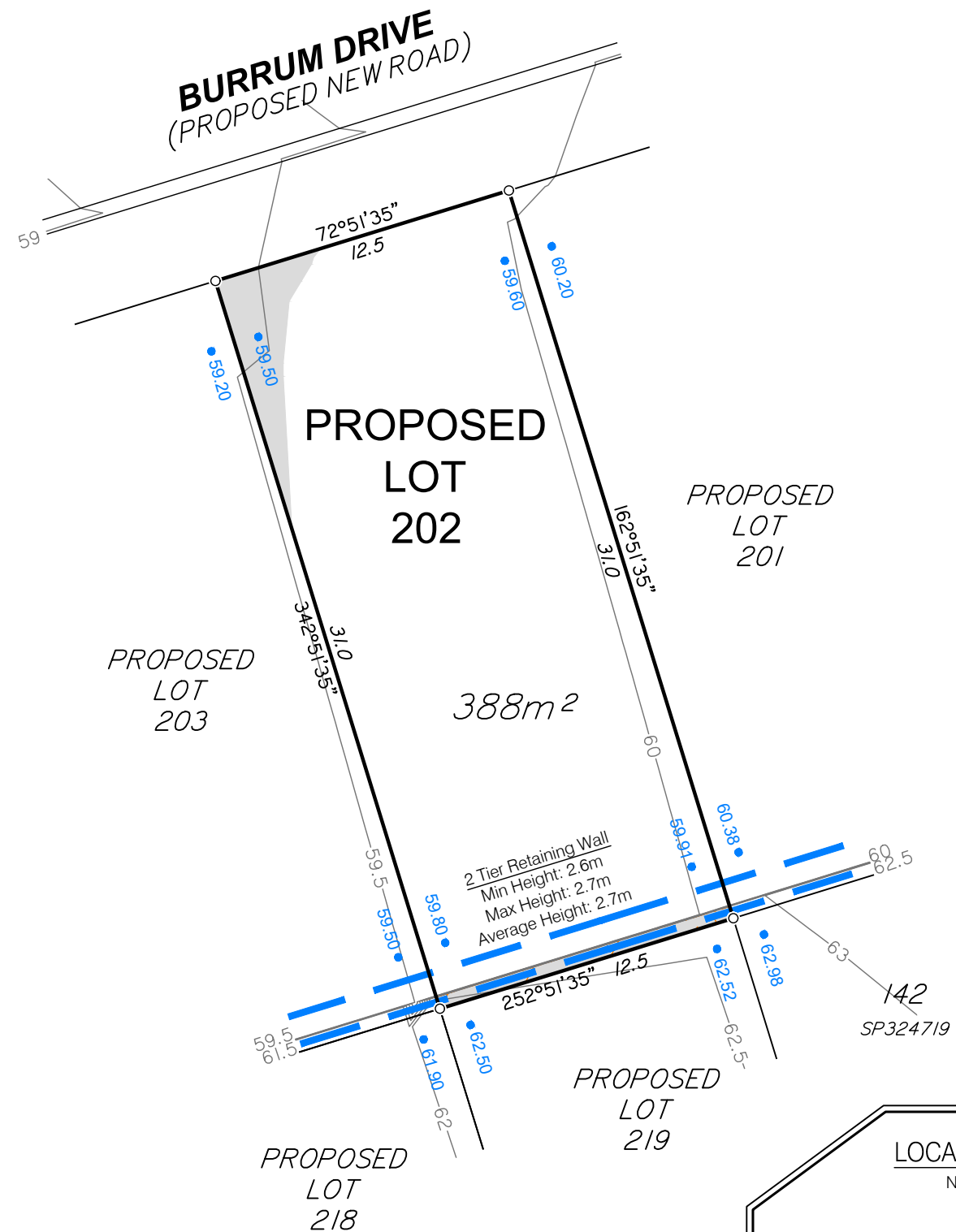
Brisbane Office  
Level 1  
18 Little Cribb Street,  
Milton Qld 4064  
PO Box 1399  
Milton Qld 4064

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

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02-005 - 1**



## DISCLOSURE PLAN FOR PROPOSED LOT 202

This plan shows:

Details of Proposed Lot 202 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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:

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS 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.

### LOCALITY DIAGRAM

NOT TO SCALE



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

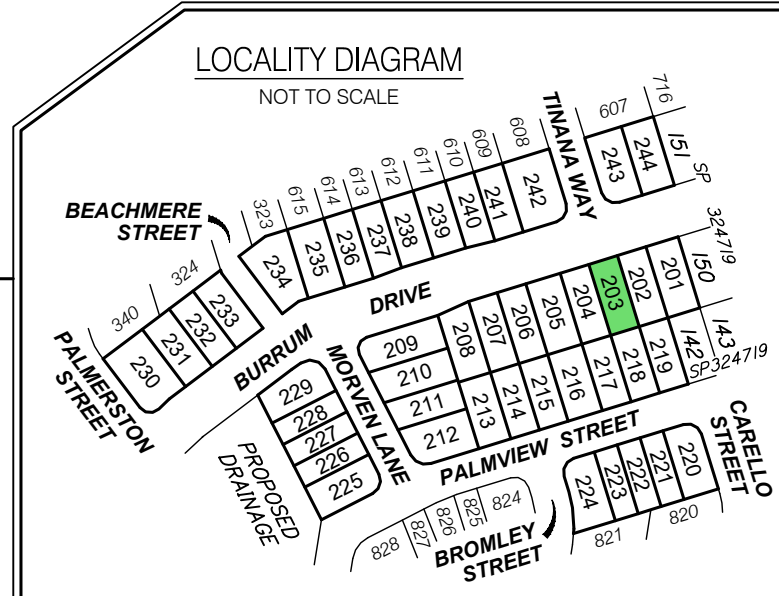
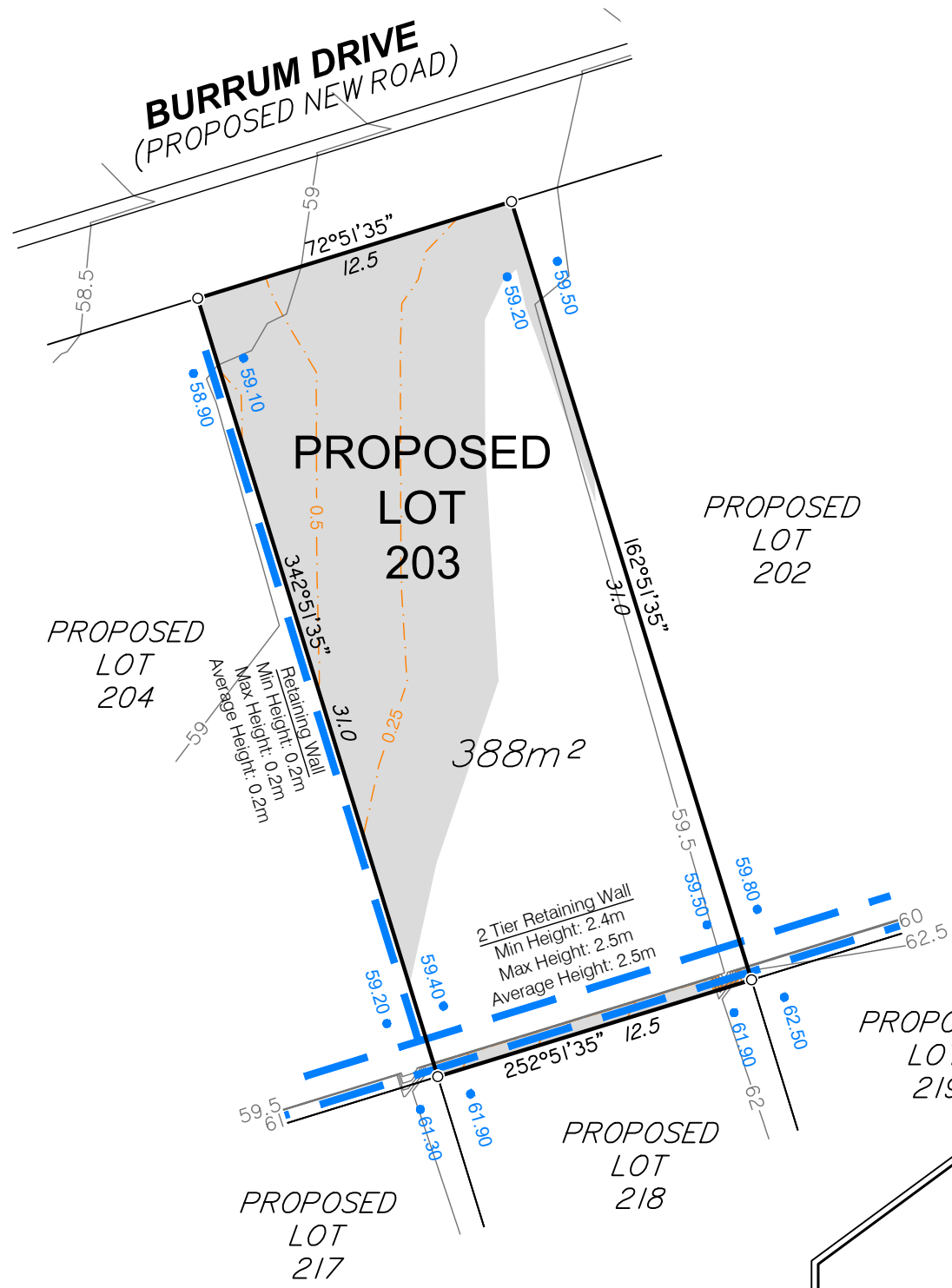
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 006 - 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 203

This plan shows:  
 Details of Proposed Lot 203 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 2.4m.  
 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 21/02/2022.

Project: **AURORA**  
 RIPLEY  
 STAGE 2

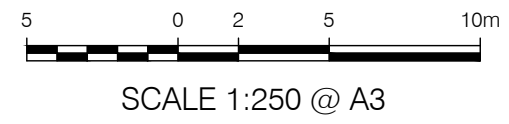
Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
 built environment consultants

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

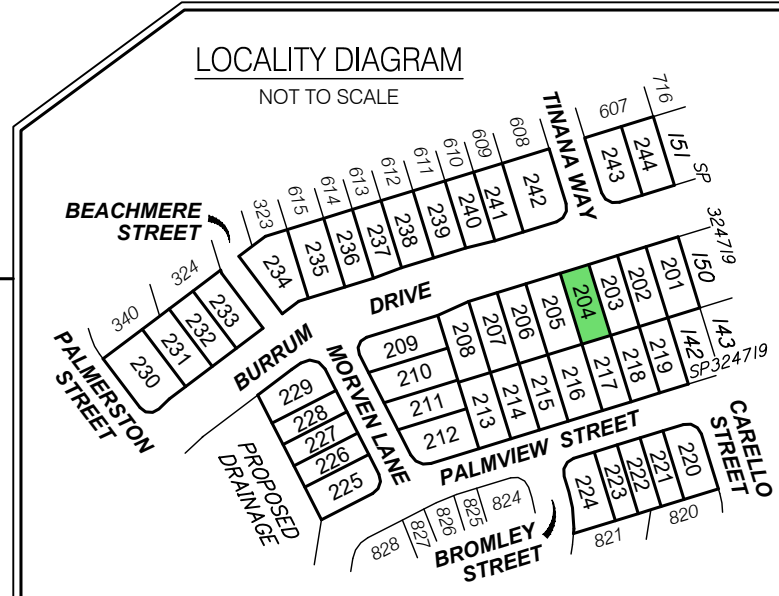
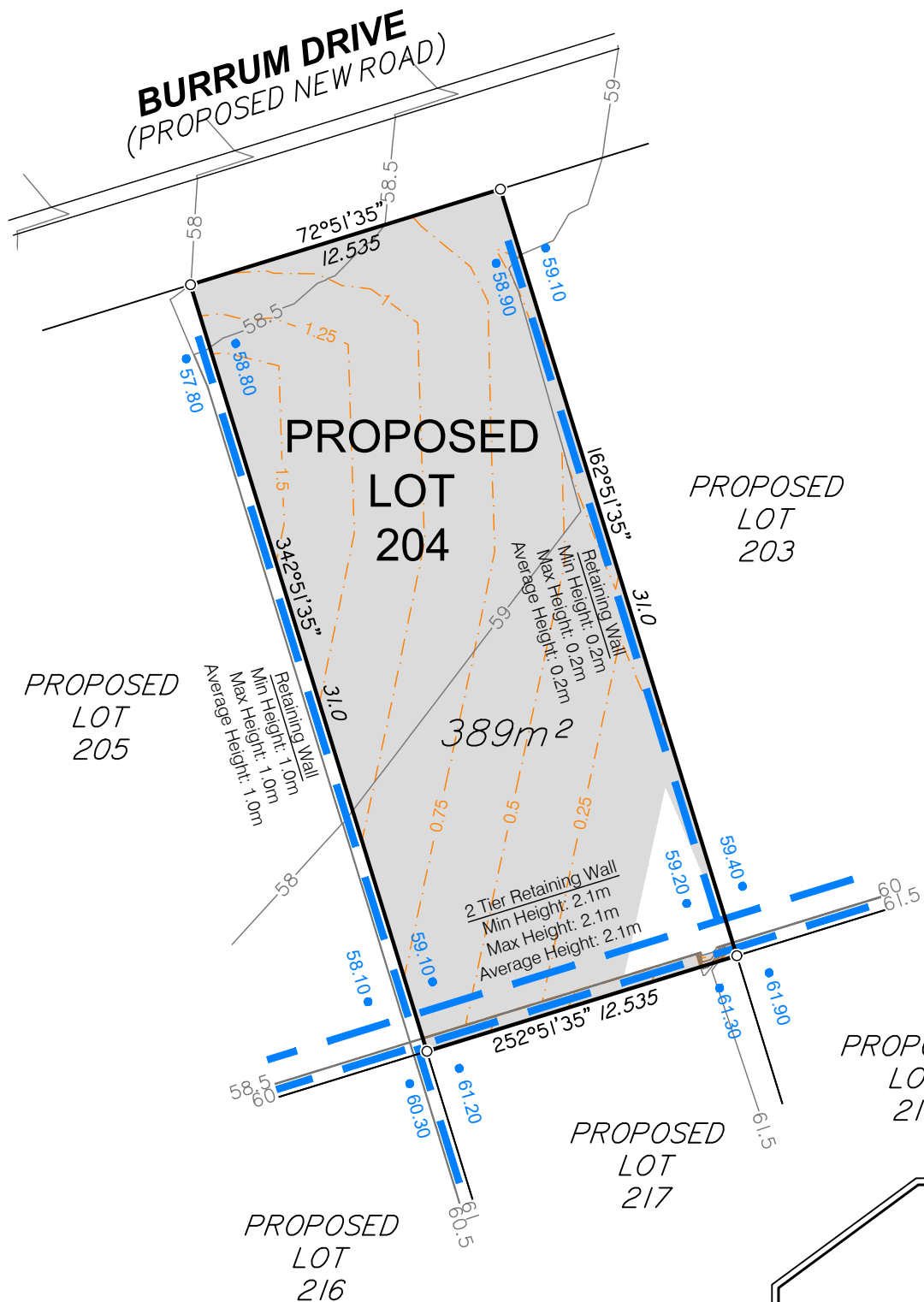
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02- 007 - 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 204

This plan shows:

Details of Proposed Lot 204 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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: 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 21/02/2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

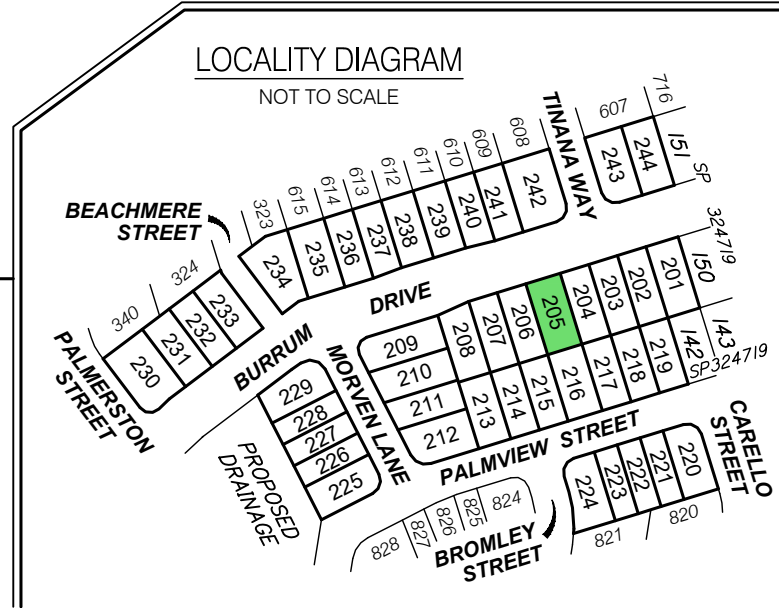
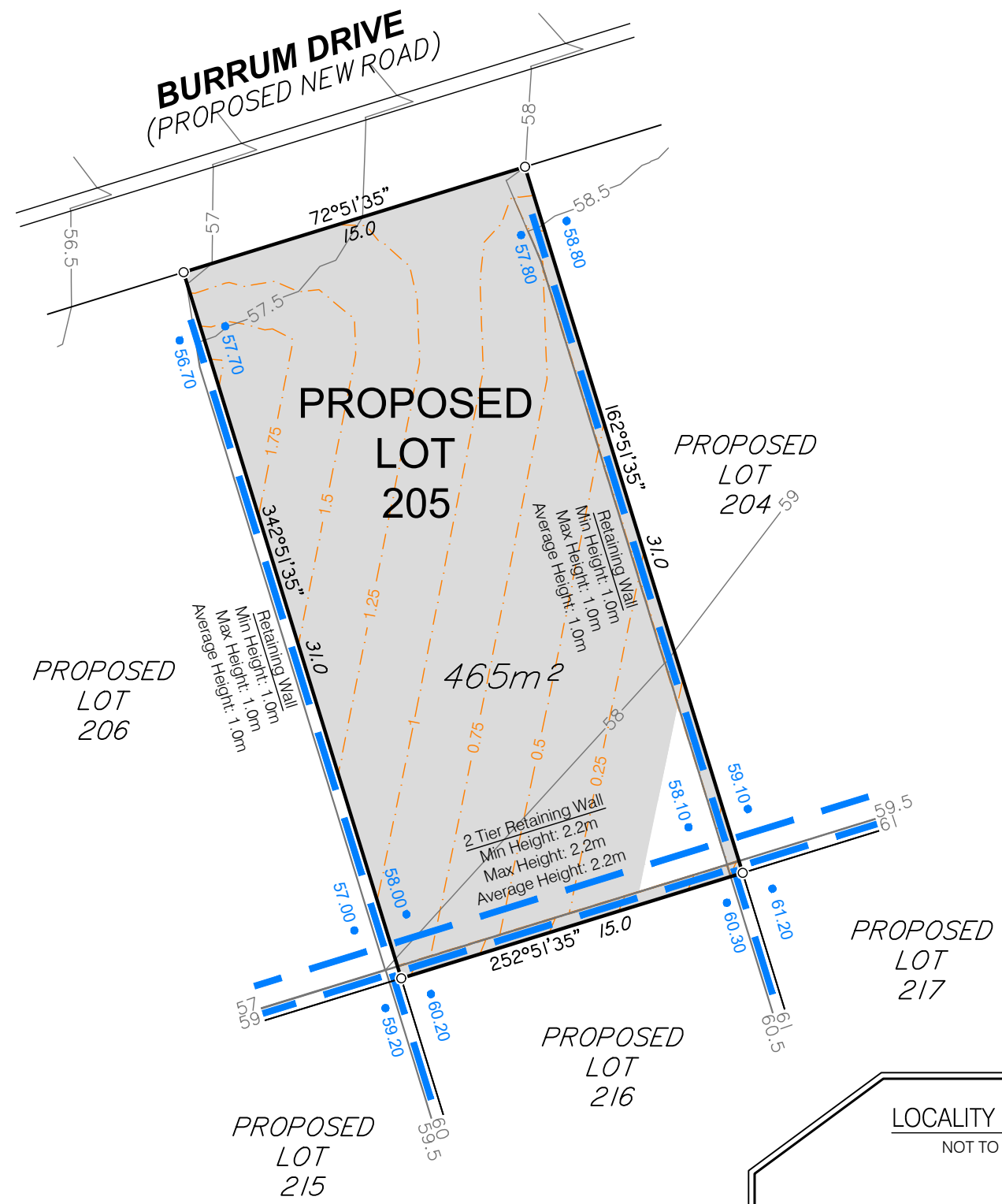
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au



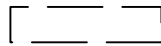

SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 008 - 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 205


This plan shows:  
 Details of Proposed Lot 205 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.1m.

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 21/02/2022.

Project:

# AURORA

RIPLEY  
STAGE 2

Client:

## ORCHARD (DALEYS) DEVELOPMENTS PTY LTD



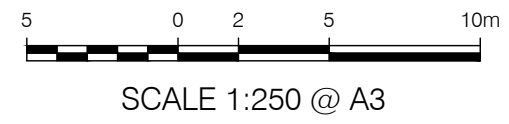
**LANDPARTNERS**  
built environment consultants

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

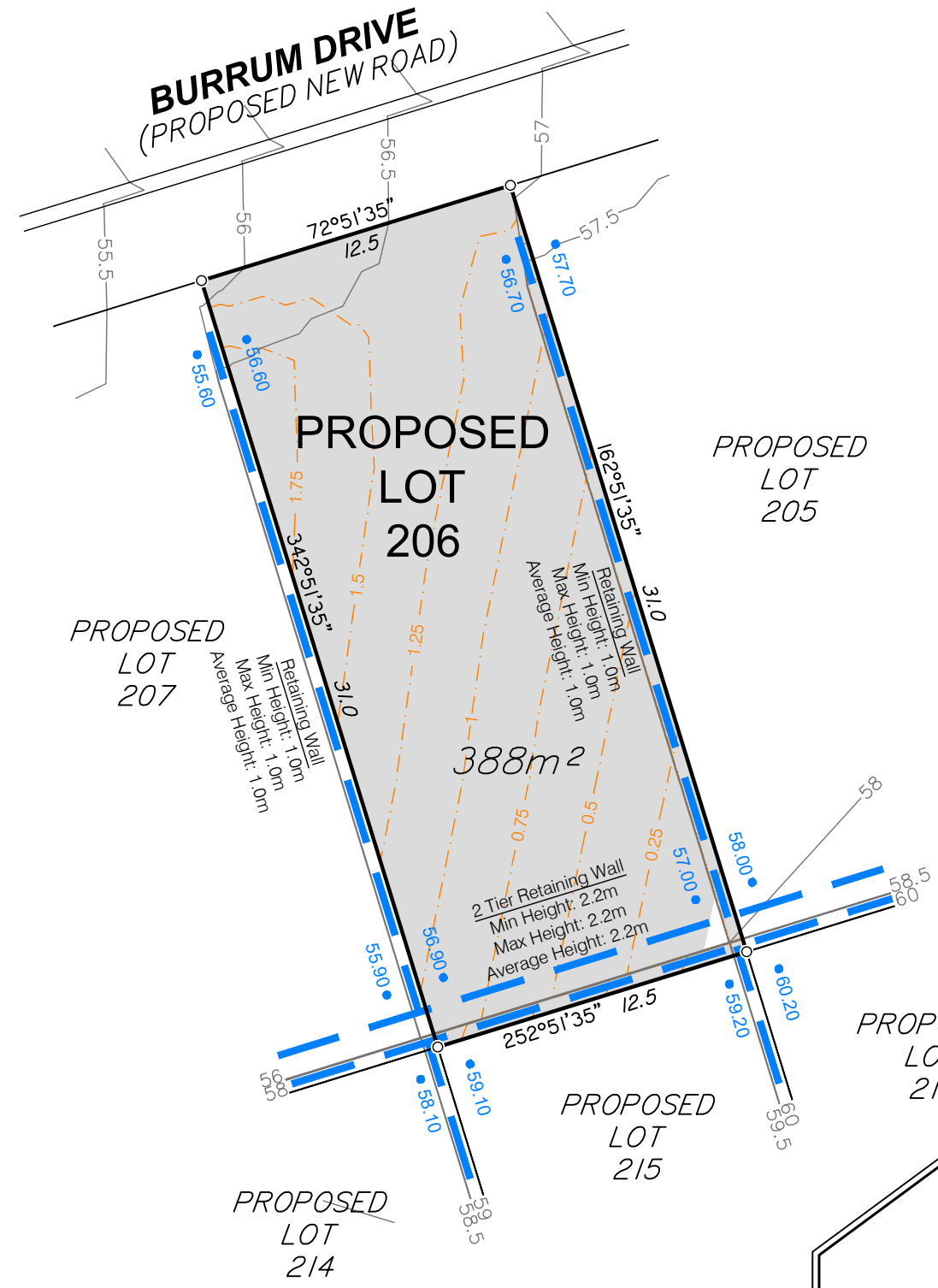
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: [info@landpartners.com.au](mailto:info@landpartners.com.au)  
 w: [www.landpartners.com.au](http://www.landpartners.com.au)



LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02- 009 - 1**



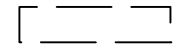

**PROPOSED  
LOT  
206**

388m<sup>2</sup>

**LOCALITY DIAGRAM**  
NOT TO SCALE



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

Where applicable,  
Easements are shown as:  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.

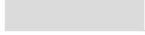
The dimensions and locations of proposed easements may vary and are subject to final Council approval.

**DISCLOSURE PLAN FOR PROPOSED LOT 206**


This plan shows:  
Details of Proposed Lot 206 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.1m.

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 21/02/2022.

Project: **AURORA**  
RIPLEY  
STAGE 2

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



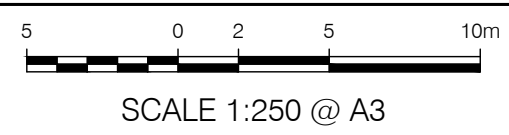
**LANDPARTNERS**  
built environment consultants

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

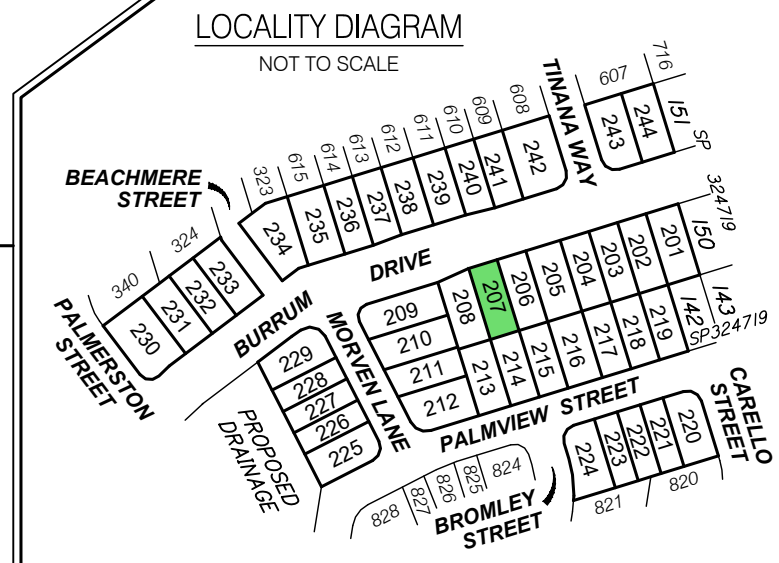
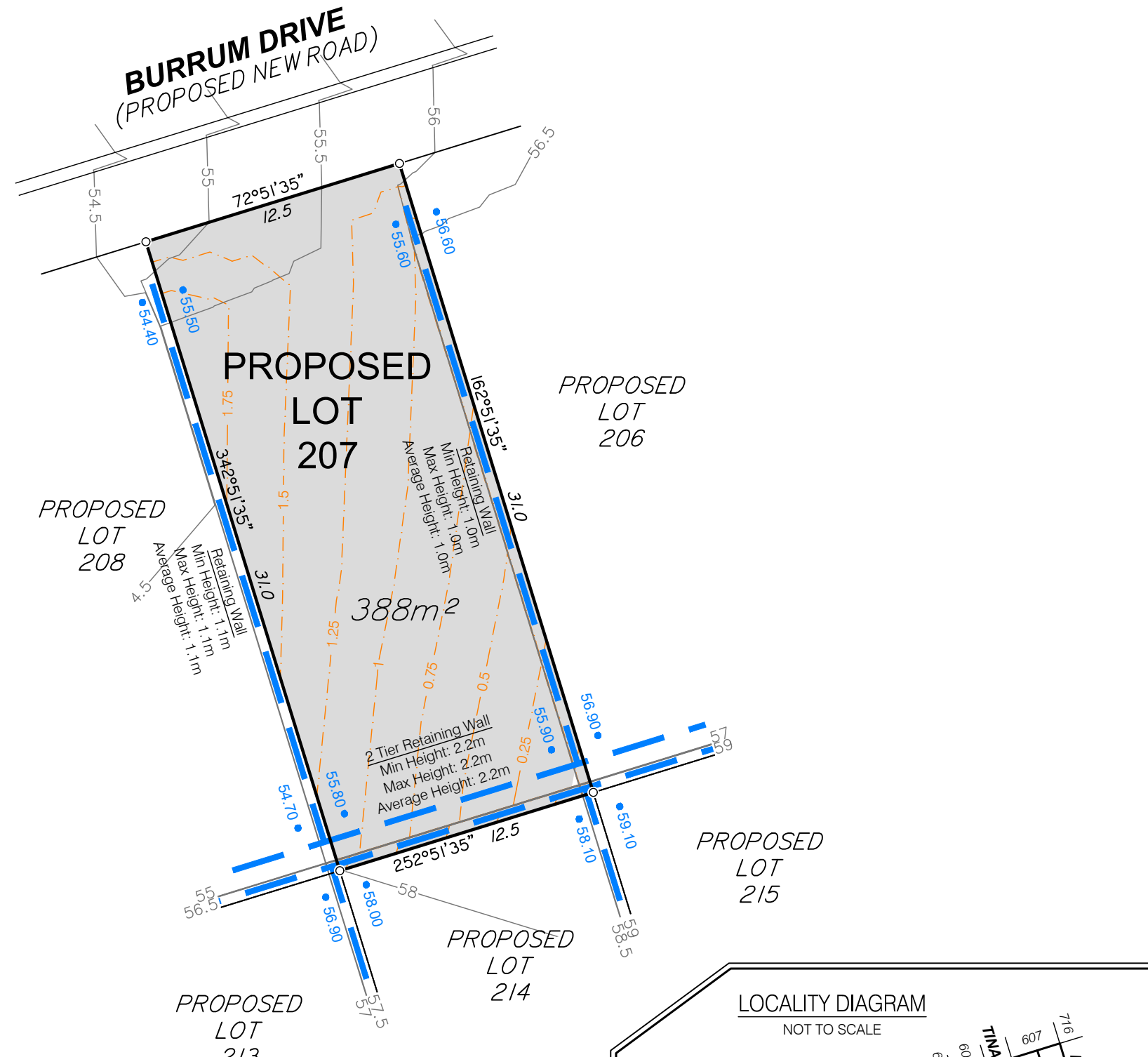


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

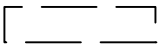



UDN  
**BRSS5365-O02- 010 - 1**





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 207


This plan shows:  
Details of Proposed Lot 207 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.3m.

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 21/02/2022.

Project: **AURORA**  
RIPLEY  
STAGE 2

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



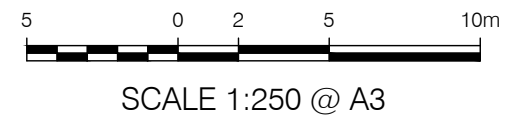
**LANDPARTNERS**  
built environment consultants

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

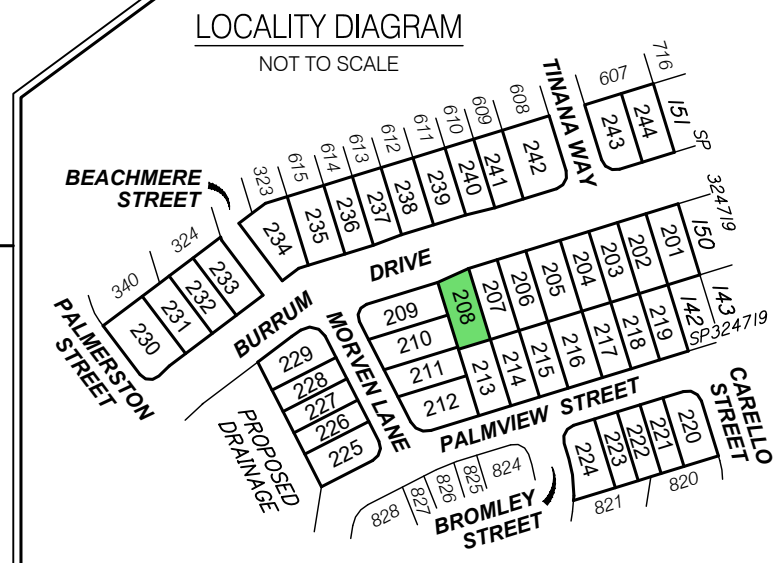
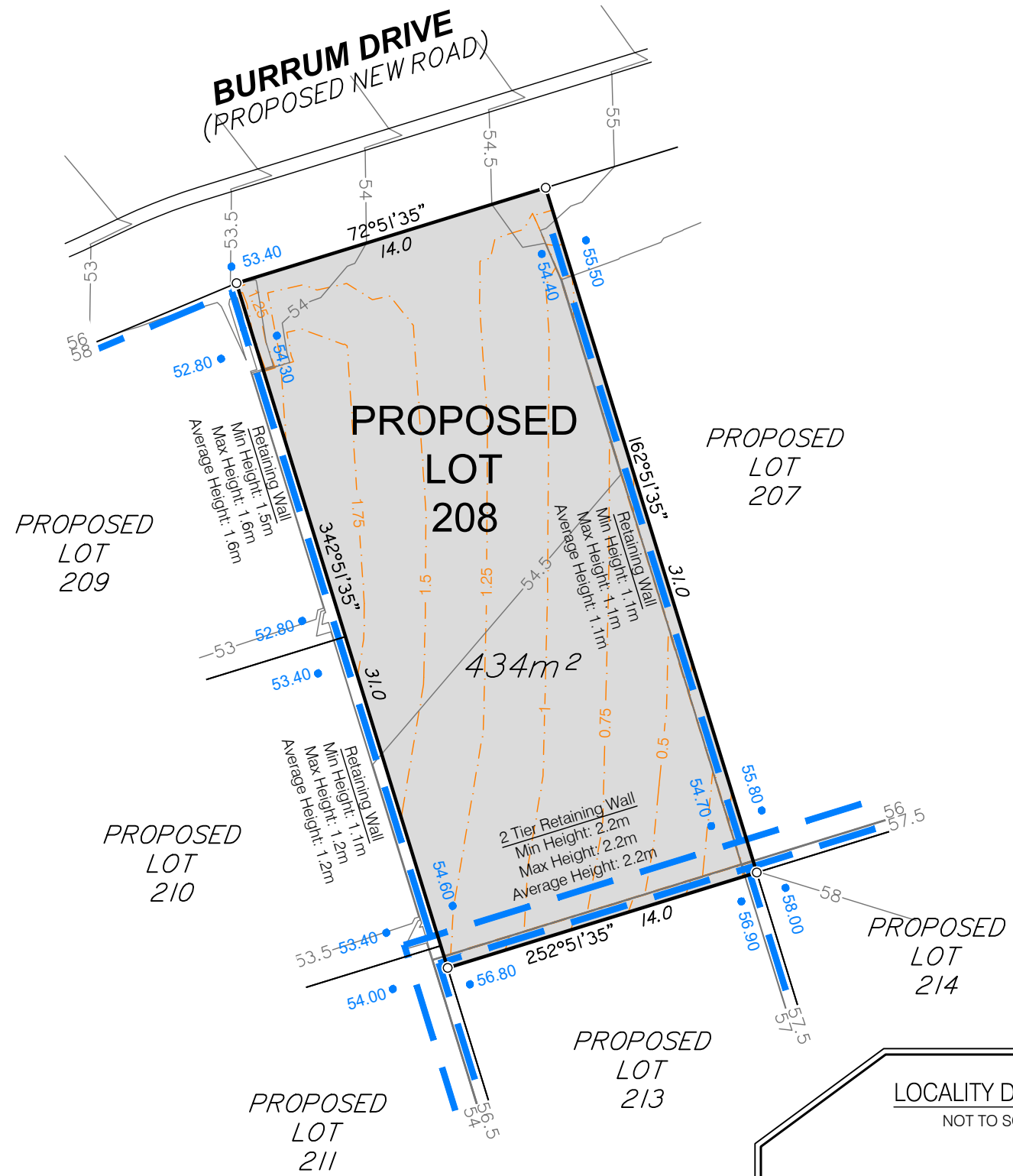
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



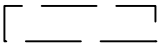

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02- 011 - 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.

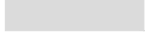
The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 208


This plan shows:  
Details of Proposed Lot 208 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.1m to 3.5m.

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 21 February 2022.

Project:



Client:  
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



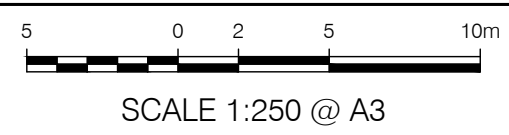
**LANDPARTNERS**  
built environment consultants

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

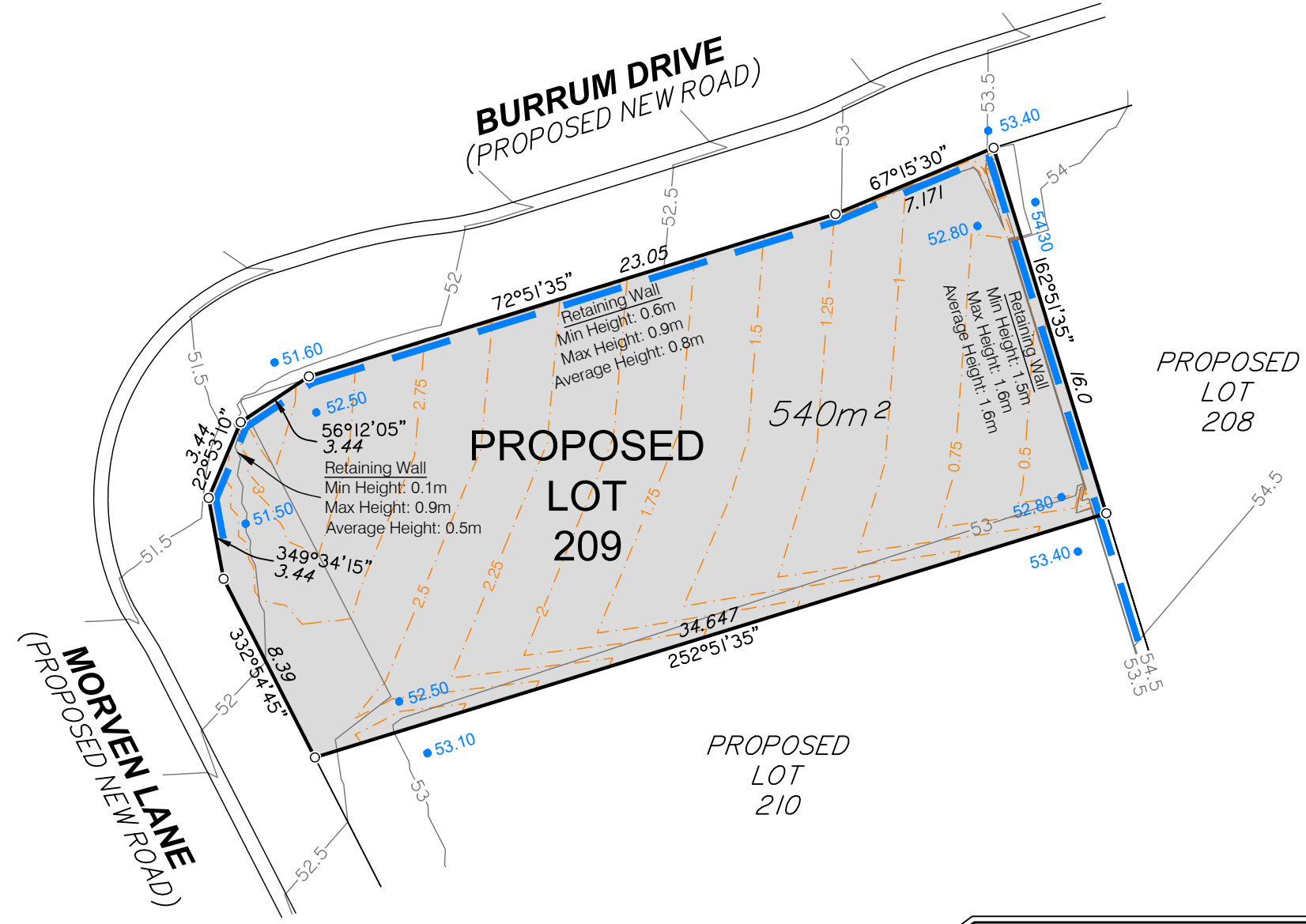


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022



UDN  
**BRSS5365-O02- 012 - 2**





## DISCLOSURE PLAN FOR PROPOSED LOT 209

This plan shows:

Details of Proposed Lot 209 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.3m to 3.4m.

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 21 February 2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

### LOCALITY DIAGRAM

NOT TO SCALE



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

Where applicable,

Easements are shown as:

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.



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

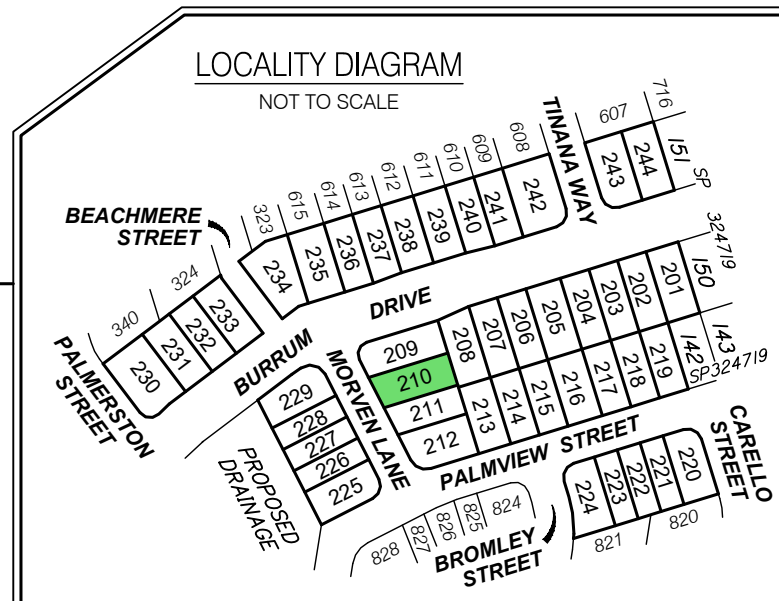
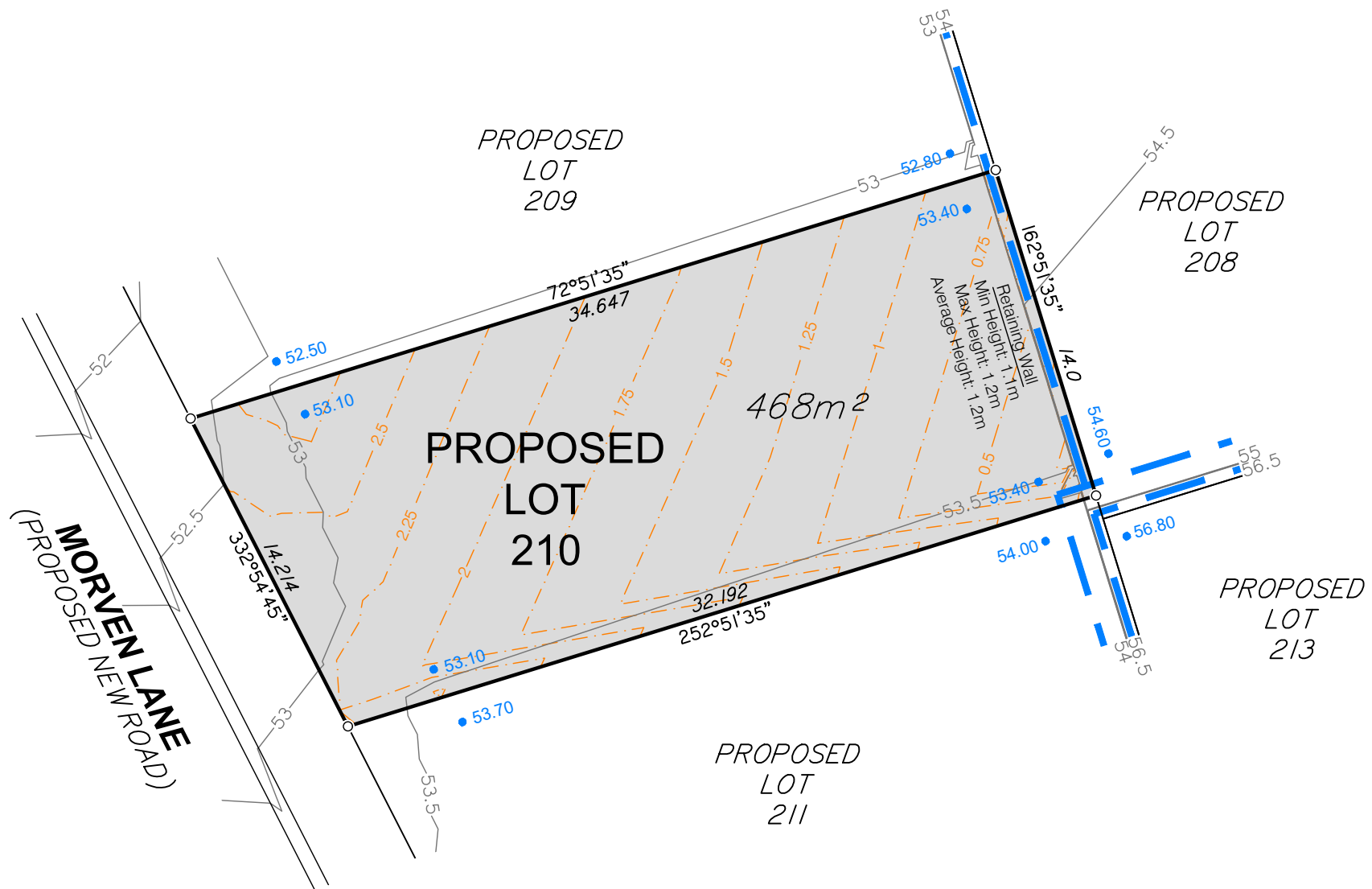
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RGA	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022

UDN  
**BRSS5365-O02- 013 - 2**



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 210

This plan shows:

Details of Proposed Lot 210 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.2m to 2.9m.

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

Design surface contours based on A.H.D. datum at an interval of 0.5m, 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 21/02/2022.

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

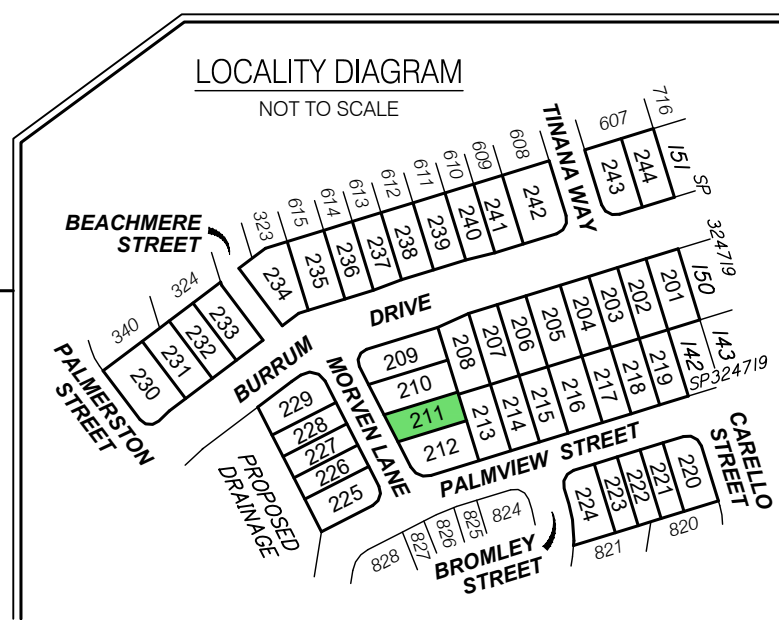
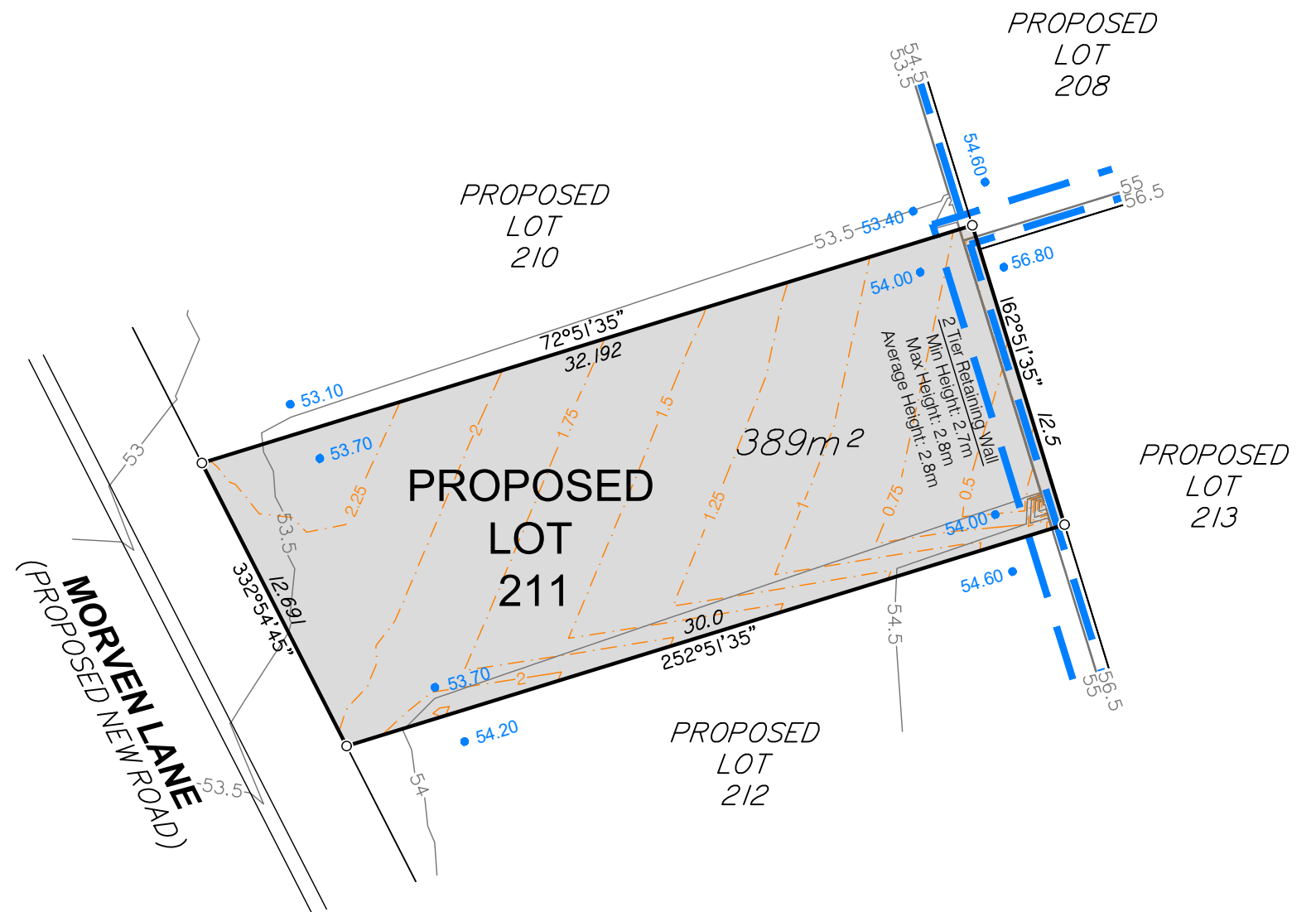


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O02- 014 - 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 211

This plan shows:  
 Details of Proposed Lot 211 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.2m to 3.5m.  
 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 21/02/2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:

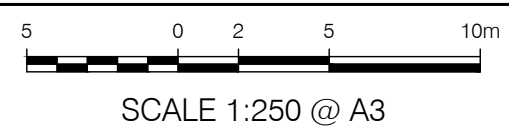
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
 built environment consultants

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

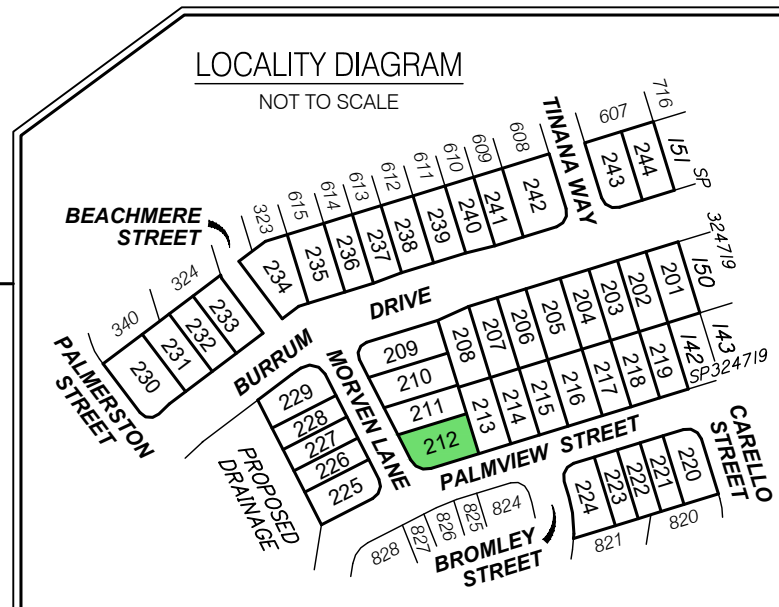
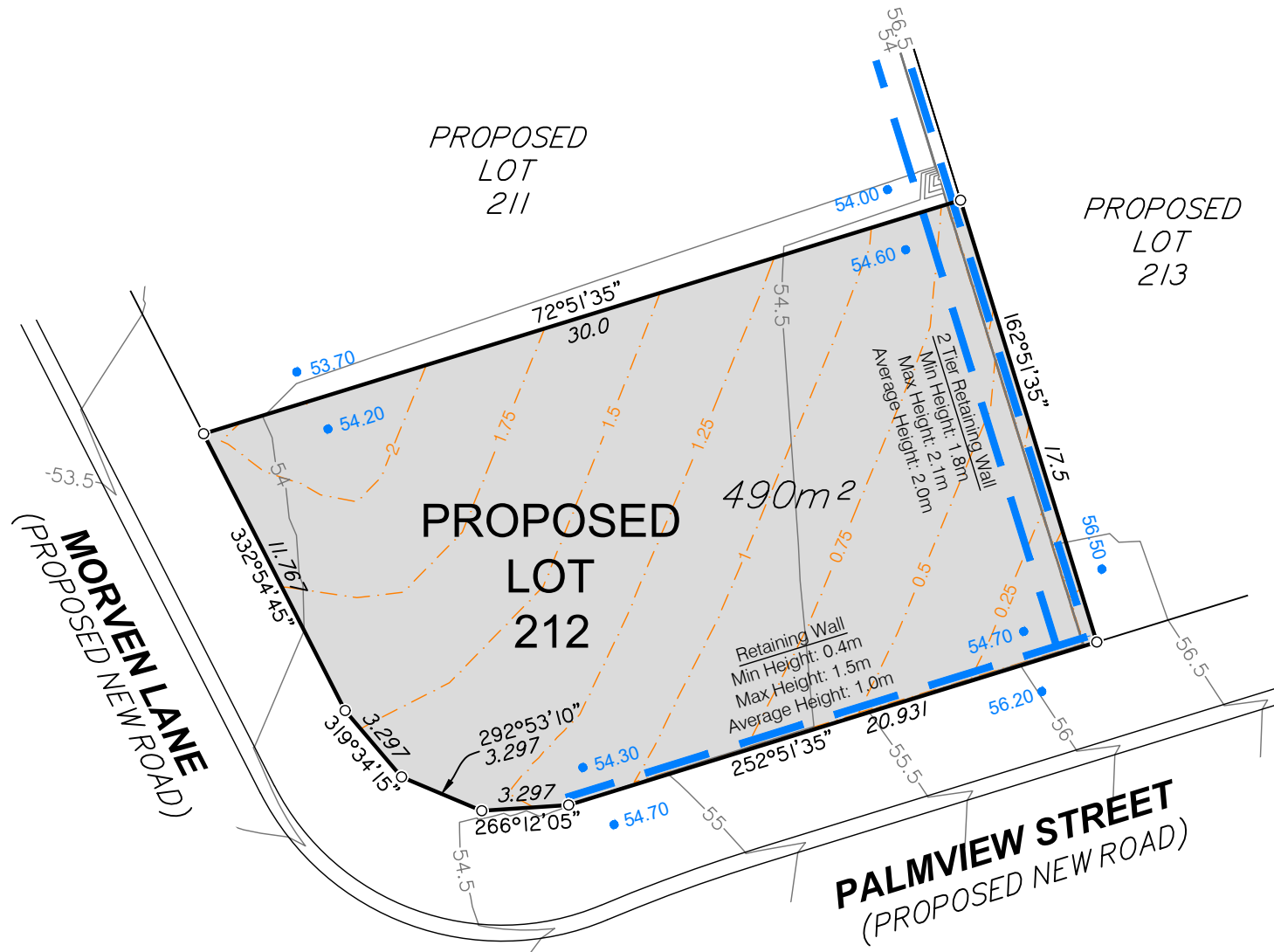
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02- 015 - 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 212

This plan shows:

Details of Proposed Lot 212 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 2.8m.

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

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



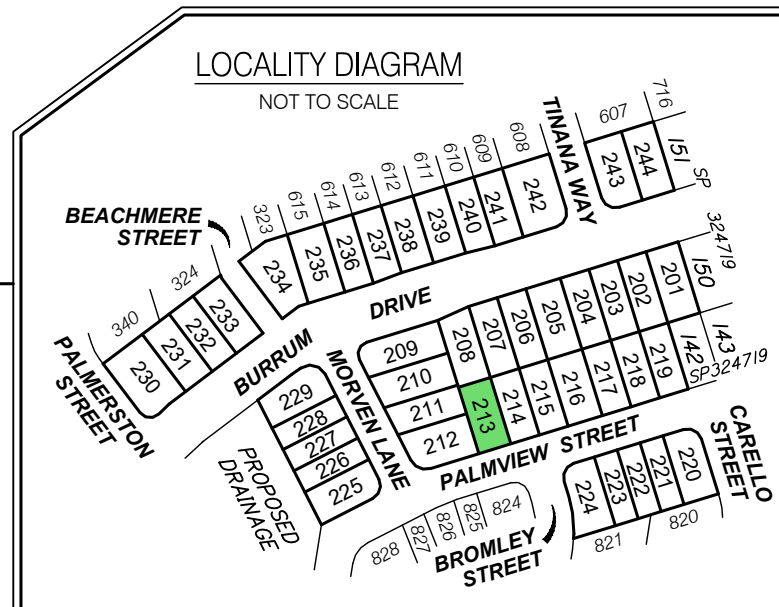
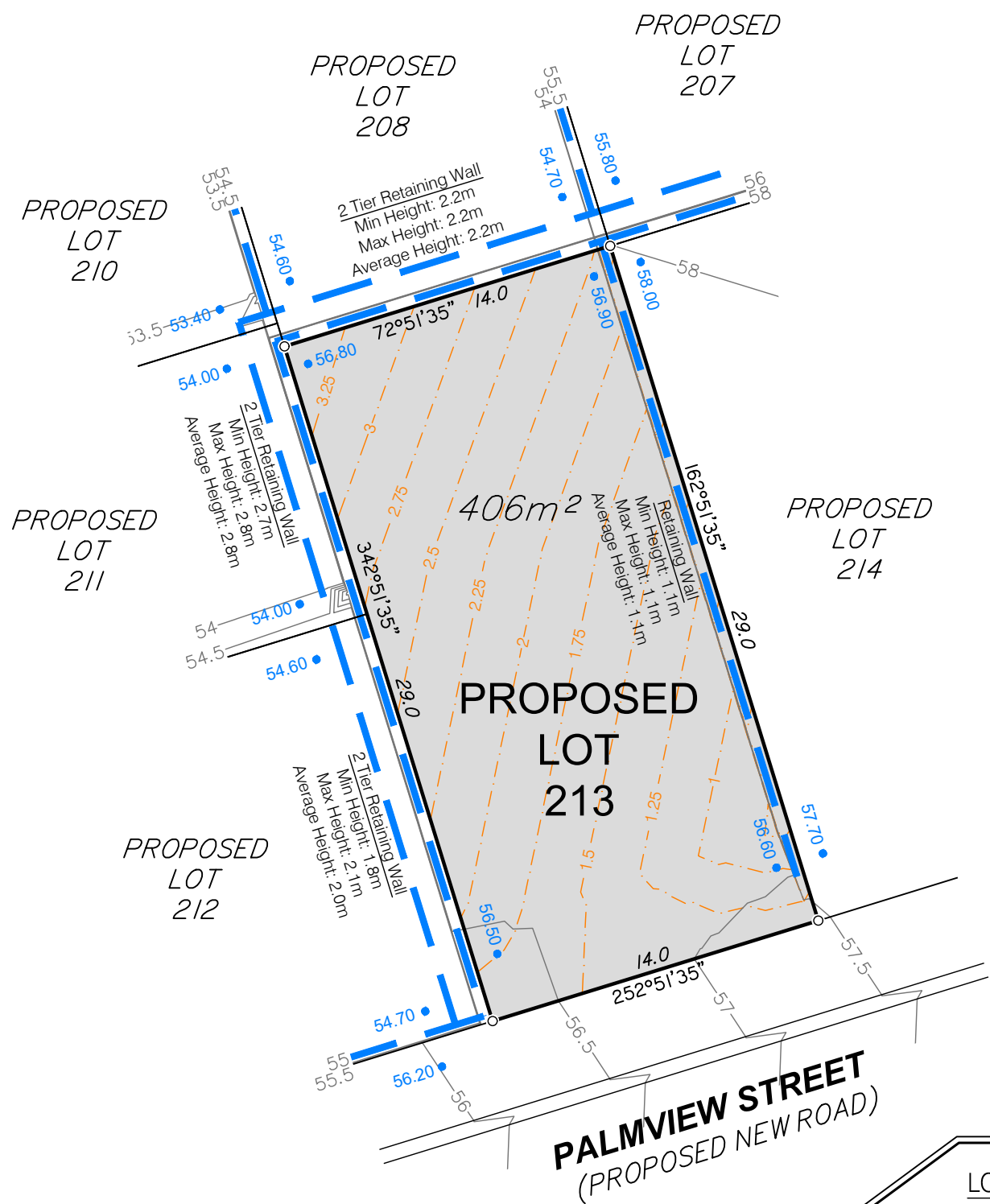
LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



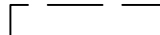

SCALE 1:250 @ A3

UDN

**BRSS5365-O02- 016 - 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 213

This plan shows:

Details of Proposed Lot 213 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.7m to 3.4m.

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

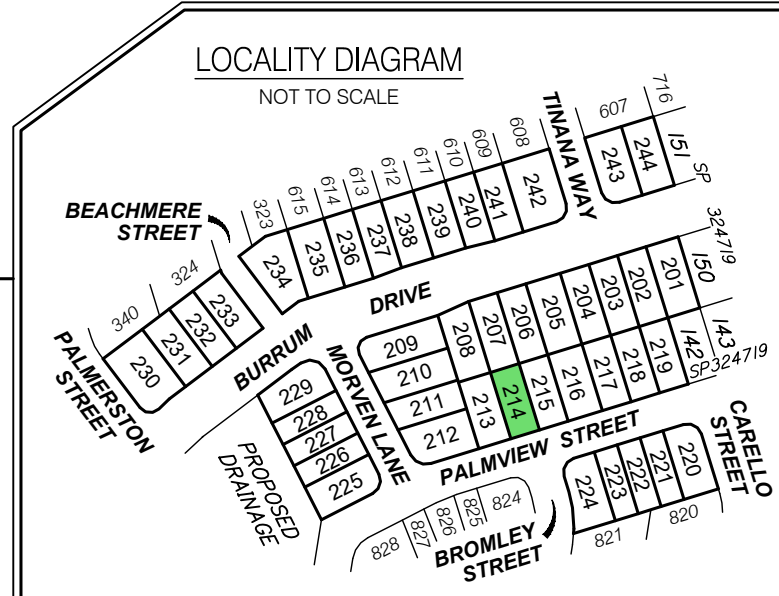
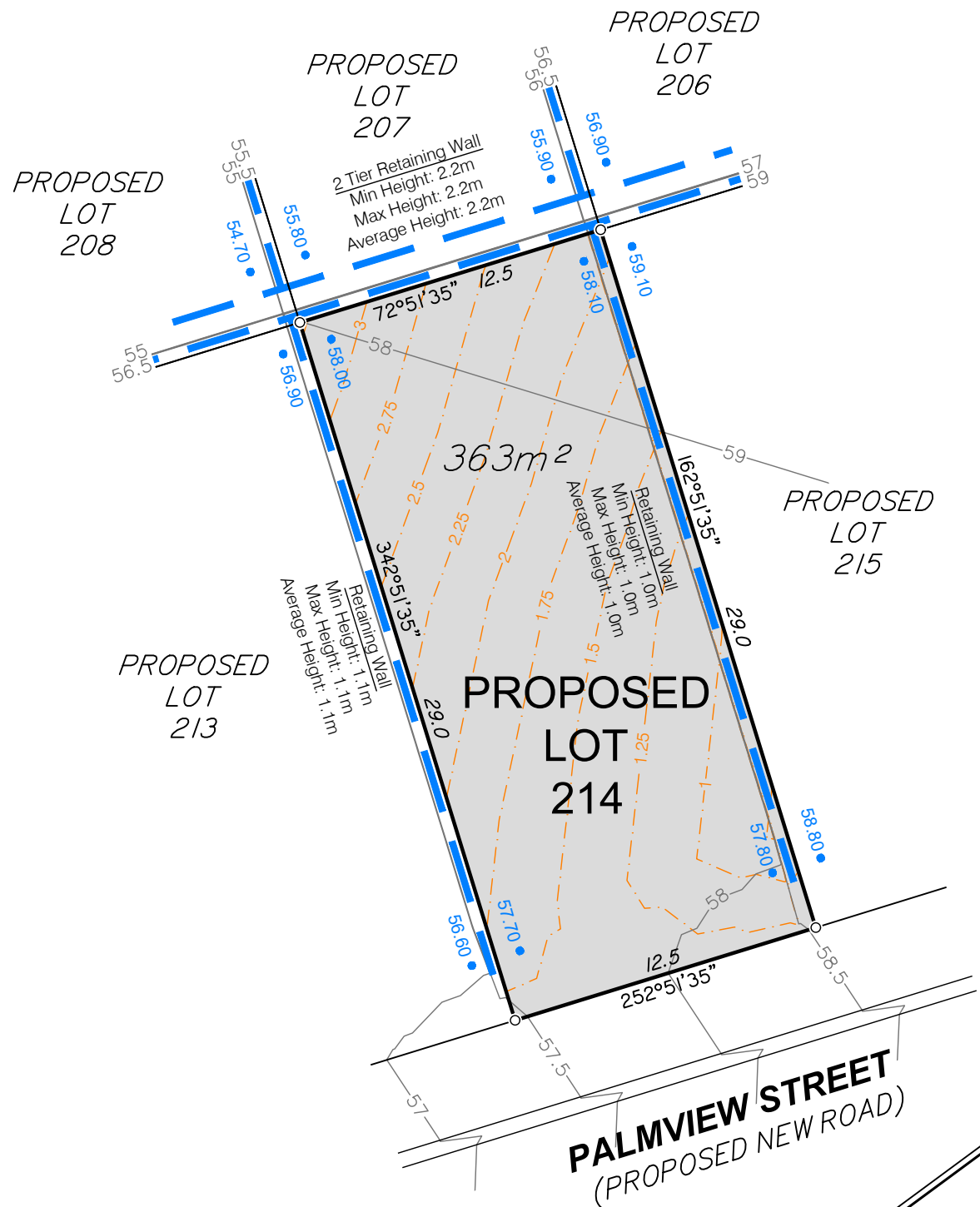
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 017 - 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 214

This plan shows:

Details of Proposed Lot 214 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.7m to 3.3m.

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 21/02/2022.

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

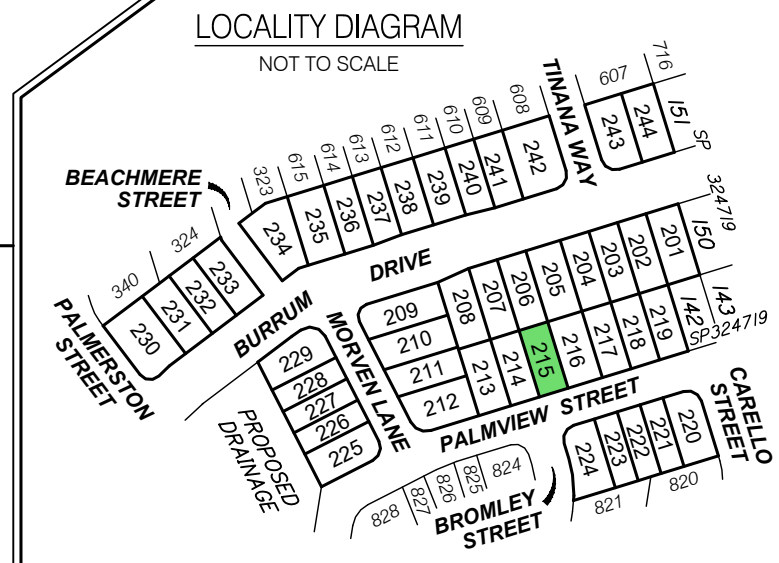
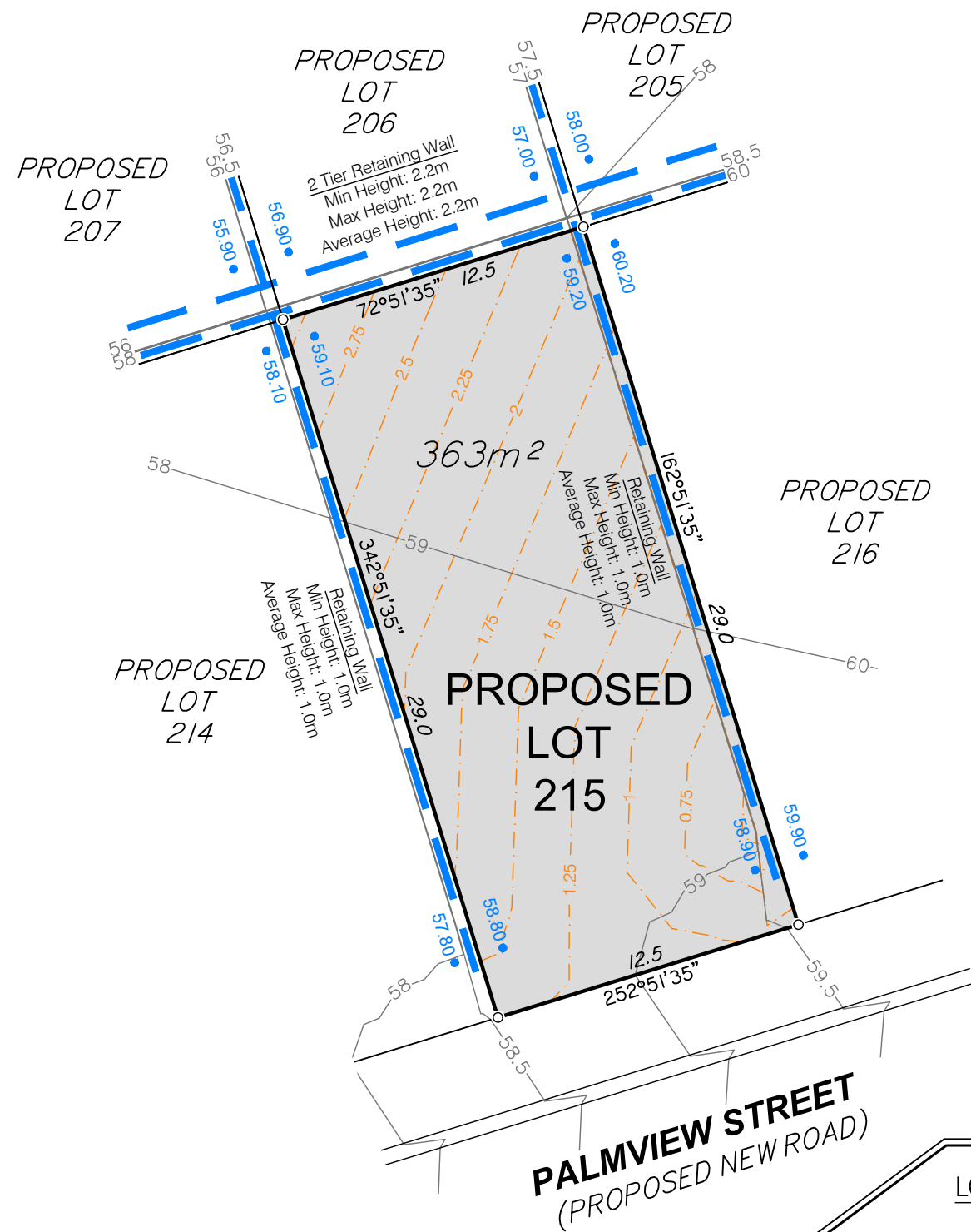


SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 018 - 1**





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

Where applicable,  
 Easements are shown as: 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 215

This plan shows:

Details of Proposed Lot 215 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.1m.

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 21/02/2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

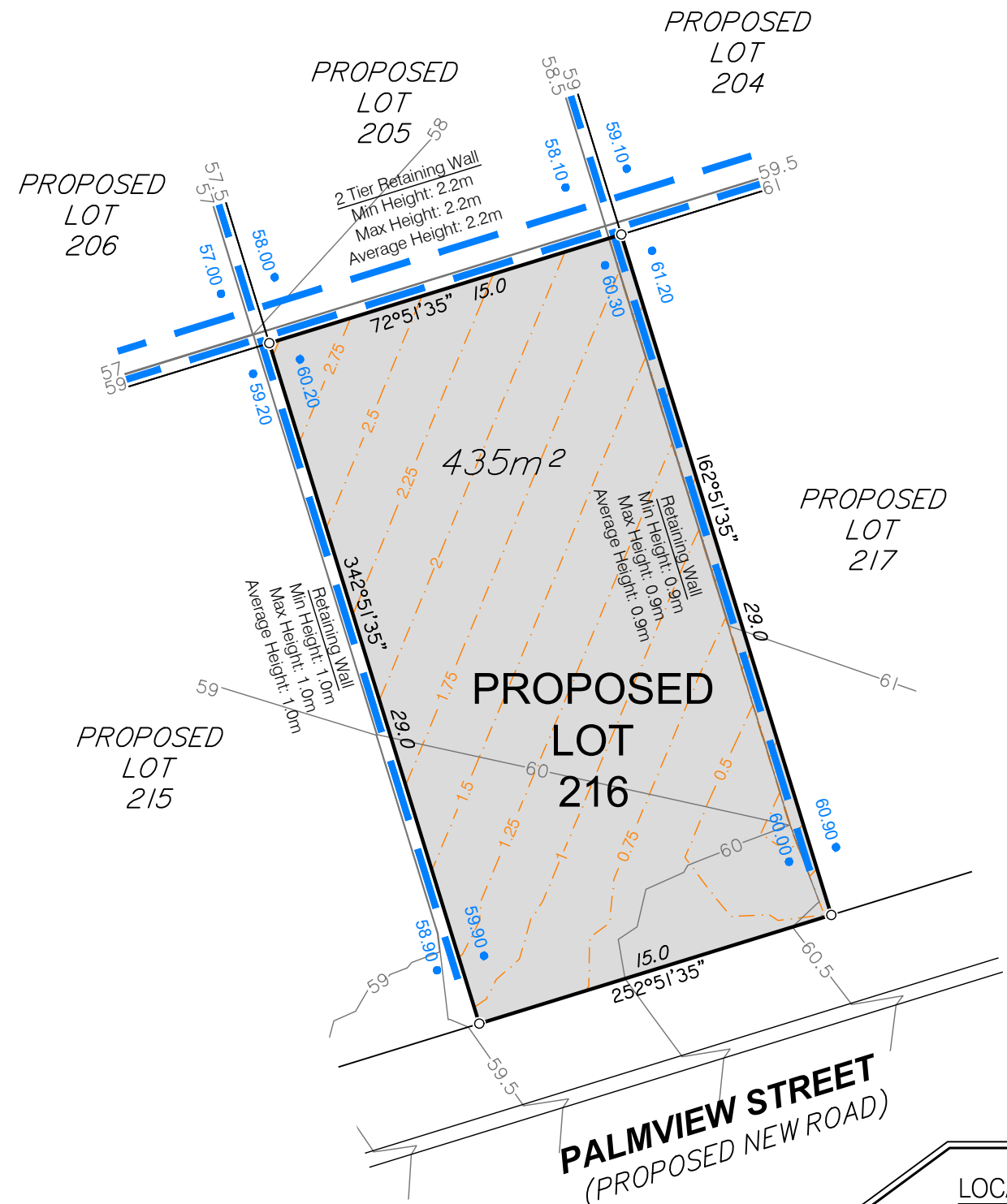
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au



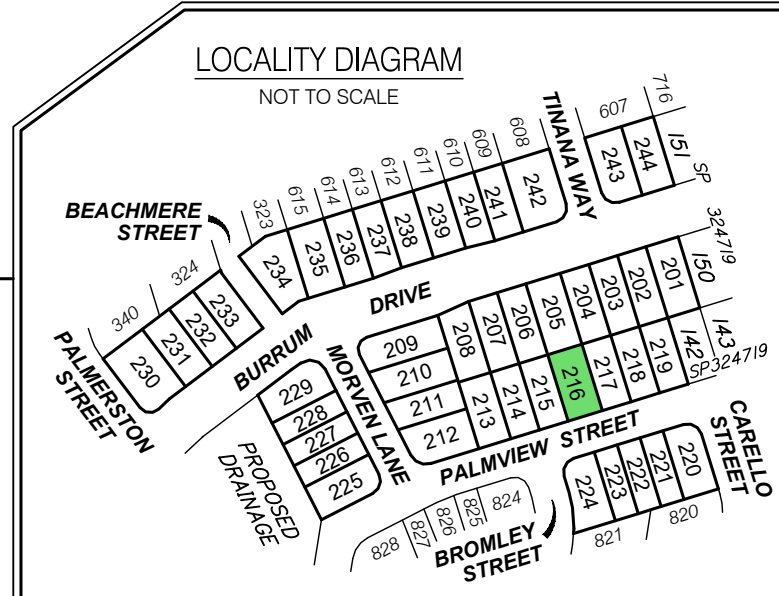
SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 019 - 1**



**PALMVIEW STREET**  
(PROPOSED NEW ROAD)



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

Where applicable,  
Easements are shown as: 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 216

This plan shows:  
Details of Proposed Lot 216 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.2m 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: 48.5

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

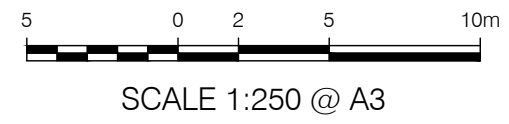
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 21/02/2022.

Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>LANDPARTNERS</b> built environment consultants  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  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM58055 RL37.563
	COMPUTER FILE	BRSS5365-O02-4-4
	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	RGA	DATE 03/03/2022
APPROVED	SRS	DATE 03/03/2022
UDN	BRSS5365-O02- 020 - 1	




**DISCLOSURE PLAN FOR PROPOSED LOT 217**

This plan shows:  
 Details of Proposed Lot 217 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 0.2m 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:  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 21/02/2022.

Project: **AURORA**  
 RIPLEY  
 STAGE 2

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



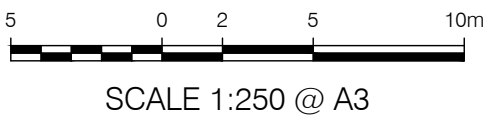
**LANDPARTNERS**  
 built environment consultants

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

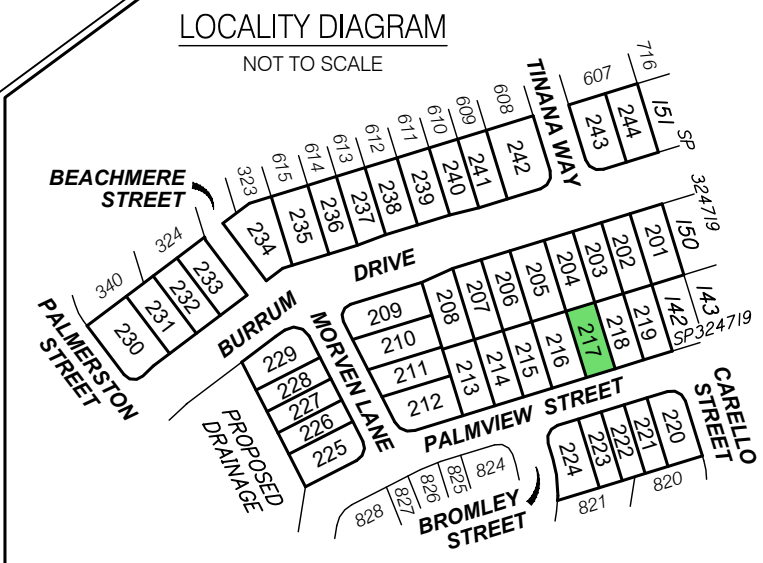
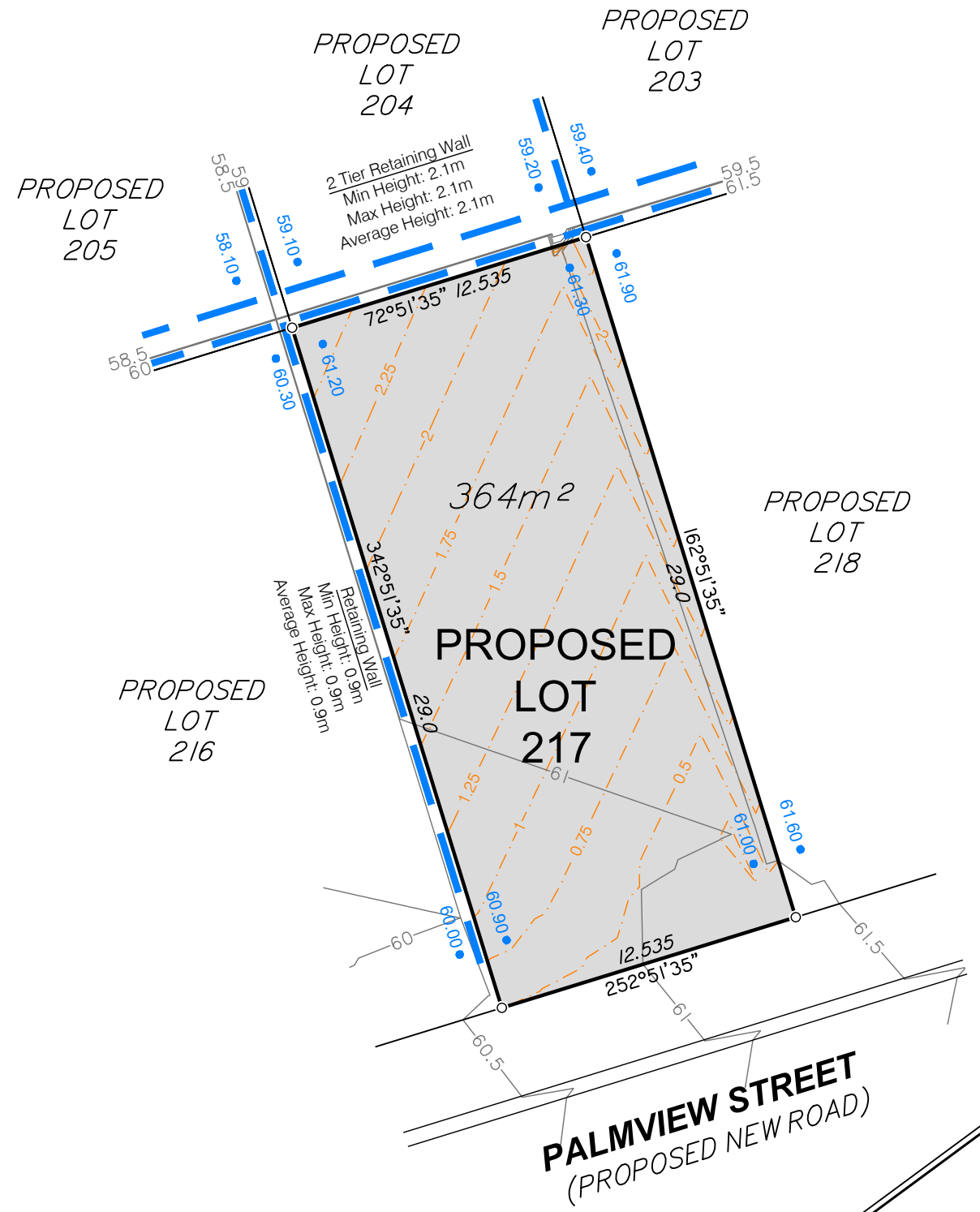
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au



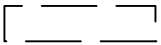

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02- 021 - 1**



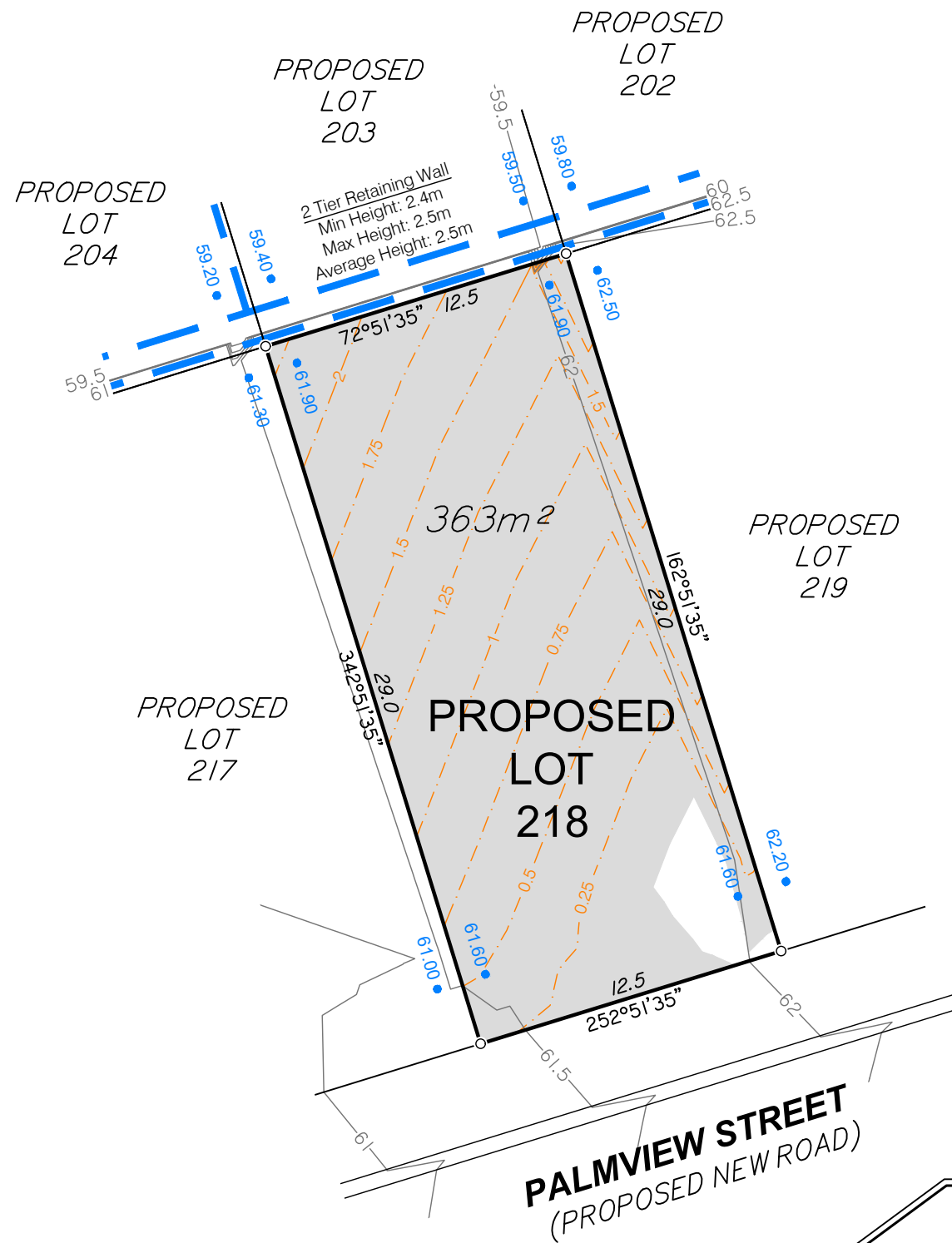
Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

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

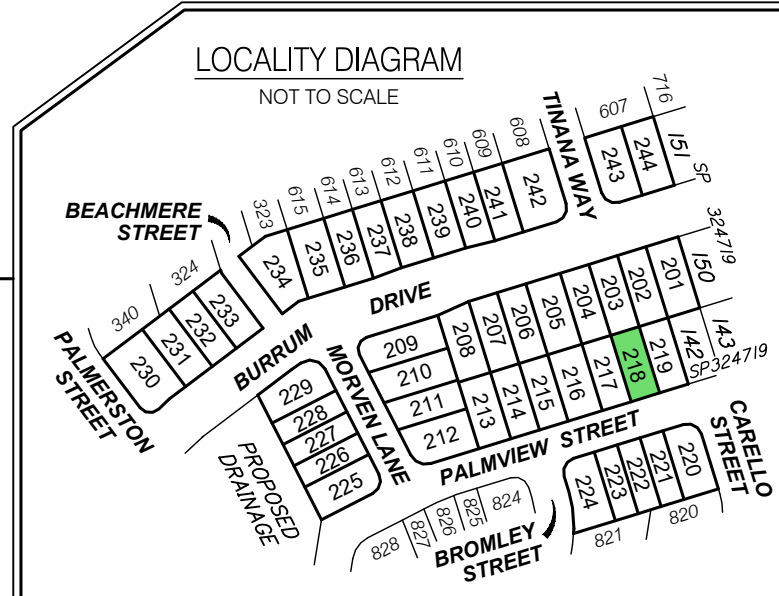
**NOTE:**  
 This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

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





**PALMVIEW STREET**  
(PROPOSED NEW ROAD)



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

Where applicable,  
Easements are shown as: 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 218

This plan shows:

Details of Proposed Lot 218 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 2.3m.

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 2**

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

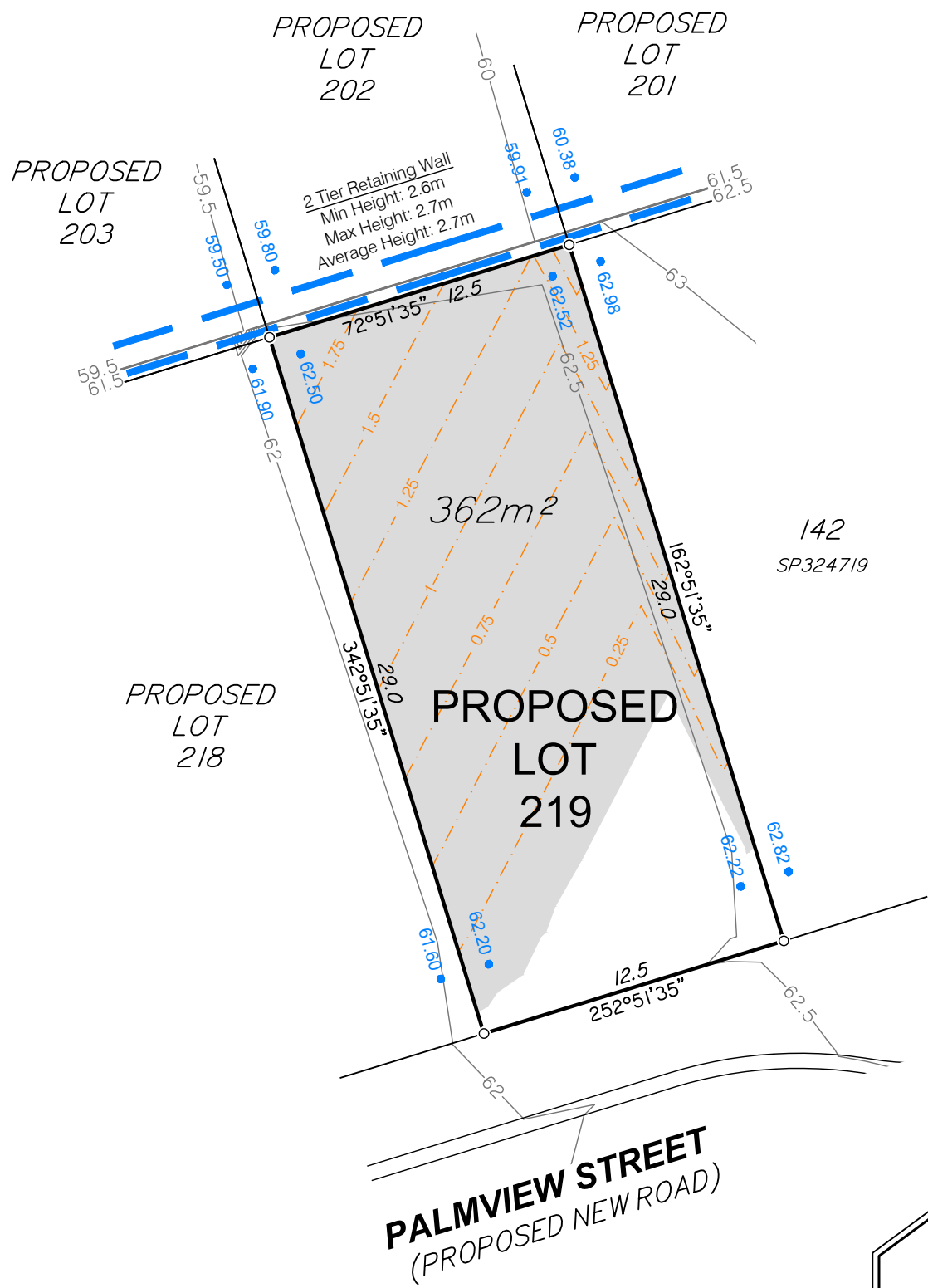
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



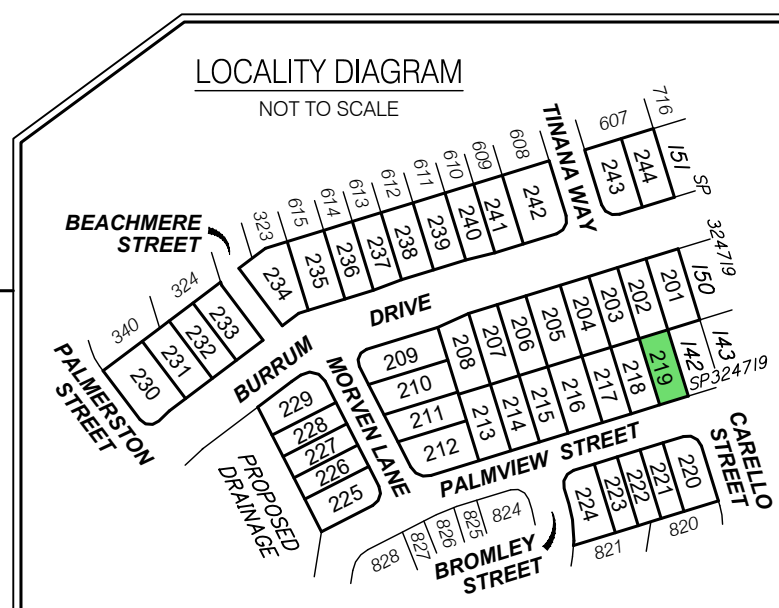
SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 022 - 1**



142  
SP324719



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 219

This plan shows:

Details of Proposed Lot 219 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

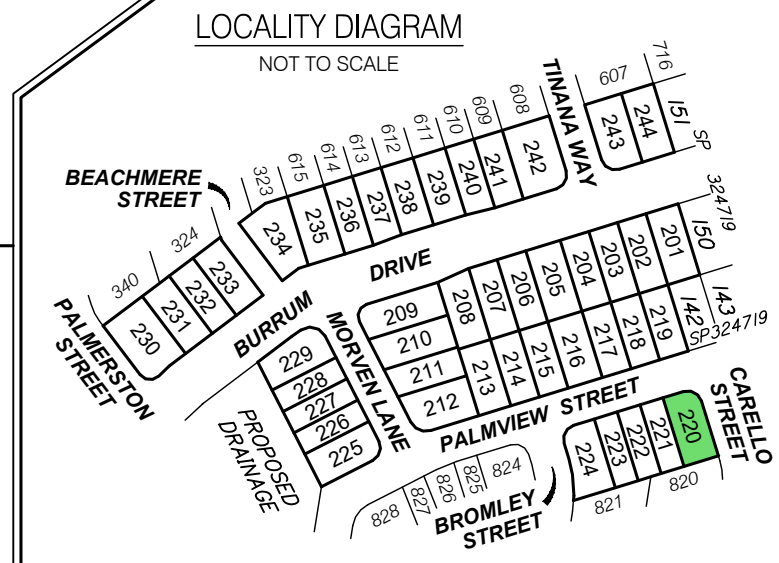
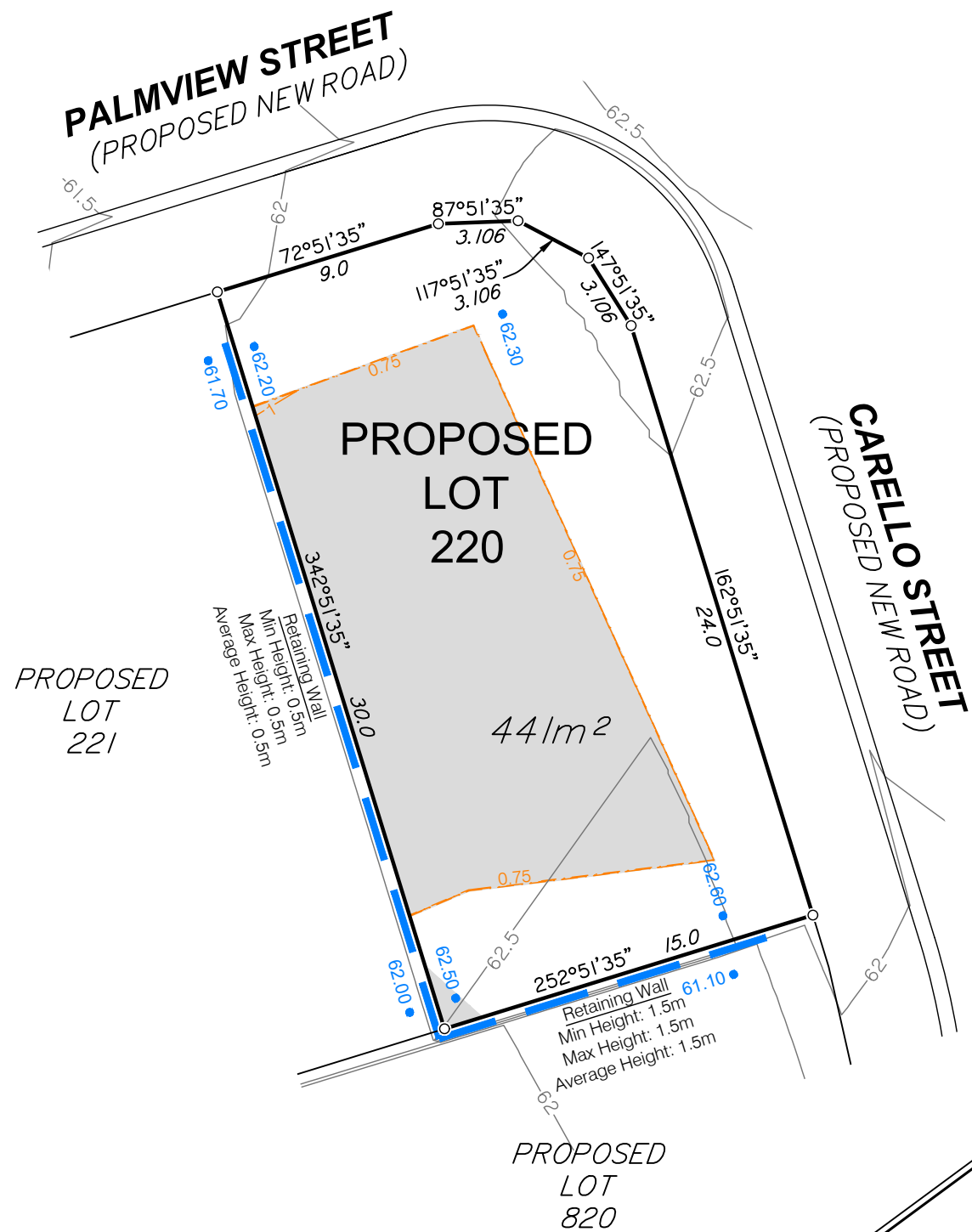
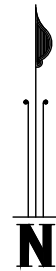
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 023 - 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 220

This plan shows:

Details of Proposed Lot 220 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 and retaining wall heights shown hereon have been plotted from data supplied by Peak Urban on 21 February 2022 and Orchard Property Group on 23 August 2022.

Project:



Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
built environment consultants

**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

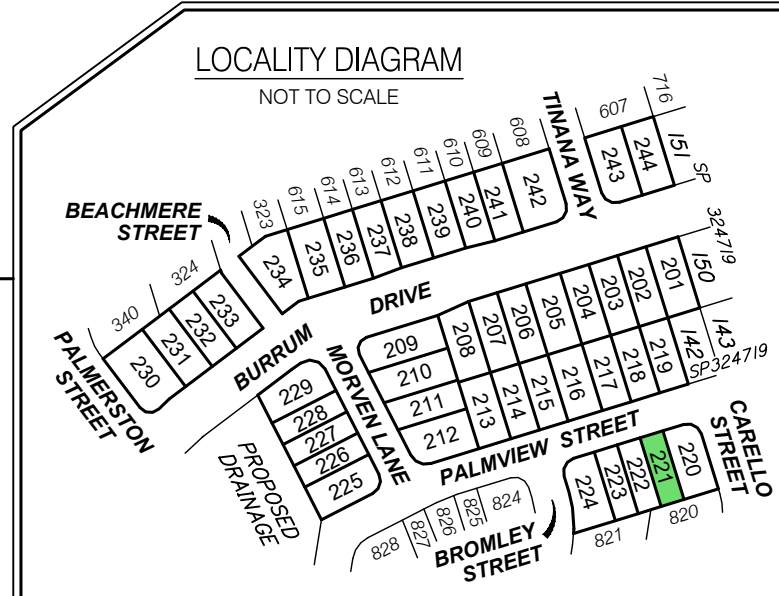
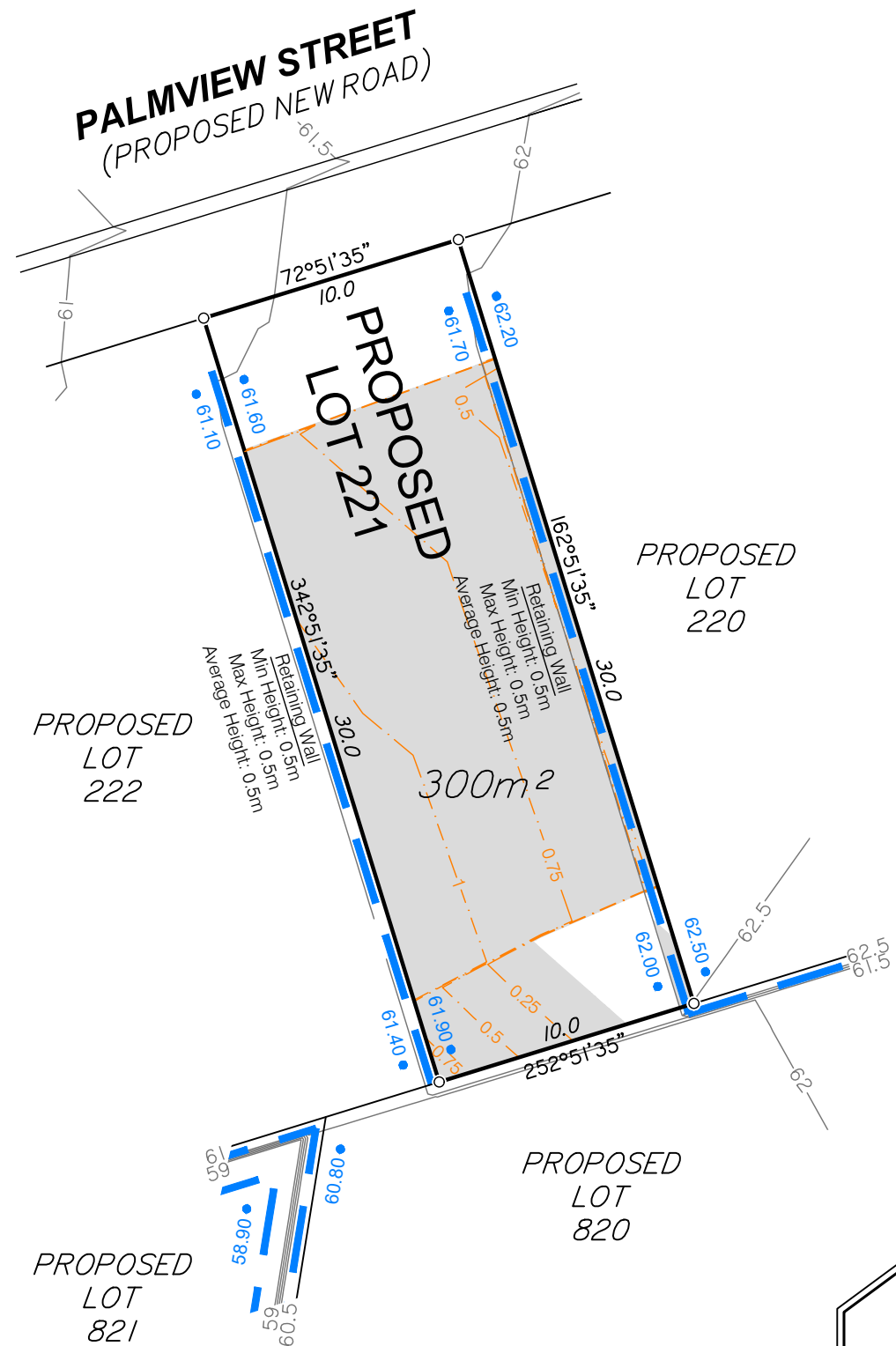


SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-5		
SCALE	1:250 @ A3		
DRAWN	AJD	DATE	25/08/2022
CHECKED	RG	DATE	25/08/2022
APPROVED	SRS	DATE	25/08/2022

UDN  
**BRSS5365-O02- 024 - 3**





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 221

This plan shows:  
 Details of Proposed Lot 221 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.2m.

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 and retaining wall heights shown hereon have been plotted from data supplied by Peak Urban on 21 February 2022 and Orchard Property Group on 23 August 2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:

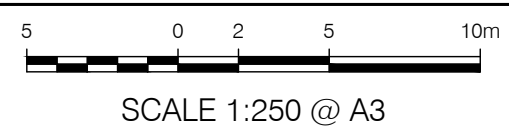
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
 built environment consultants

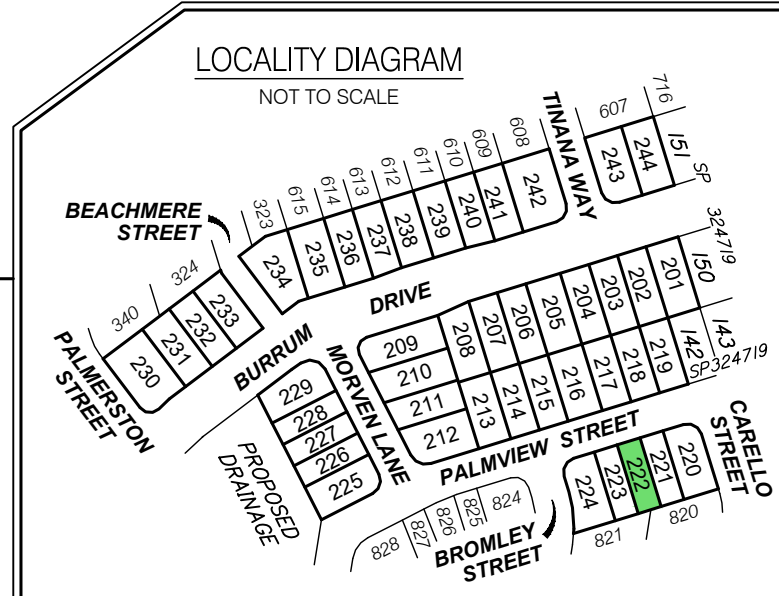
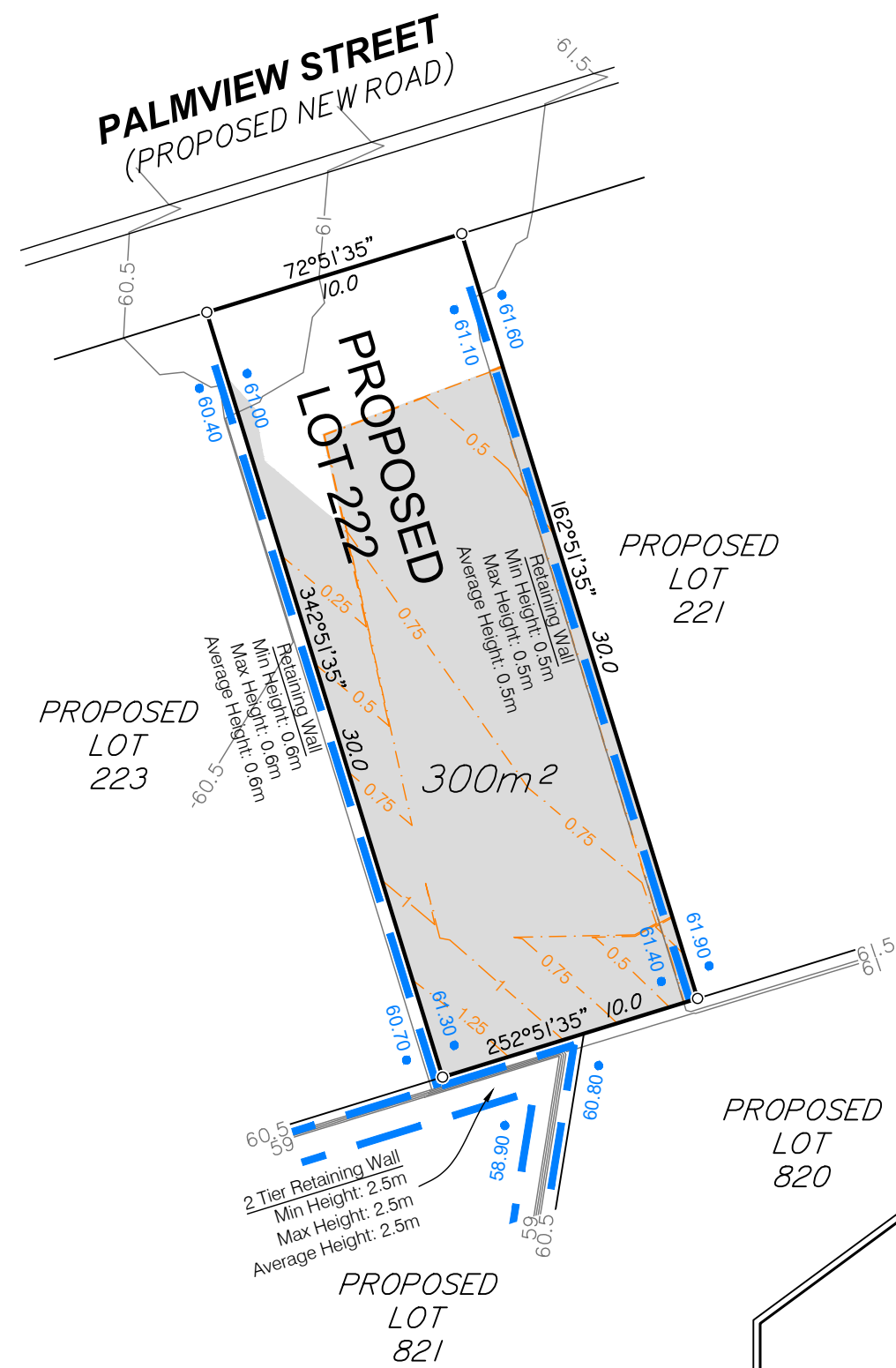
**Brisbane Office**  
 Level 1  
 18 Little Cribb Street,  
 Milton Qld 4064  
 PO Box 1399  
 Milton Qld 4064

p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: [info@landpartners.com.au](mailto:info@landpartners.com.au)  
 w: [www.landpartners.com.au](http://www.landpartners.com.au)

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-5		
SCALE	1:250 @ A3		
DRAWN	AJD	DATE	25/08/2022
CHECKED	RG	DATE	25/08/2022
APPROVED	SRS	DATE	25/08/2022



UDN  
**BRSS5365-O02- 025 - 3**



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 222

This plan shows:  
 Details of Proposed Lot 222 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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:

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

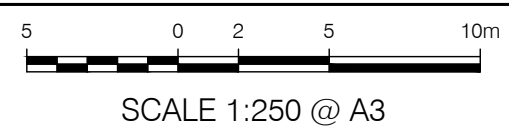
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours and retaining wall heights shown hereon have been plotted from data supplied by Peak Urban on 21 February 2022 and Orchard Property Group on 23 August 2022.

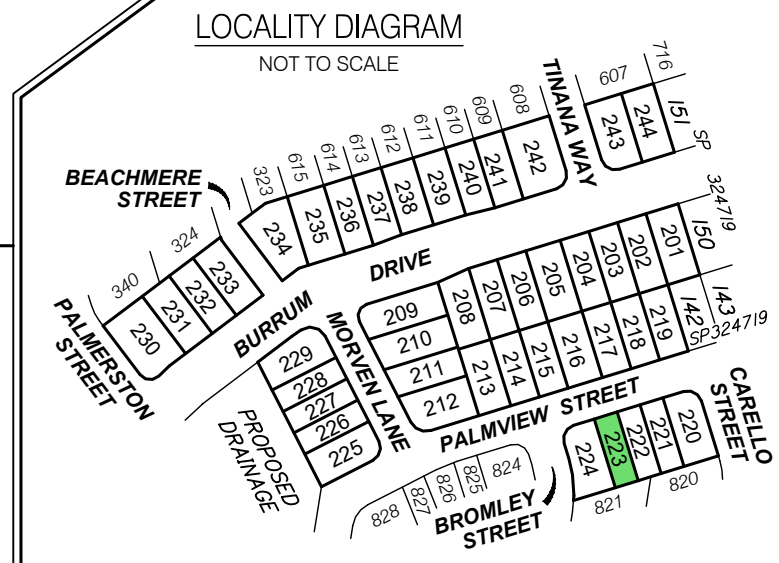
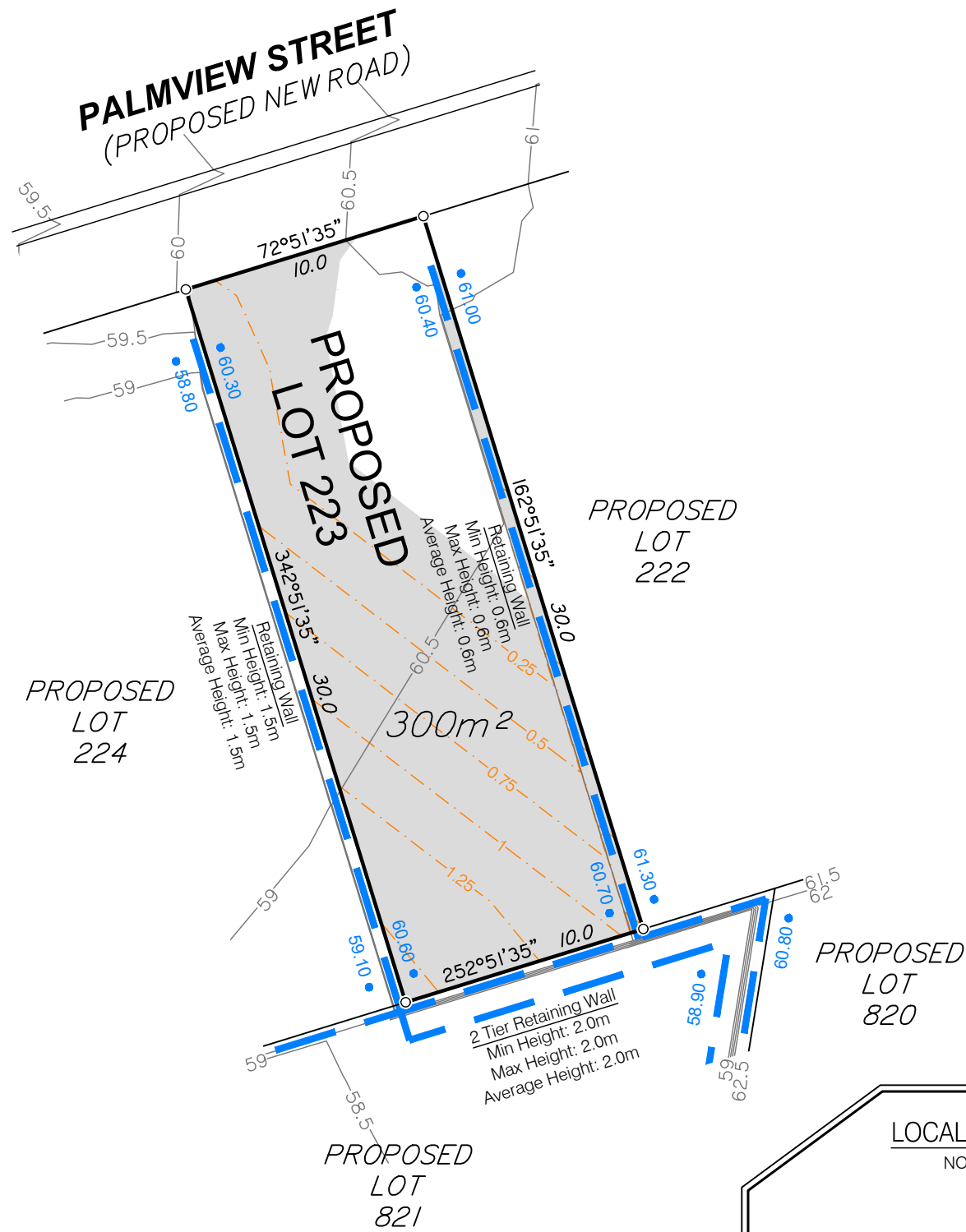
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

<p><b>LANDPARTNERS</b> built environment consultants</p> <p><b>Brisbane Office</b> 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
	LEVEL ORIGIN	PSM58055 RL37.563
	COMPUTER FILE	BRSS5365-O02-4-5
	SCALE	1:250 @ A3
	DRAWN	AJD
CHECKED	RG	DATE 25/08/2022
APPROVED	SRS	DATE 25/08/2022
UDN	BRSS5365-O02- 026 - 3	





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 223

This plan shows:

Details of Proposed Lot 223 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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:

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 21 February 2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

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-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022


UDN  
**BRSS5365-O02- 027 - 2**




**DISCLOSURE PLAN FOR PROPOSED LOT 224**

This plan shows:  
 Details of Proposed Lot 224 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

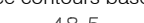
This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.


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 21 February 2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 2**

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**




**LANDPARTNERS**  
 built environment consultants

**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

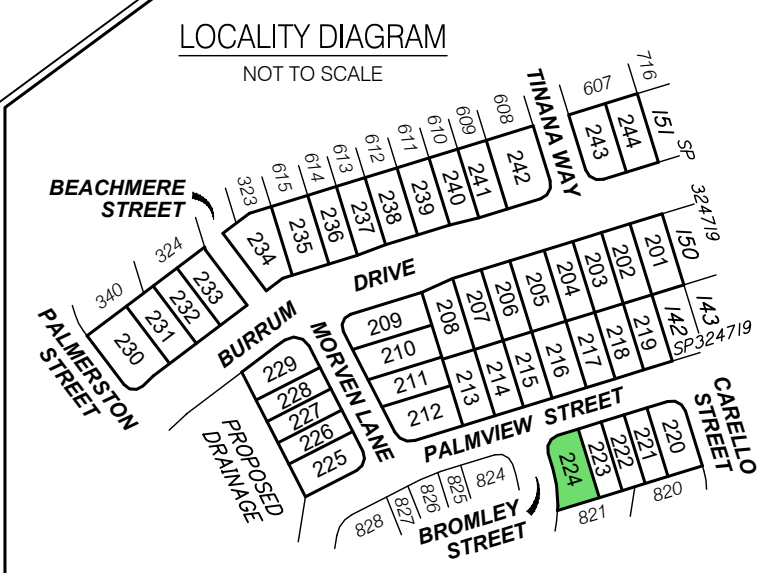
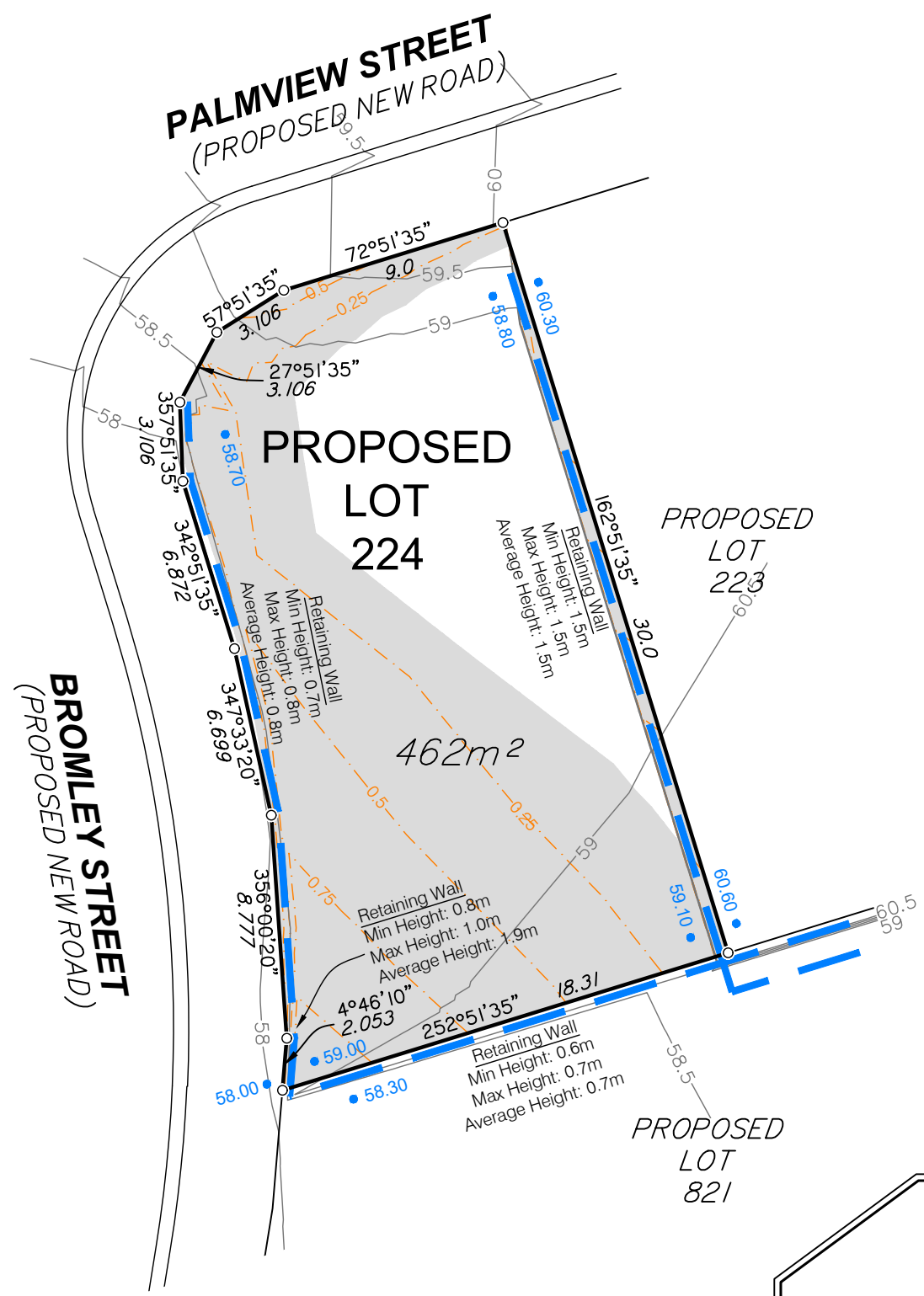


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022

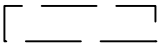



SCALE 1:250 @ A3

UDN  
**BRSS5365-O02- 028 - 2**

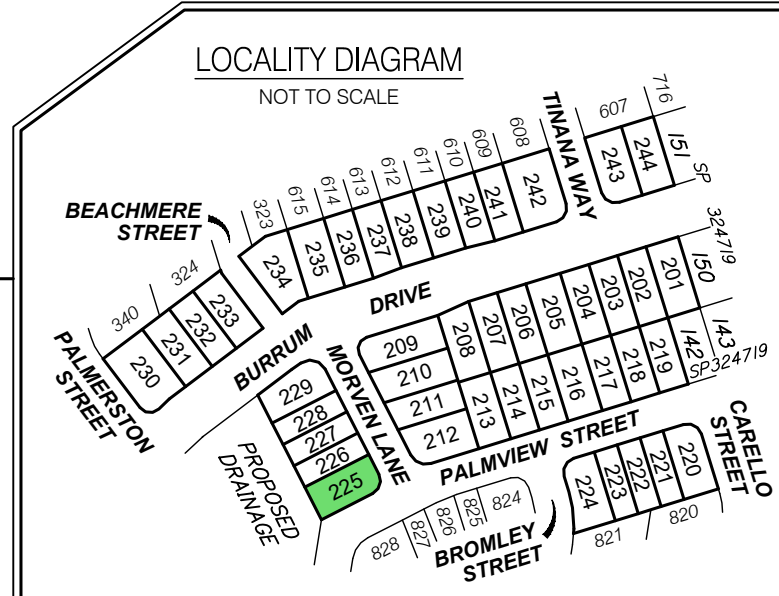
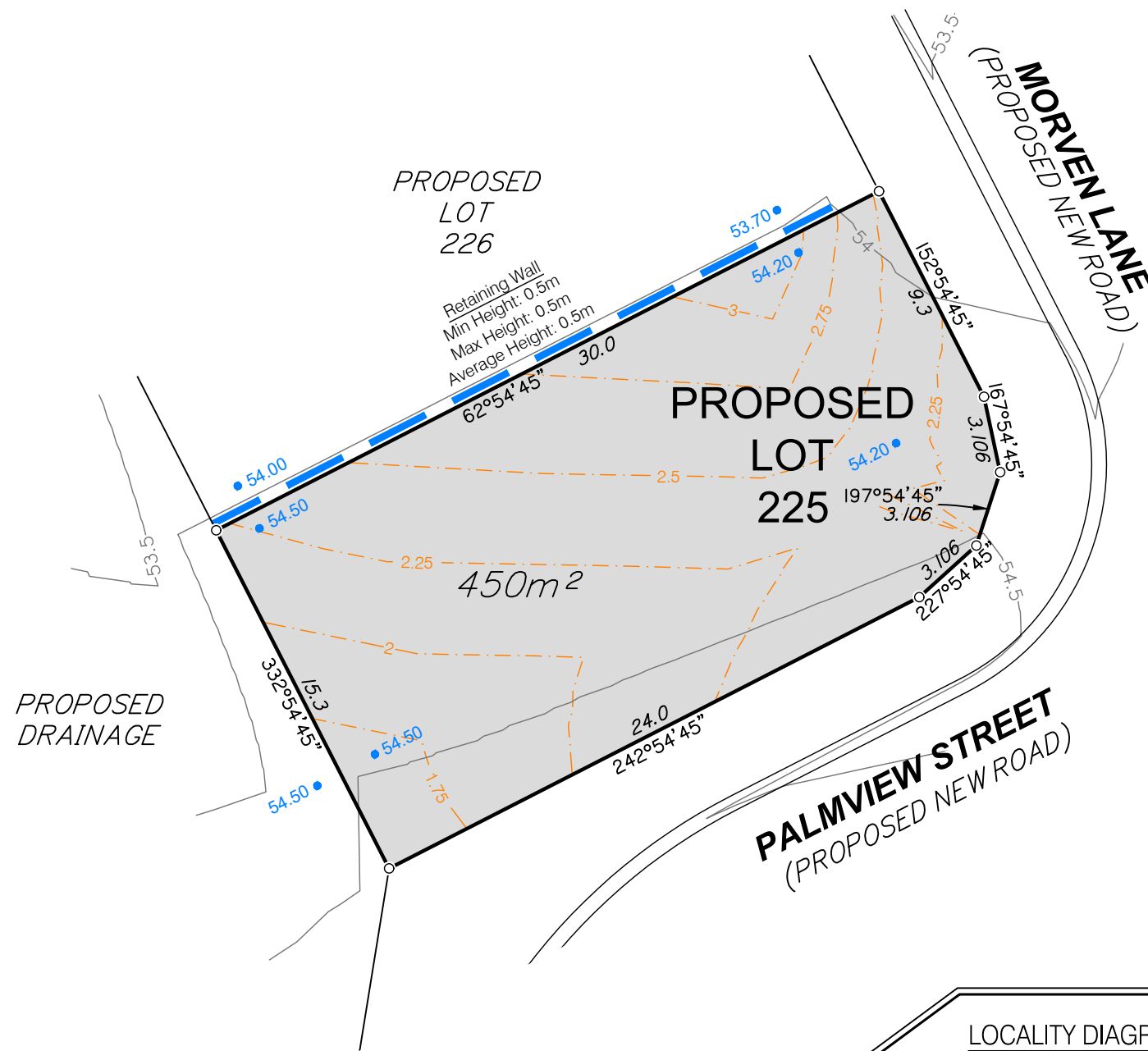


Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

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: 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 225

This plan shows:

Details of Proposed Lot 225 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.5m to 3.2m.

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

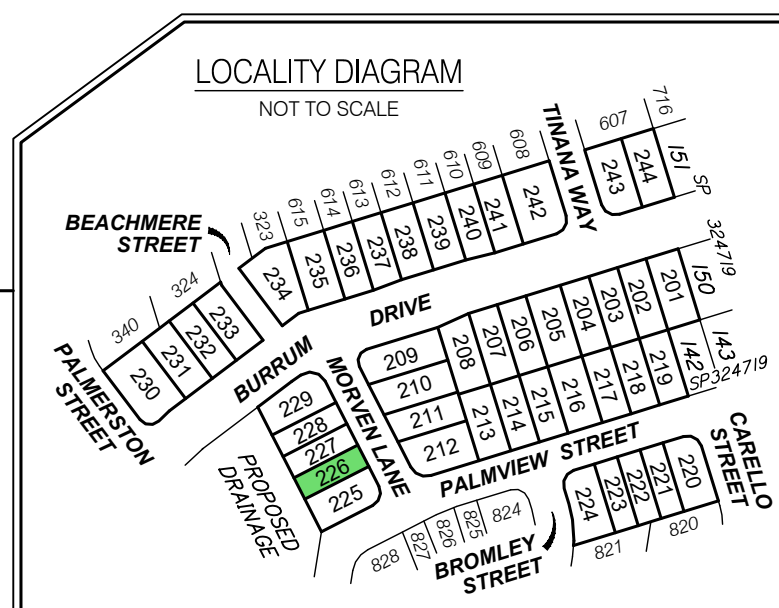
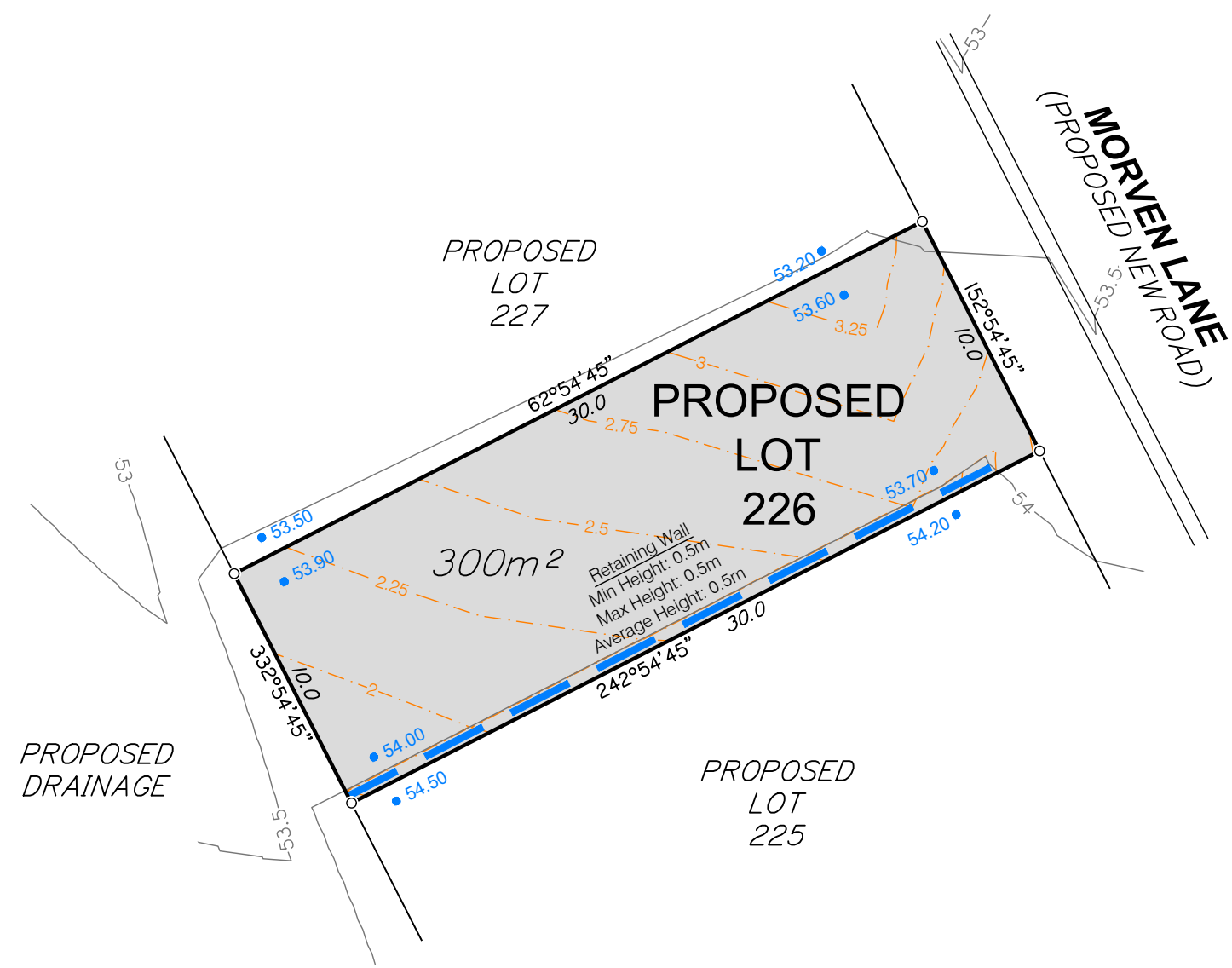
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 029 - 4**



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 226

This plan shows:  
Details of Proposed Lot 226 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.8m to 3.4m.

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:

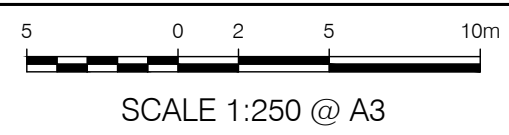
Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

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 21/02/2022.

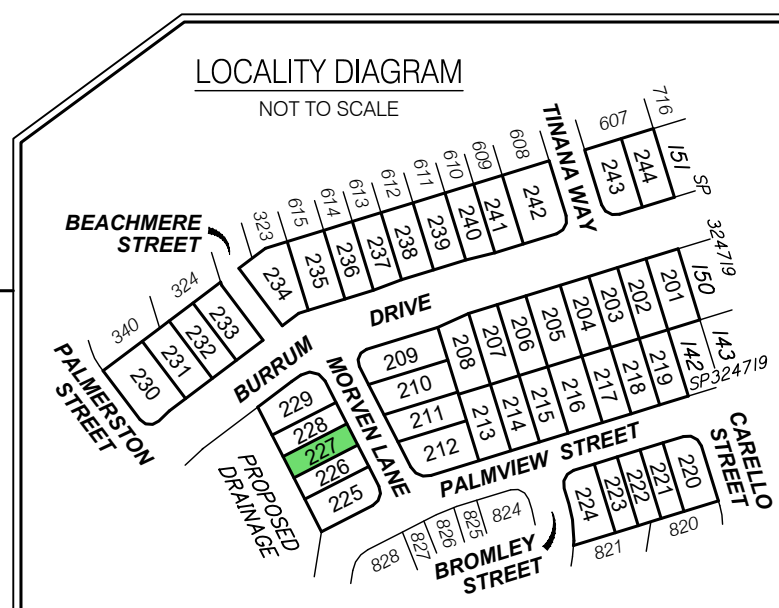
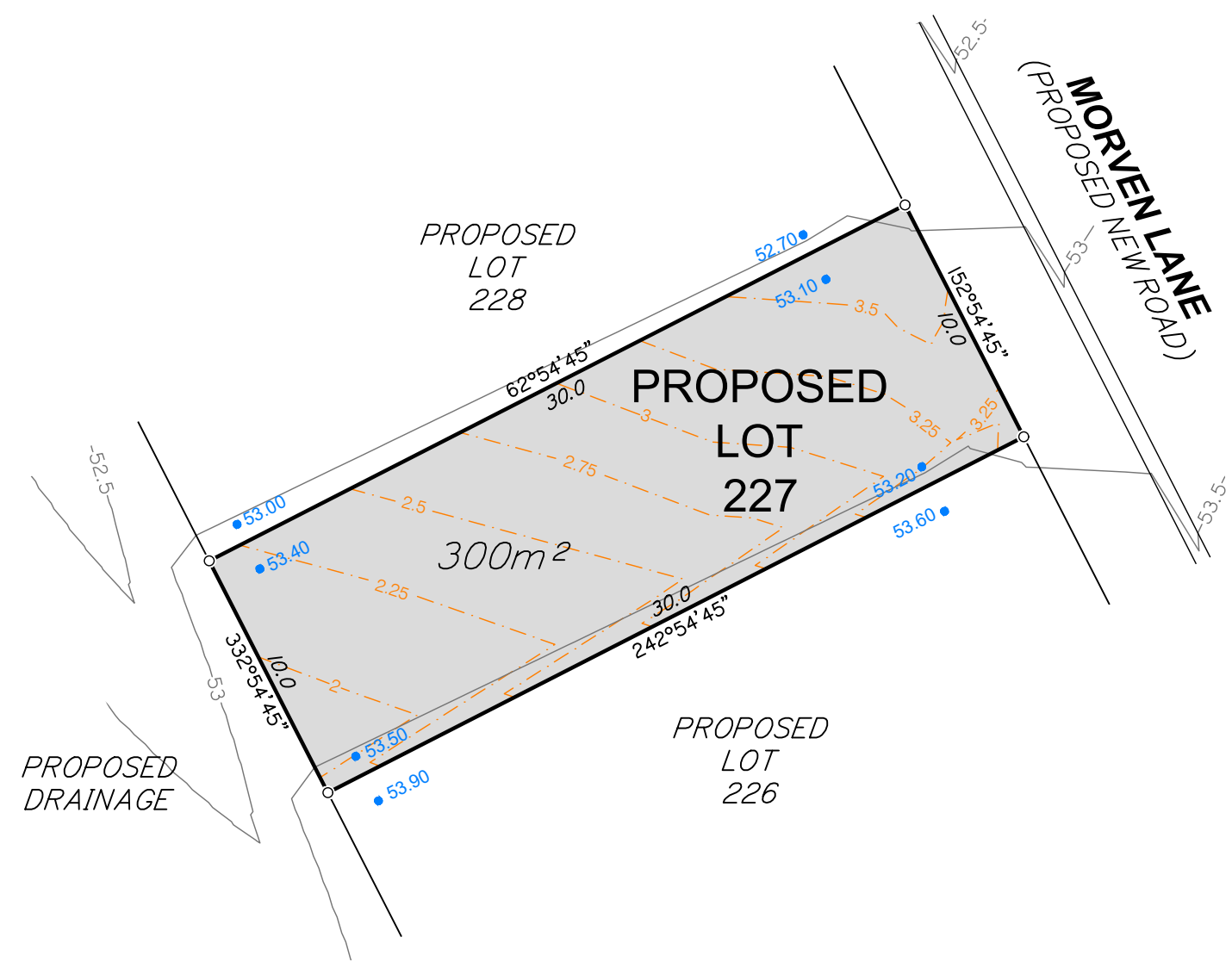
Project: **AURORA**  
RIPLEY  
STAGE 2

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>LANDPARTNERS</b> built environment consultants  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  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM58055 RL37.563
	COMPUTER FILE	BRSS5365-O02-4-4
	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	RG	DATE 03/03/2022
APPROVED	SRS	DATE 03/03/2022
UDN	<b>BRSS5365-O02- 030 - 4</b>	







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 227

This plan shows:  
 Details of Proposed Lot 227 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.8m to 3.7m.

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:

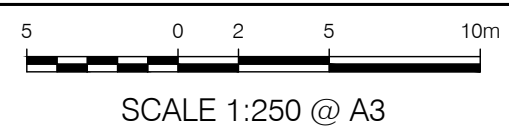
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 31/01/2022.

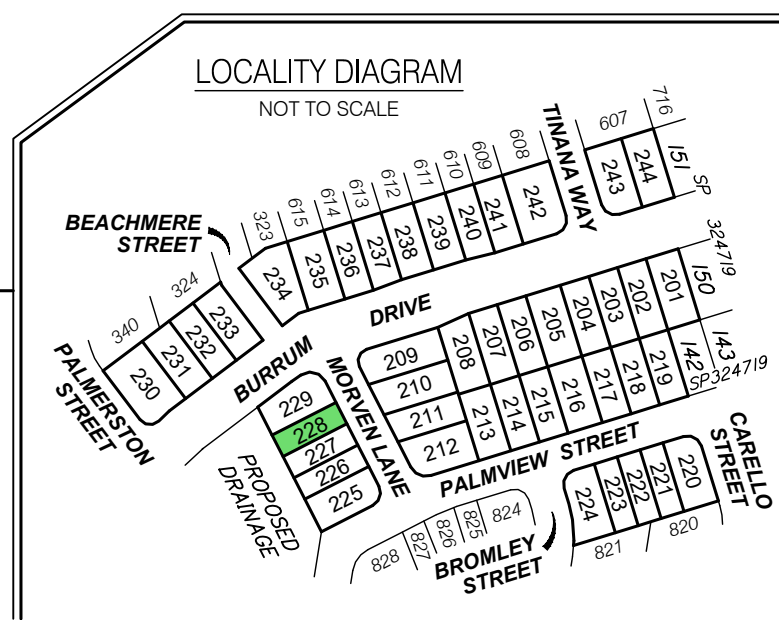
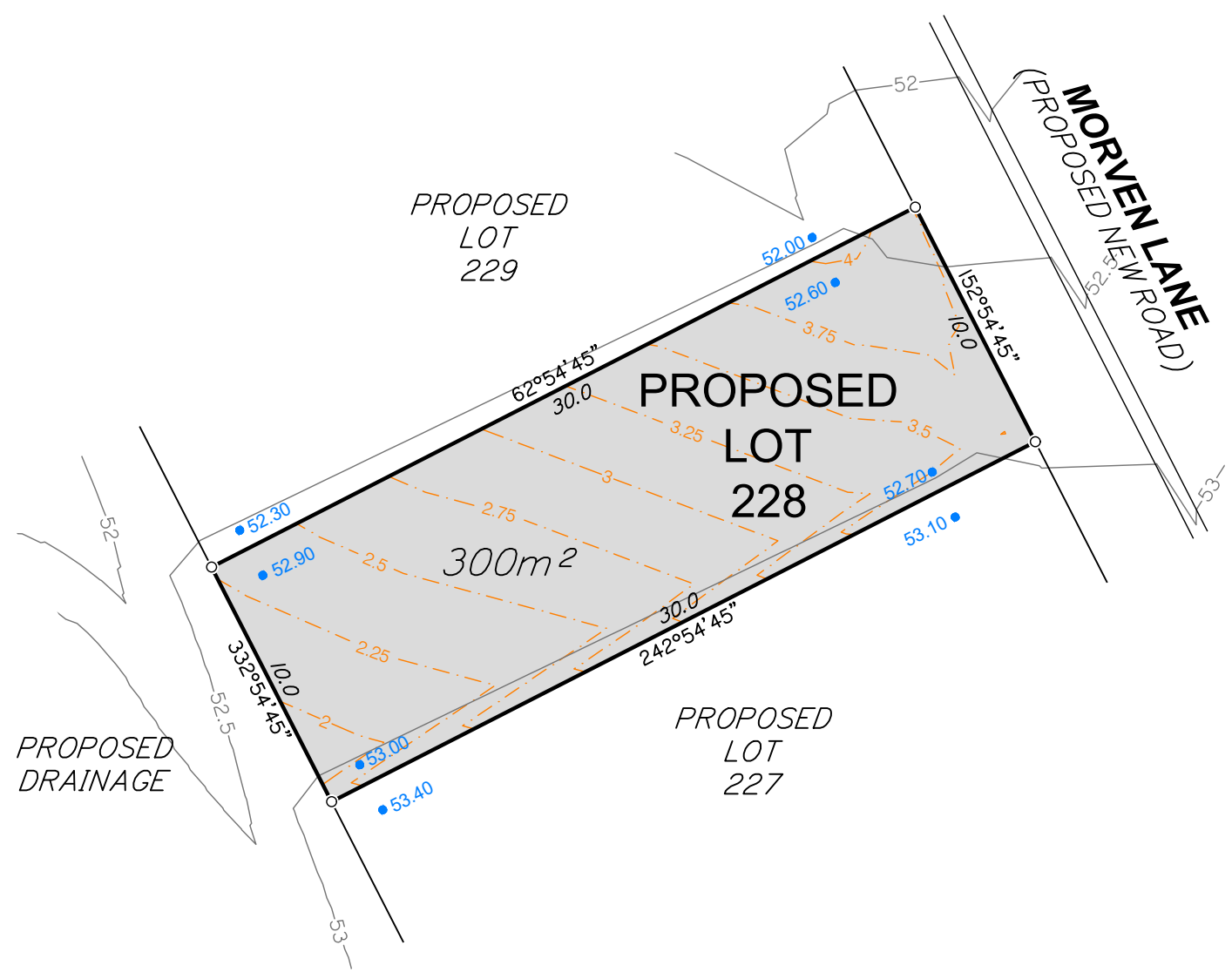
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

<p><b>Brisbane Office</b>          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
	LEVEL ORIGIN	PSM58055 RL37.563
	COMPUTER FILE	BRSS5365-O02-4-4
	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	RG	DATE 03/03/2022
APPROVED	RG	DATE 03/03/2022
UDN	BRSS5365-O02- 031 - 3	





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 228

This plan shows:  
Details of Proposed Lot 228 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.8m to 4.1m.

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:

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 31/01/2022.

Project: **AURORA**  
RIPLEY  
STAGE 2

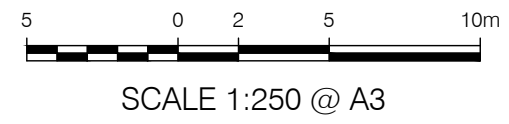
Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
built environment consultants

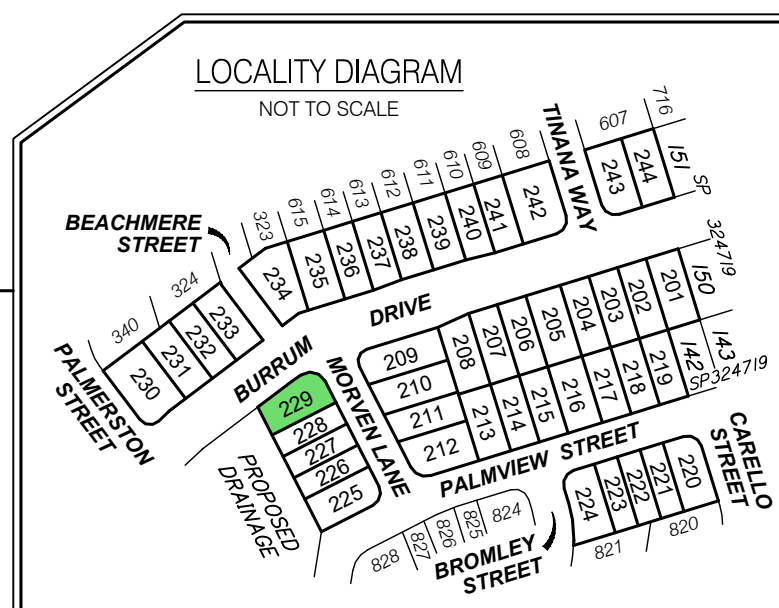
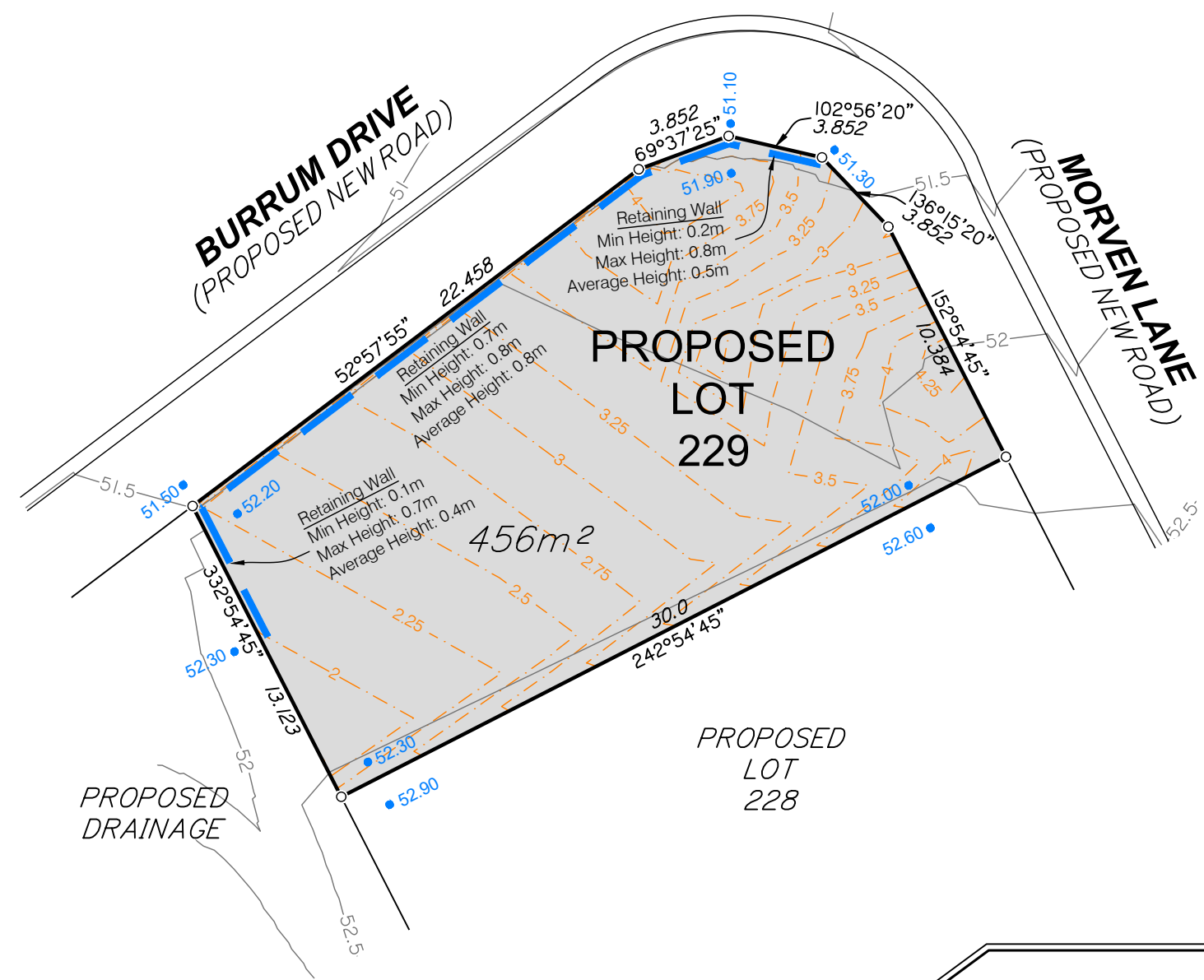
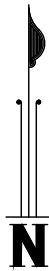
Brisbane Office  
Level 1  
18 Little Cribb Street,  
Milton Qld 4064  
PO Box 1399  
Milton Qld 4064

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

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-002-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	RG	DATE	03/03/2022



UDN  
**BRSS5365-002- 032 - 3**



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 229

This plan shows:  
 Details of Proposed Lot 229 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.5m 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 31/01/2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:

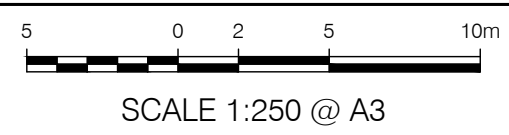
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
 built environment consultants

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

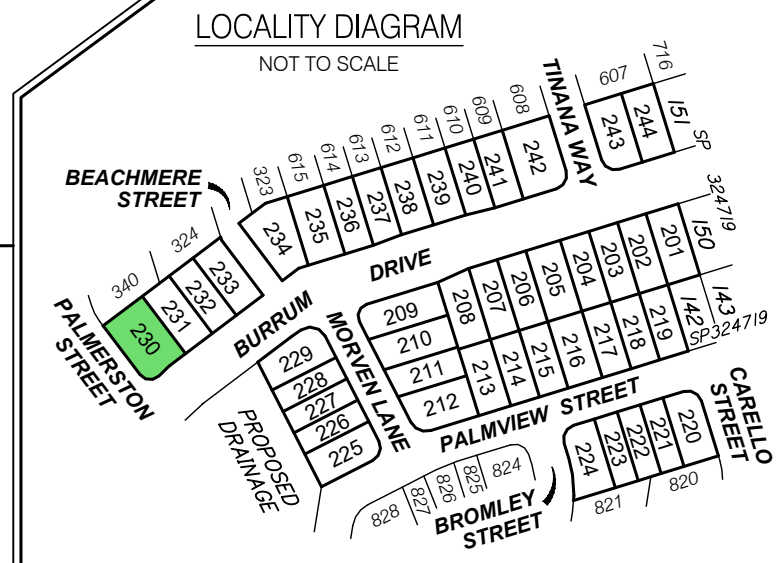
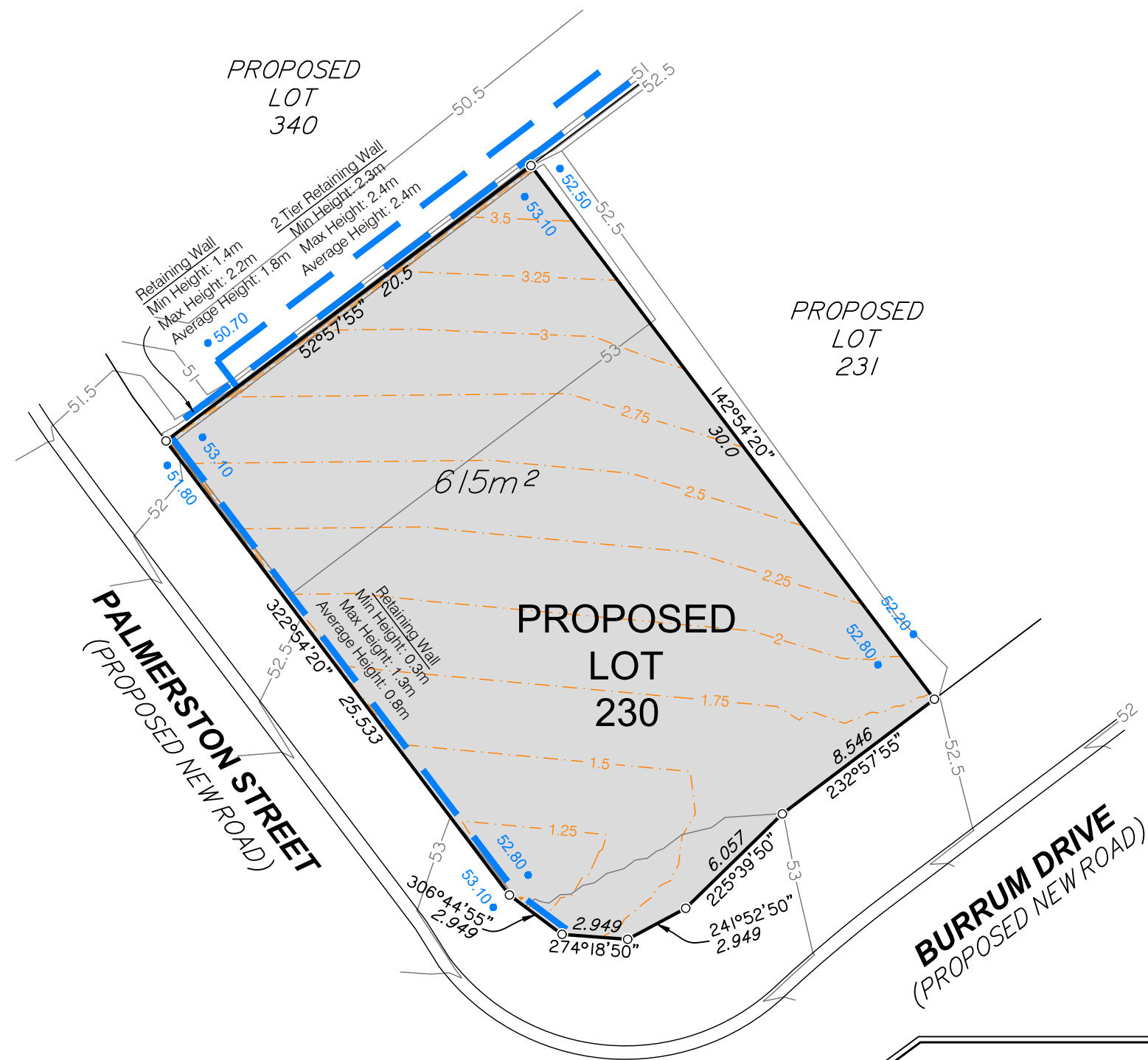
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	RG	DATE	03/03/2022



UDN  
**BRSS5365-O02- 033 - 3**





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 230

This plan shows:

Details of Proposed Lot 230 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.7m.

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 21/02/2022.

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

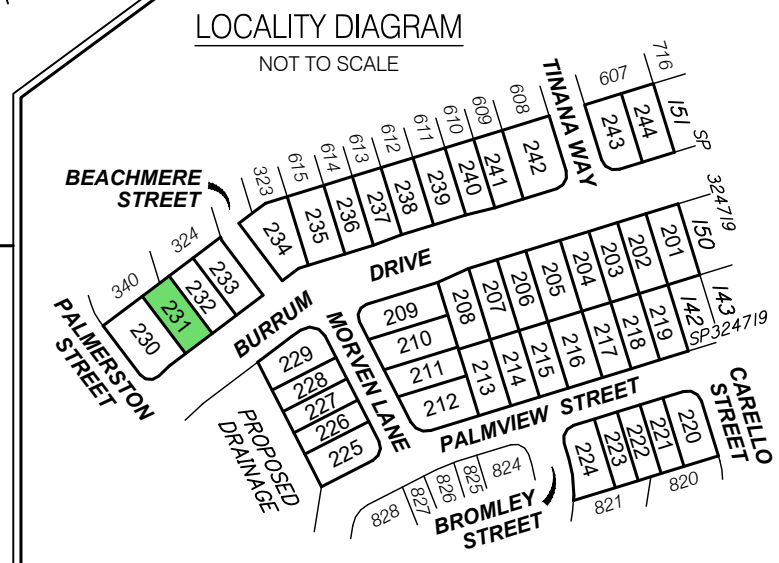
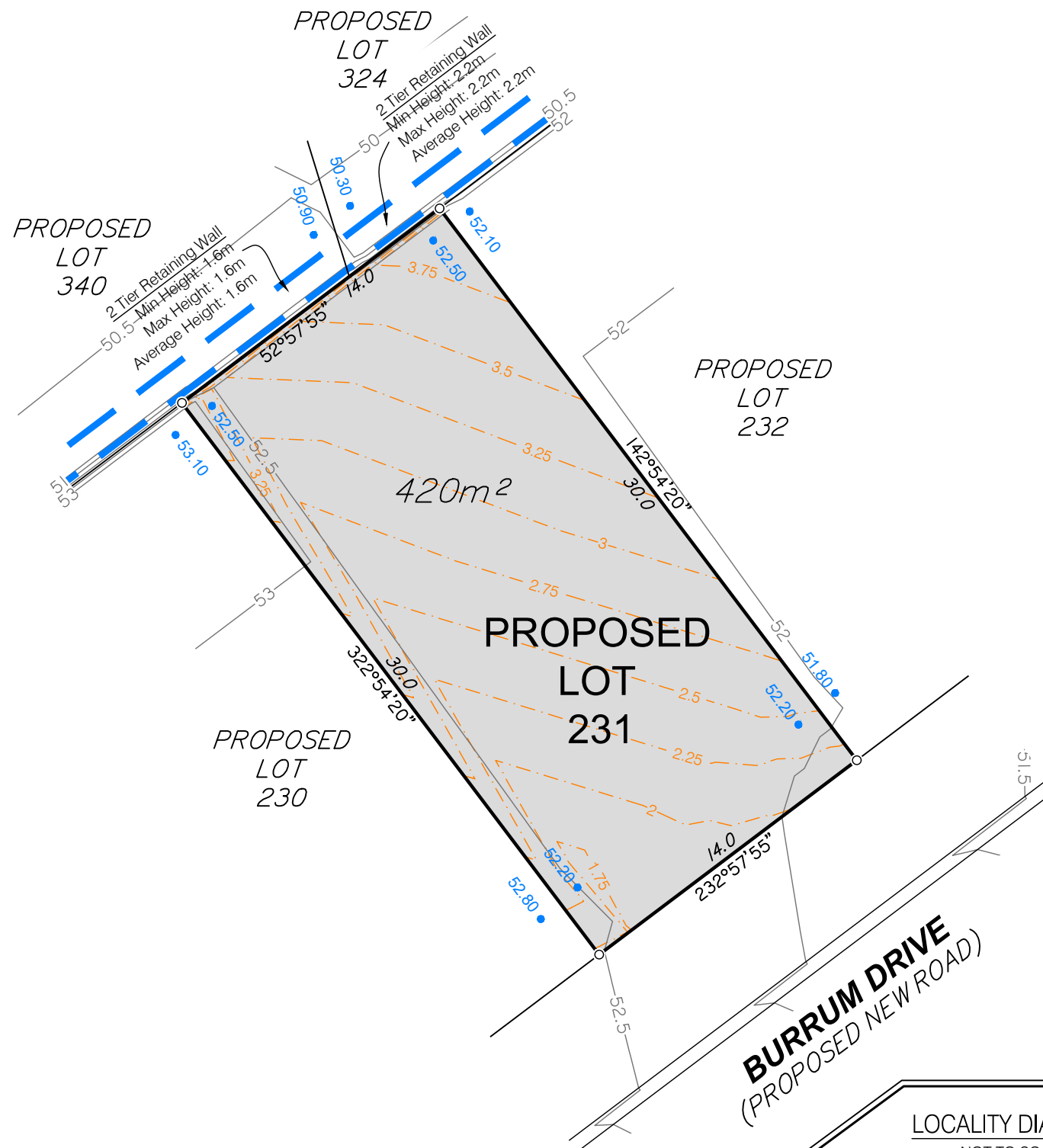


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

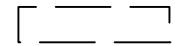



SCALE 1:250 @ A3

UDN  
**BRSS5365-O02- 034 - 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 231


This plan shows:  
 Details of Proposed Lot 231 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.7m to 4.0m.

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 21/02/2022.

Project: **AURORA**  
 RIPLEY  
 STAGE 2

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



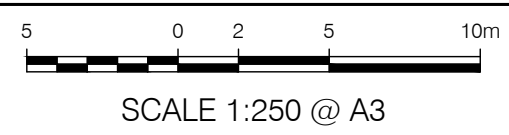
**LANDPARTNERS**  
 built environment consultants

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

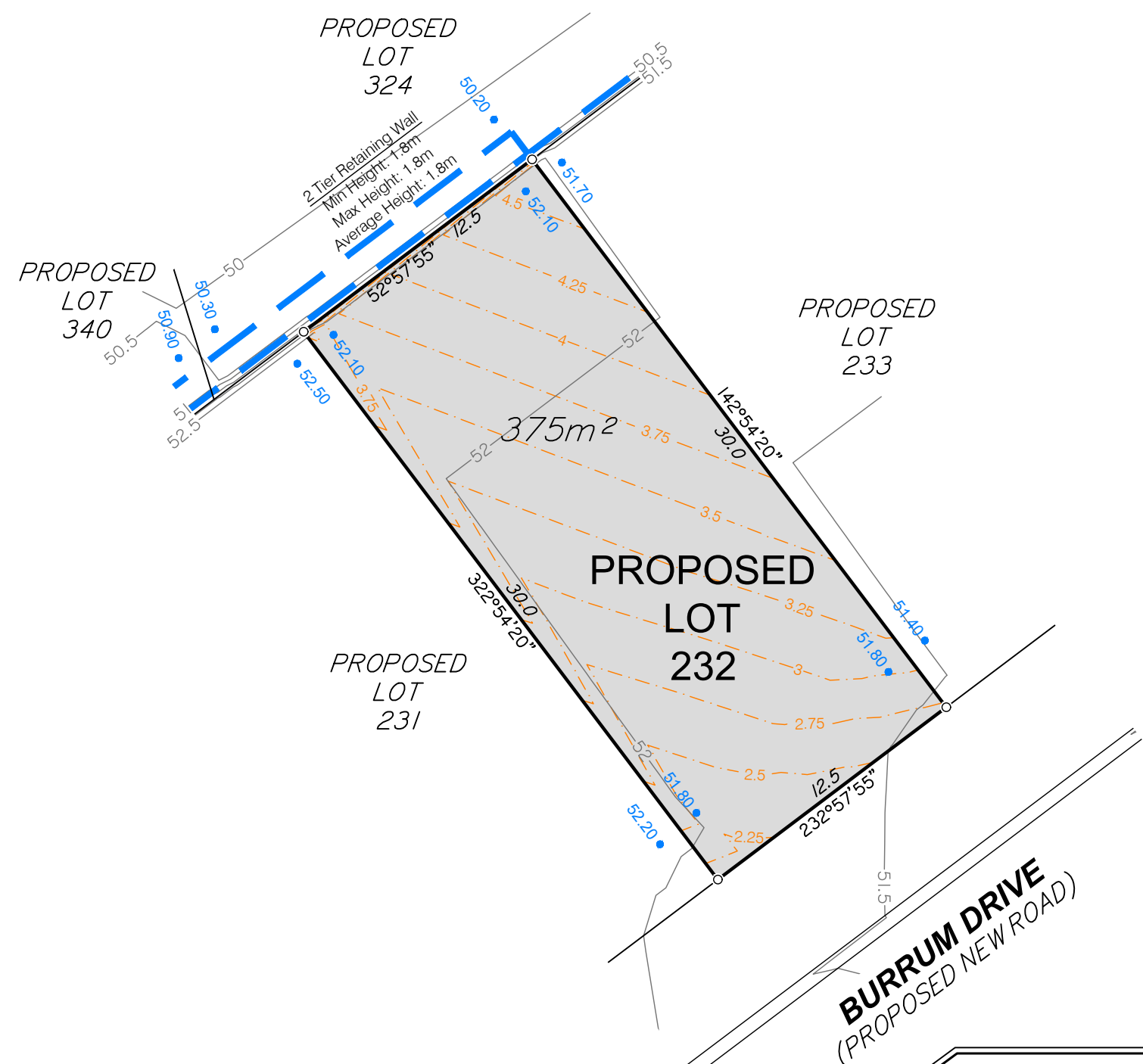
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au



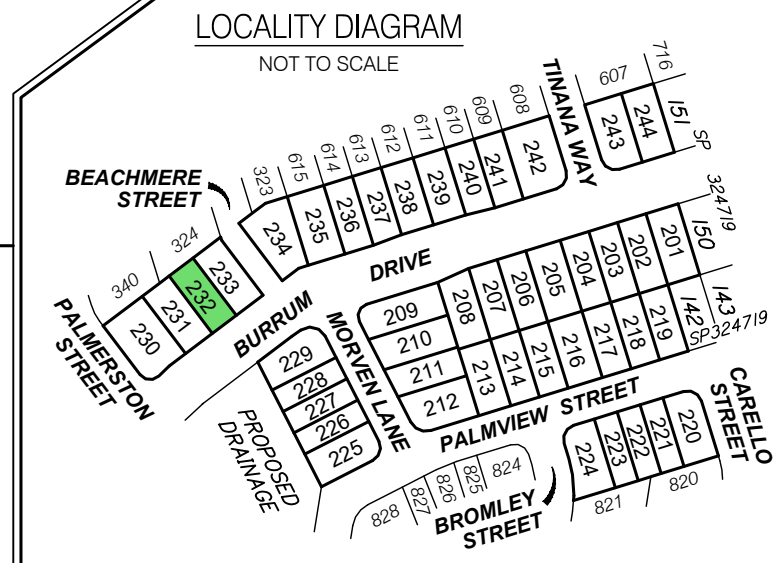
LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RGA	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



UDN  
**BRSS5365-O02- 035 - 1**



**BURRUM DRIVE**  
(PROPOSED NEW ROAD)



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

Where applicable,  
Easements are shown as: 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 232

This plan shows:  
Details of Proposed Lot 232 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 2.1m to 4.7m.

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:

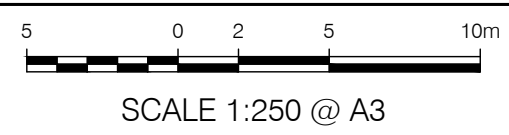
Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

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 21/02/2022.

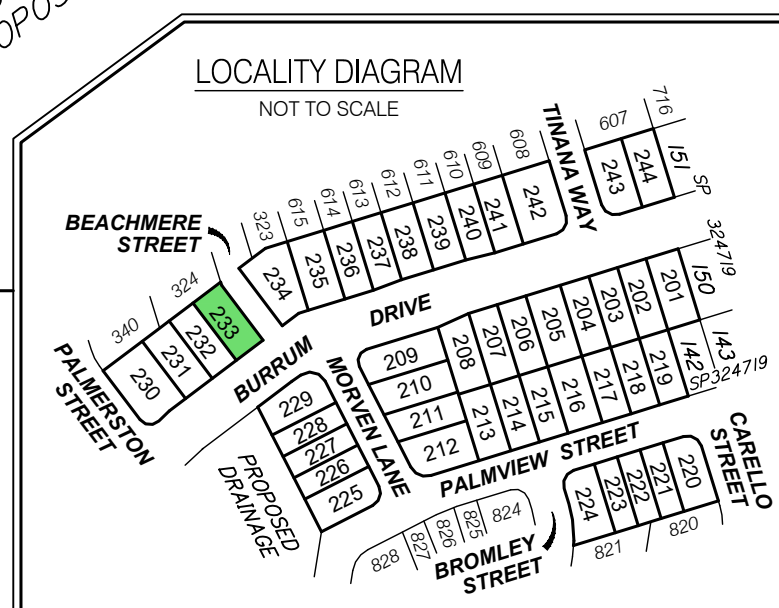
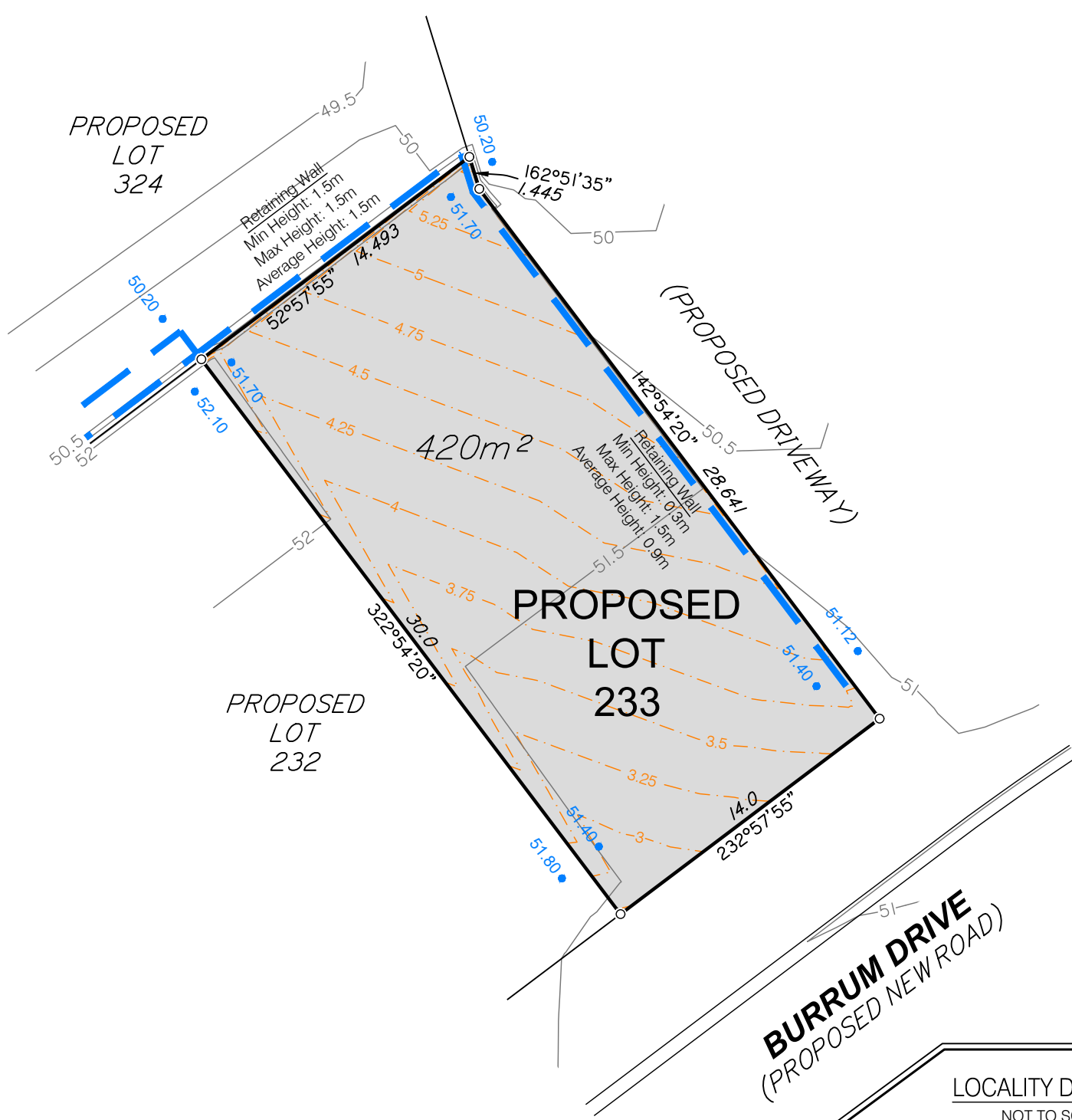
Project:

Client:  
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

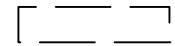
 <b>Brisbane Office</b> Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM58055 RL37.563
	COMPUTER FILE	BRSS5365-O02-4-4
	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	RG	DATE 03/03/2022
APPROVED	SRS	DATE 03/03/2022
UDN	<b>BRSS5365-O02- 036 - 1</b>	







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 233

This plan shows:  
 Details of Proposed Lot 233 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

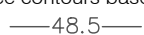
This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

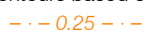
Retaining Walls are shown as: 

Area of Fill shown as: 

Fill ranges in depth from 2.7m to 5.5m.

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 31/01/2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:


**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**




**LANDPARTNERS**  
 built environment consultants

**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



LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-2		
SCALE	1:250 @ A3		
DRAWN	SHL	DATE	03/02/2022
CHECKED	MIS	DATE	03/02/2022
APPROVED	RGA	DATE	03/02/2022
UDN	BRSS5365-O02- 037 - 2		



SCALE 1:250 @ A3

**DISCLOSURE PLAN FOR PROPOSED LOT 234**


This plan shows:  
 Details of Proposed Lot 234 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 4.5m to 7.9m.

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

Design surface contours based on A.H.D. datum at an interval of 0.5m, 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 31/01/2022.

Project: **AURORA**  
 RIPLEY  
 STAGE 2

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



**LANDPARTNERS**  
 built environment consultants

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

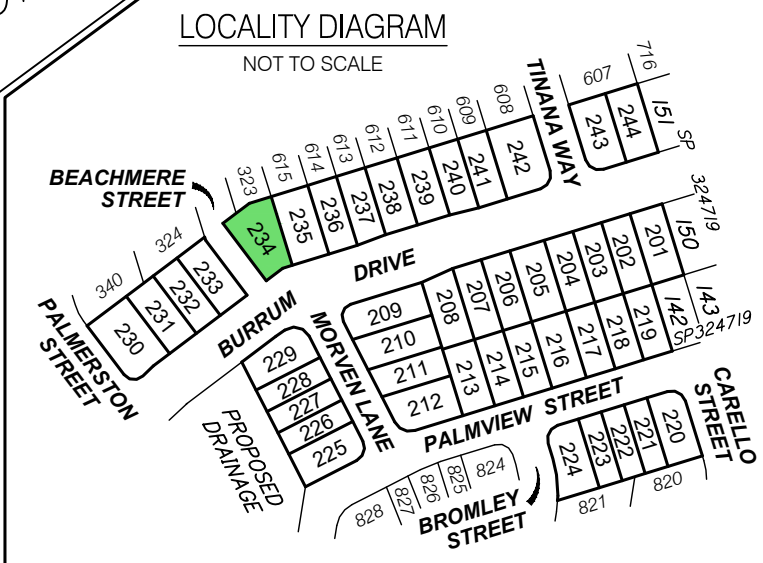
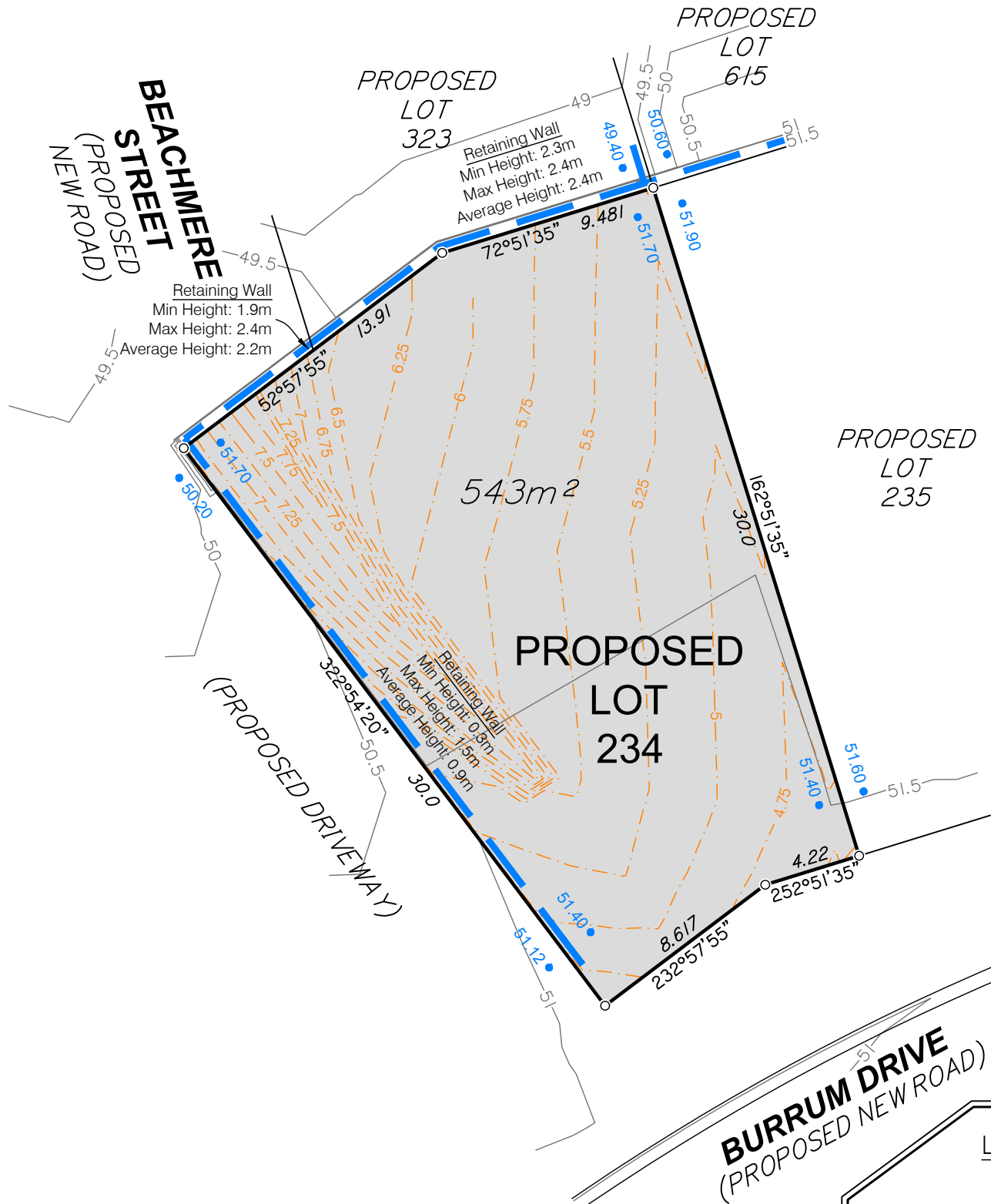


LEVEL DATUM	AHD
LEVEL ORIGIN	PSM58055 RL37.563
COMPUTER FILE	BRSS5365-O02-4-2
SCALE	1:250 @ A3
DRAWN	SHL DATE 03/02/2022
CHECKED	MIS DATE 03/02/2022
APPROVED	RGA DATE 03/02/2022

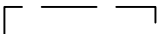



SCALE 1:250 @ A3

UDN  
**BRSS5365-O02- 038 - 2**

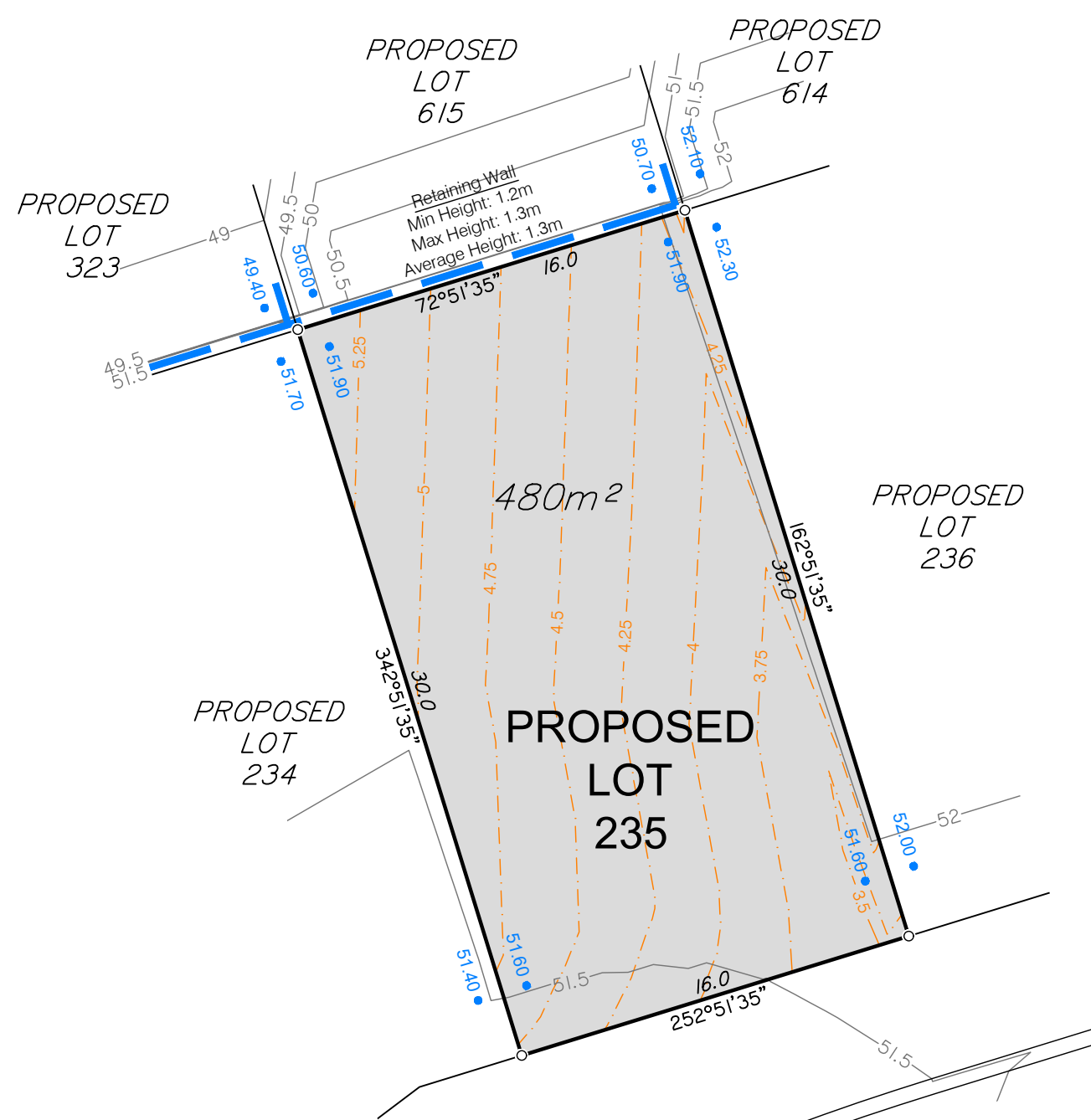


Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

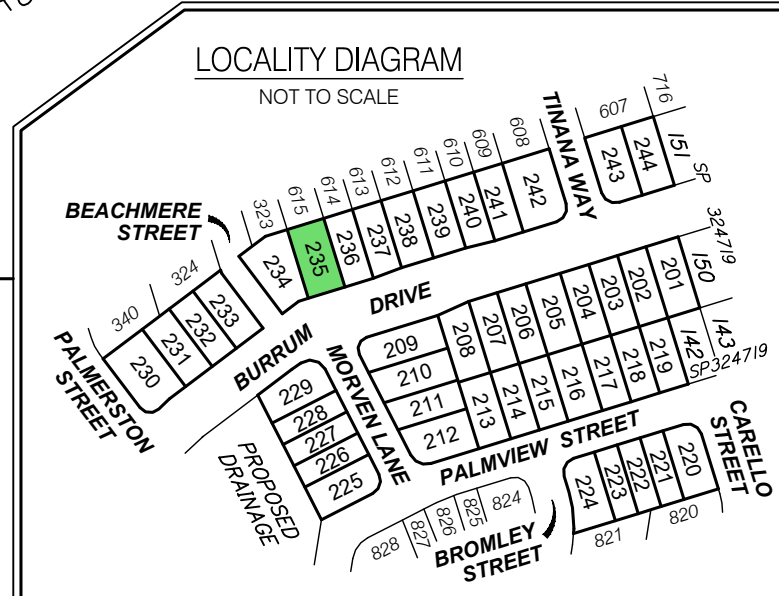
Where applicable,  
 Easements are shown as:  Finished surface levels shown as:  66.30

**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.

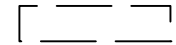

The dimensions and locations of proposed easements may vary and are subject to final Council approval.



**BURRUM DRIVE**  
(PROPOSED NEW ROAD)



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

Where applicable,  
Easements are shown as:  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 235


This plan shows:  
Details of Proposed Lot 235 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.4m to 5.5m.

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 2**

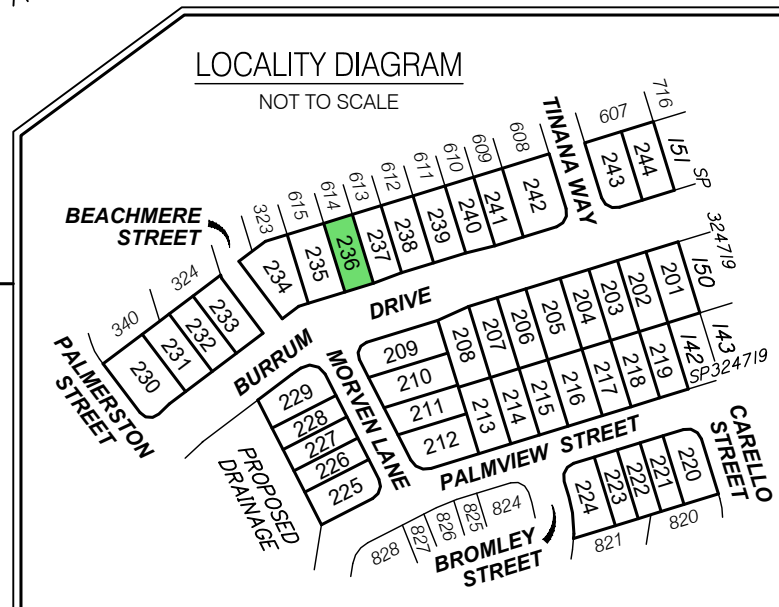
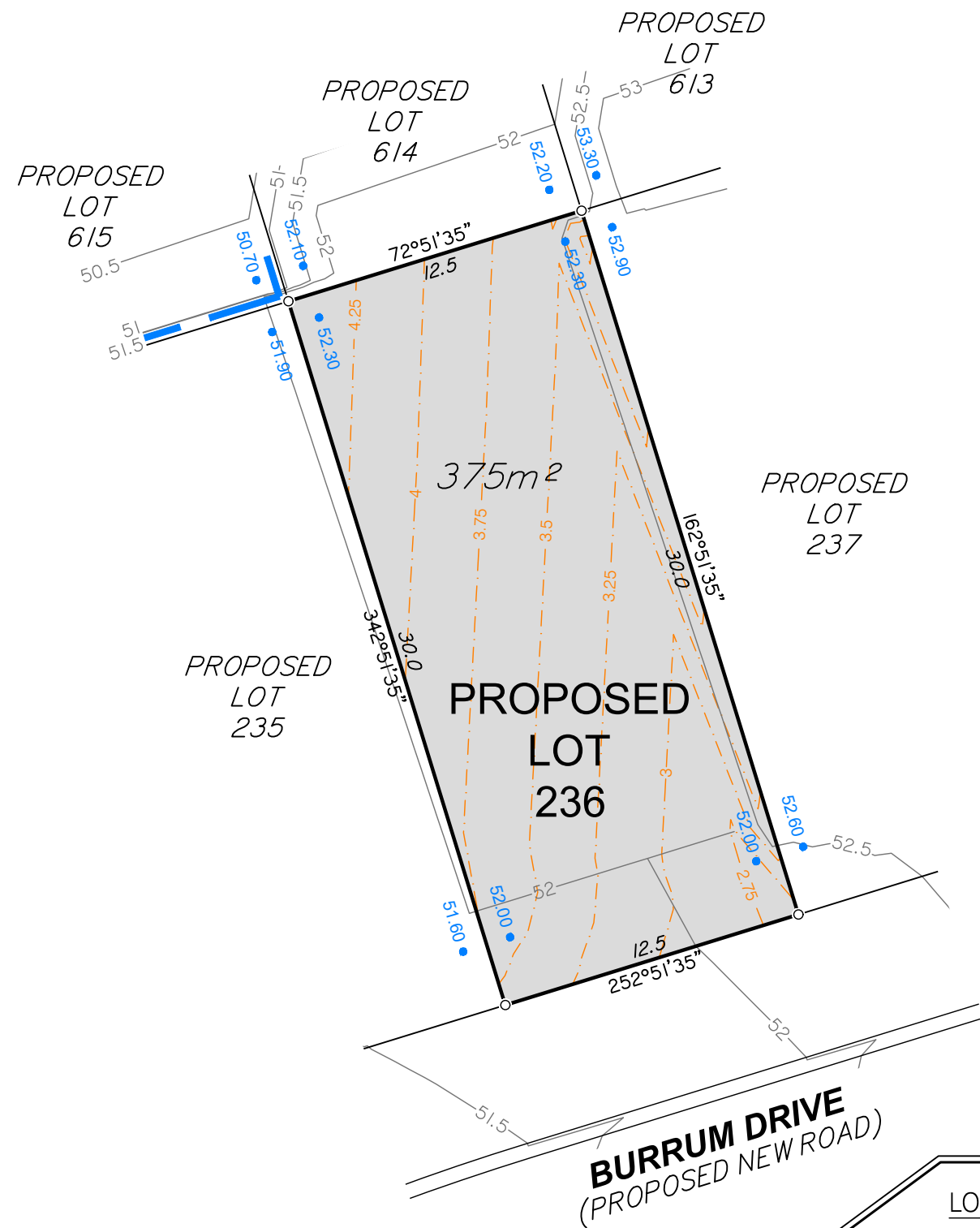
Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

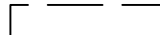

 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM58055 RL37.563
	COMPUTER FILE	BRSS5365-O02-4-4
	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	RG	DATE 03/03/2022
APPROVED	SRS	DATE 03/03/2022
UDN		<b>BRSS5365-O02- 039 - 1</b>

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 236

This plan shows:

Details of Proposed Lot 236 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 2.7m to 4.5m.

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 21/02/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

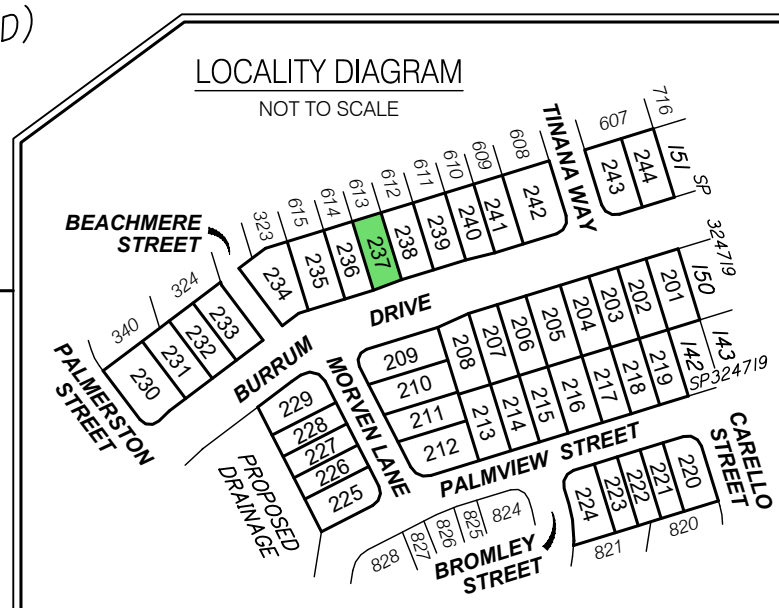
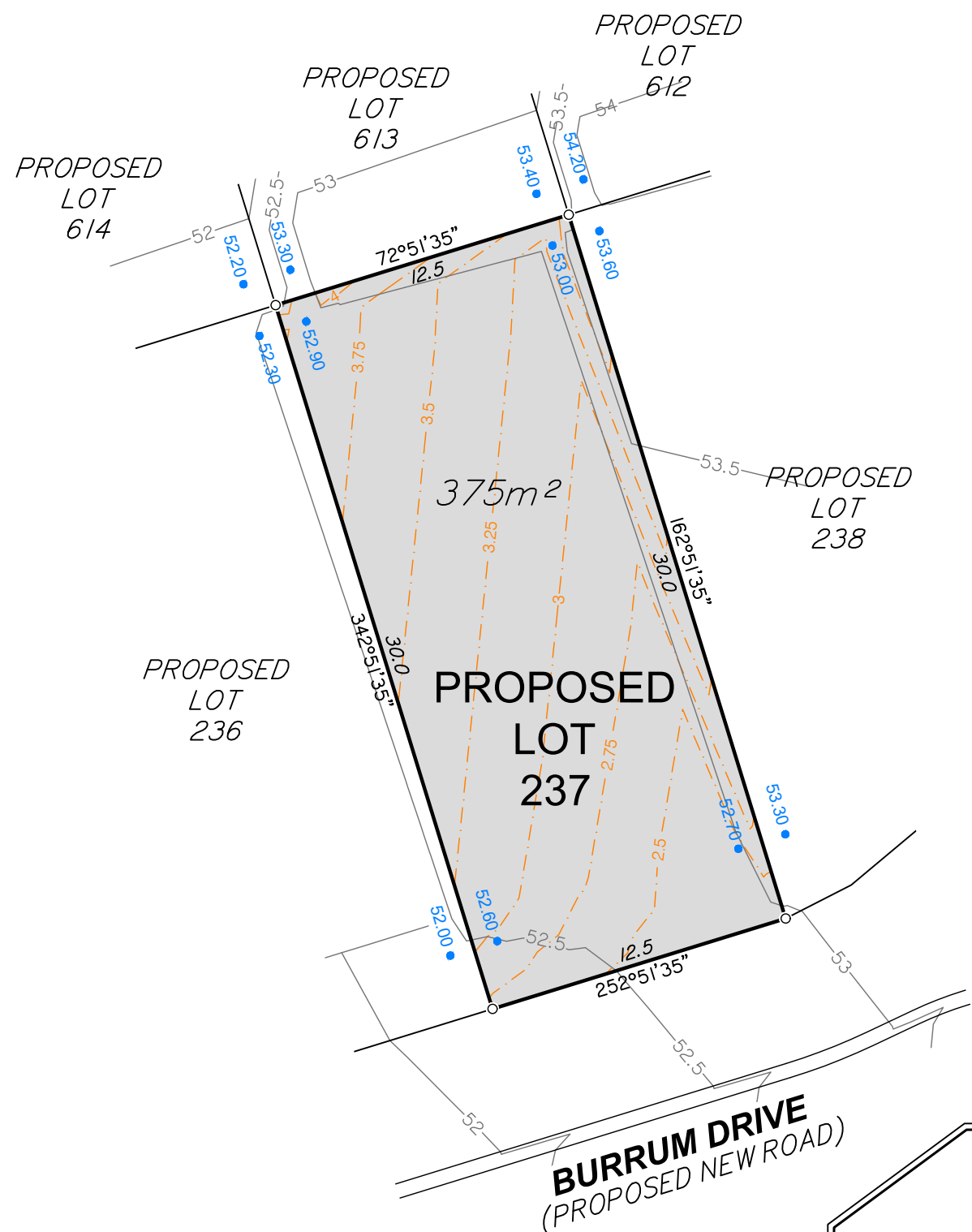
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



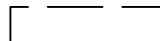

SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 040 - 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 237

This plan shows:

Details of Proposed Lot 237 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 2.3m to 4.1m.

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 21 February 2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



**LANDPARTNERS**  
 built environment consultants

**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

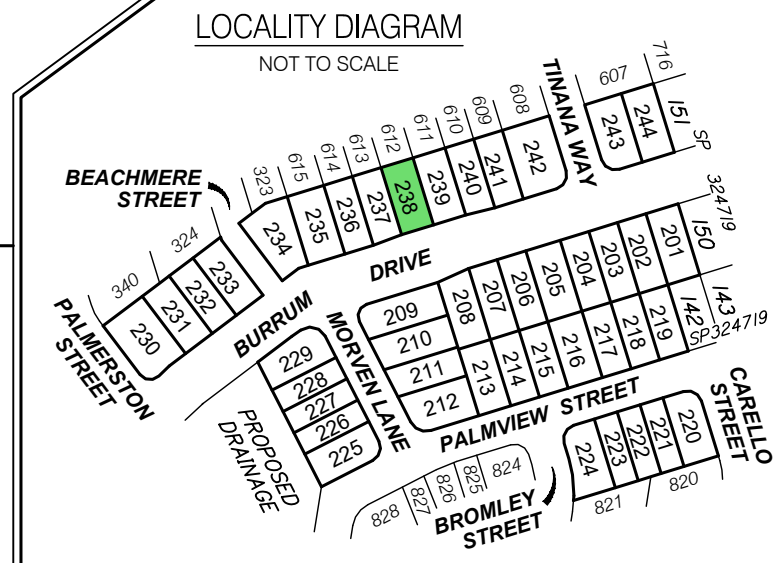
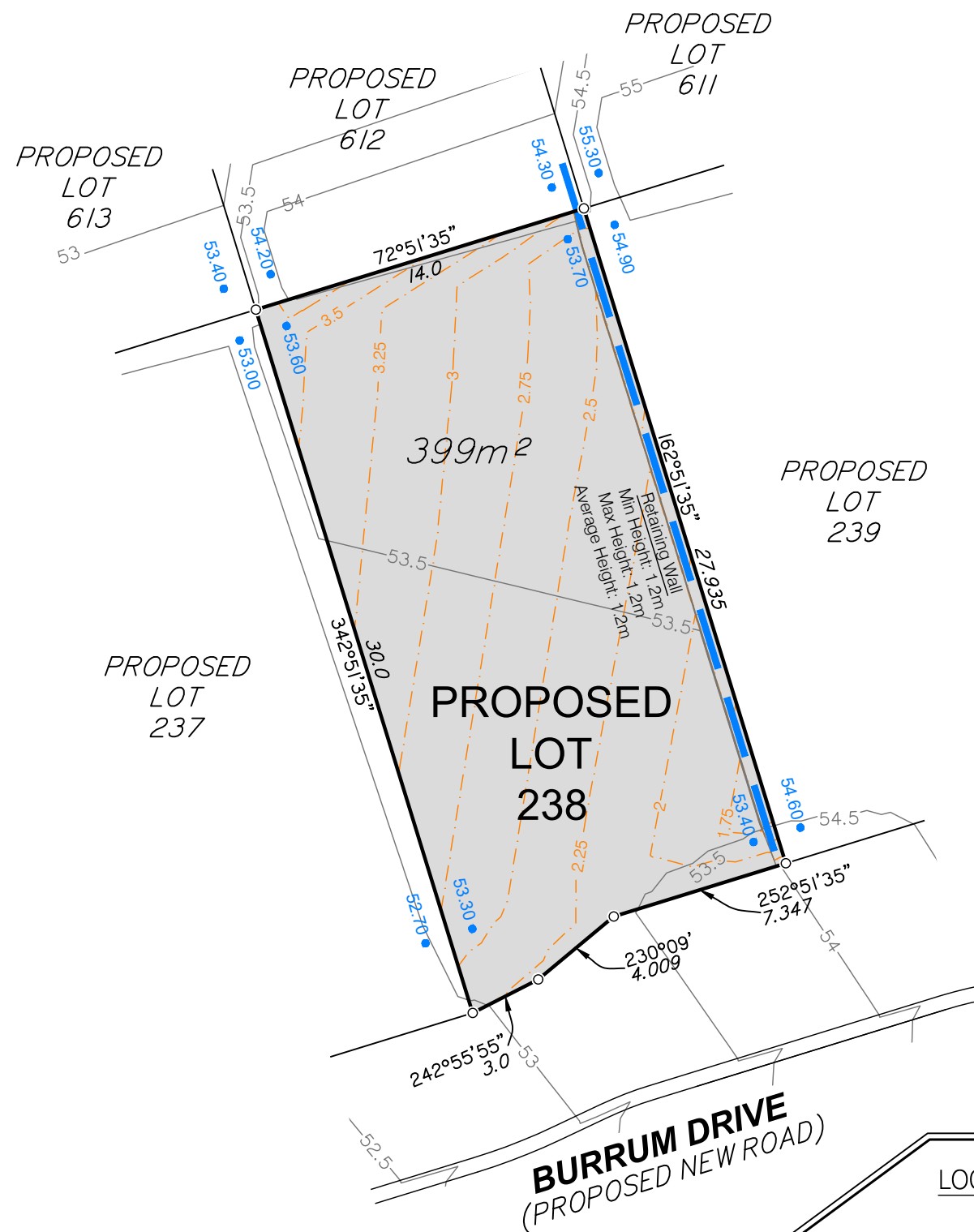


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022

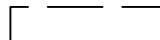



SCALE 1:250 @ A3

UDN  
**BRSS5365-O02- 041 - 2**



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 238

This plan shows:

Details of Proposed Lot 238 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.6m to 3.9m.

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

Design surface contours based on A.H.D. datum at an interval of 0.5m, 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 21 February 2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

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

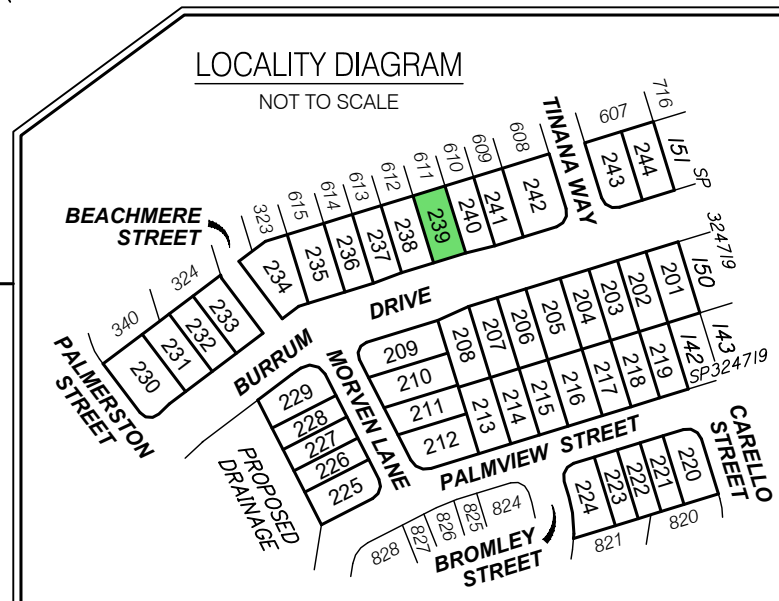
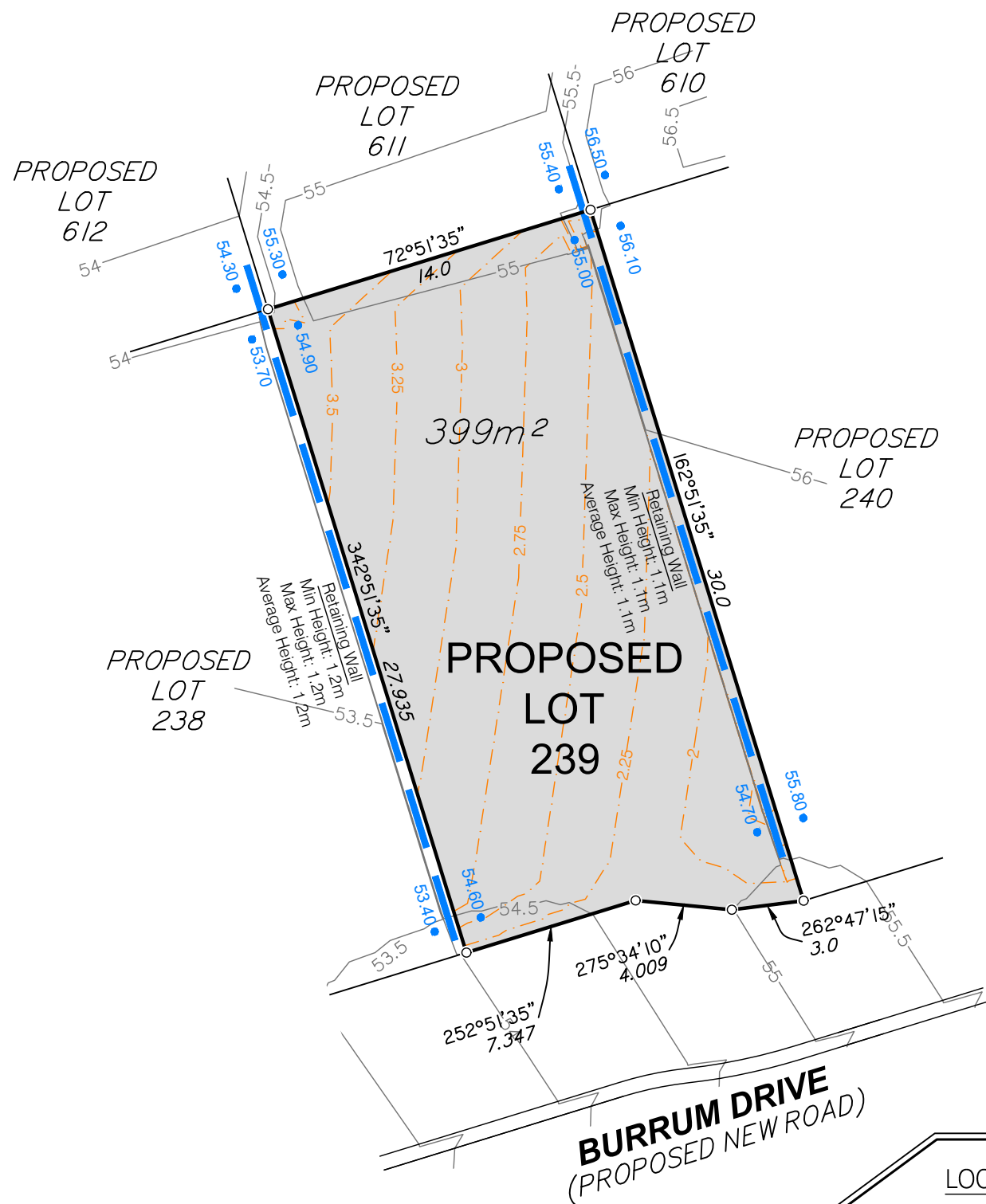


SCALE 1:250 @ A3

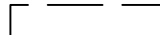

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022

UDN  
**BRSS5365-O02- 042 - 3**





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 239

This plan shows:

Details of Proposed Lot 239 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.7m to 3.8m.

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 21 February 2022.

Project:

**AURORA**  
RIPLEY  
STAGE 2

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

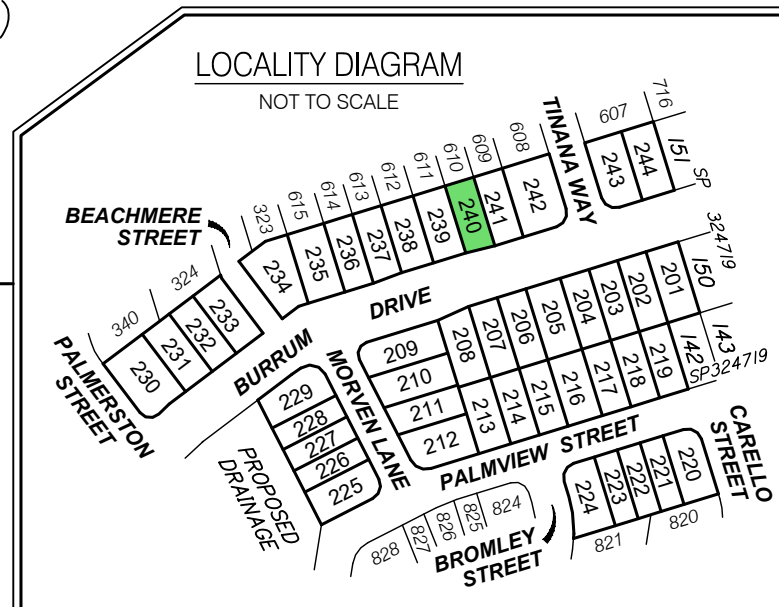
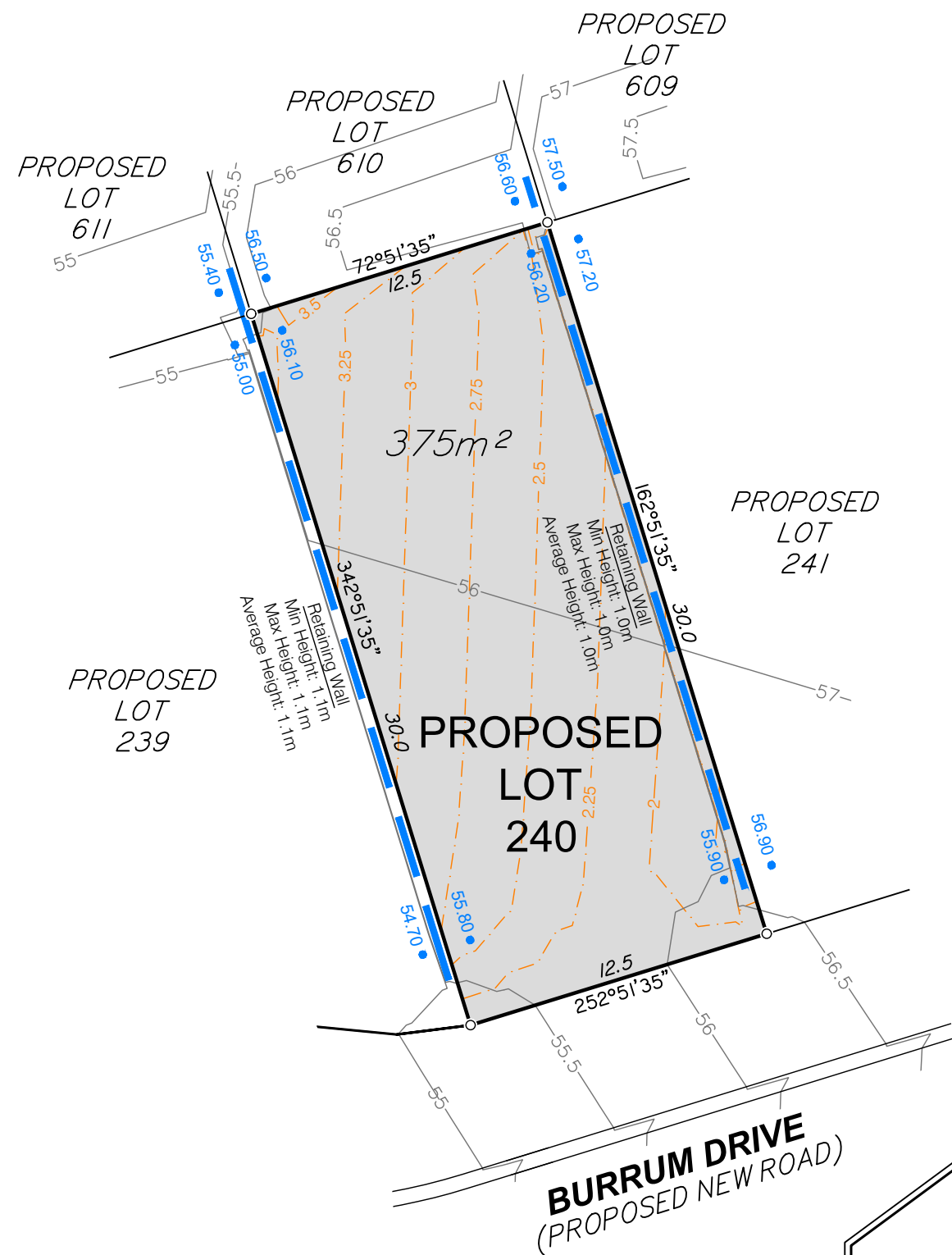
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022

UDN  
**BRSS5365-O02- 043 - 3**



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 240

This plan shows:

Details of Proposed Lot 240 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.7m to 3.7m.

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 21 February 2022.

Project:



Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

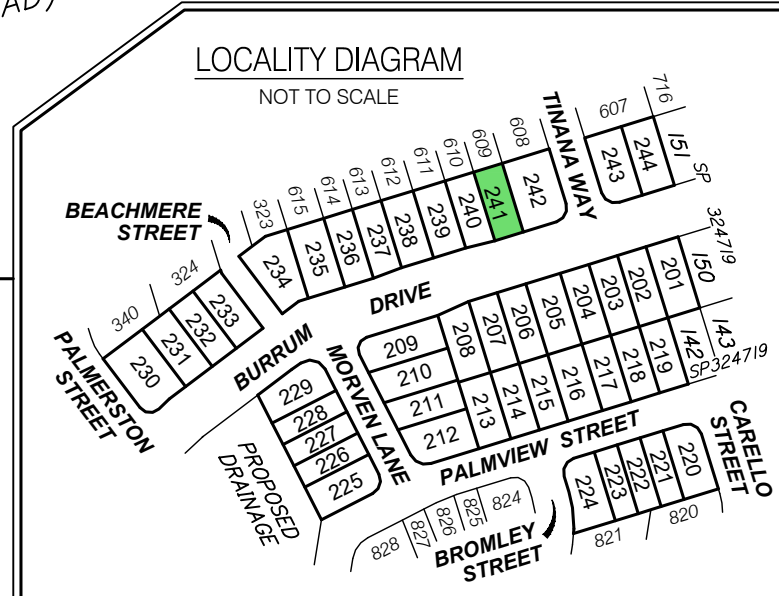
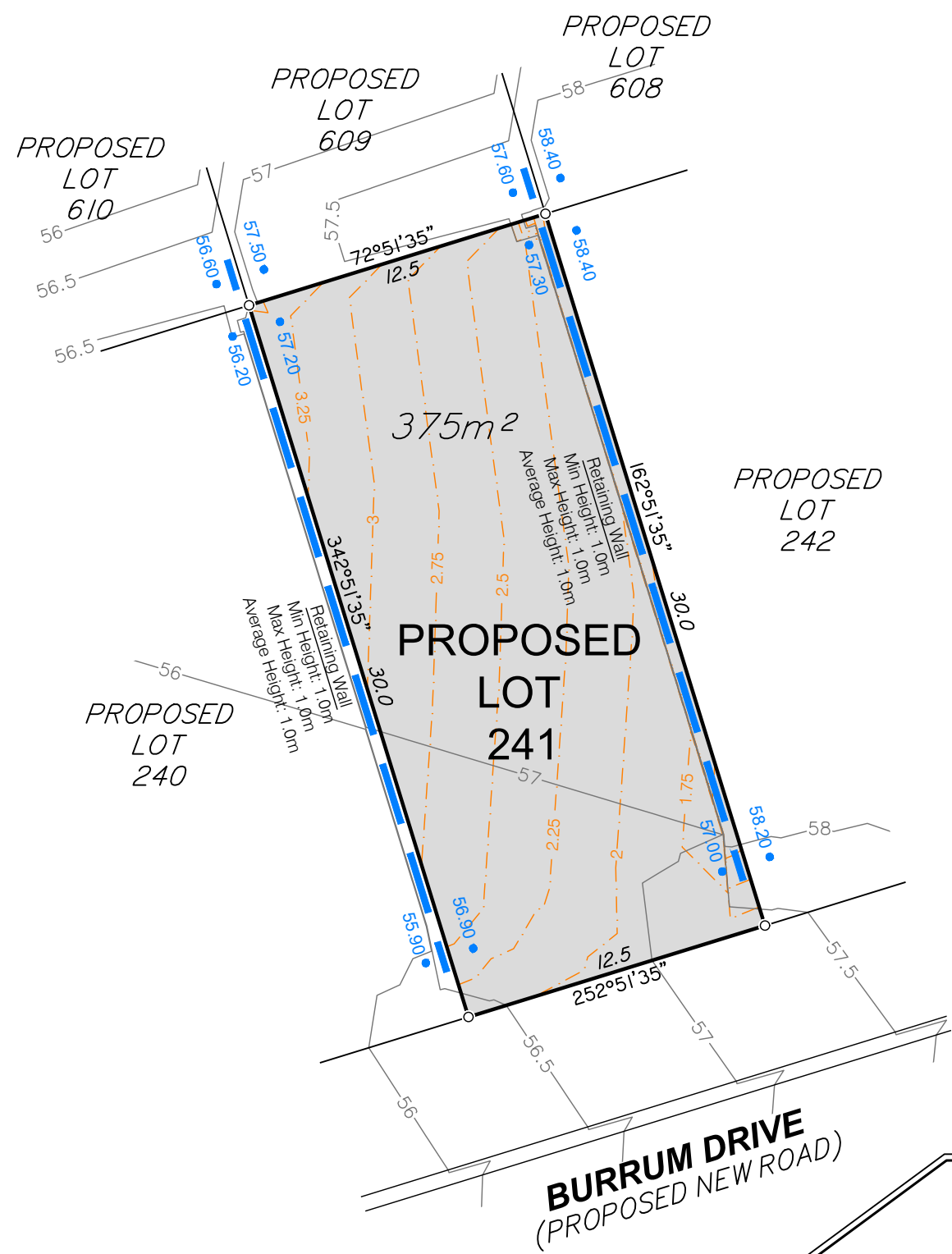
p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-3		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	01/03/2022
CHECKED	RG	DATE	01/03/2022
APPROVED	SRS	DATE	01/03/2022

UDN  
**BRSS5365-O02- 044 - 2**



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 241

This plan shows:

Details of Proposed Lot 241 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 1.6m to 3.5m.

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 21/02/2022.

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](mailto:info@landpartners.com.au)  
w: [www.landpartners.com.au](http://www.landpartners.com.au)



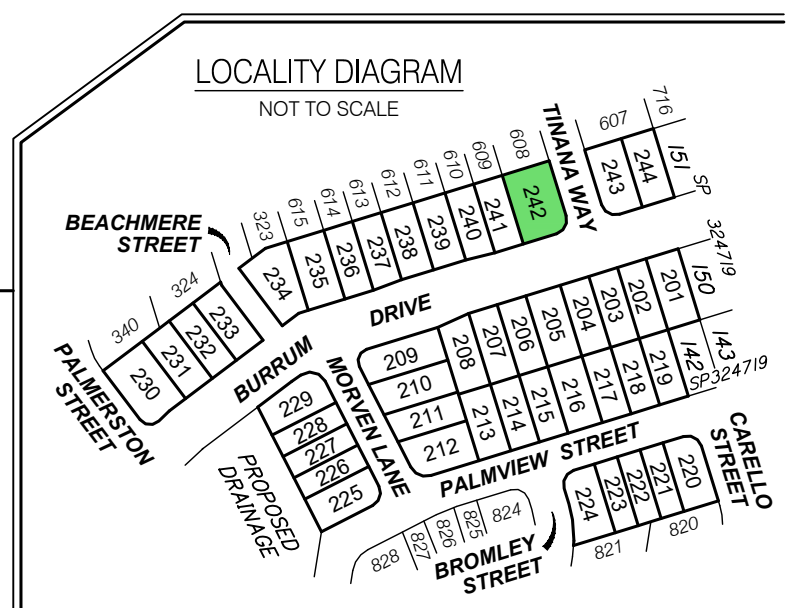
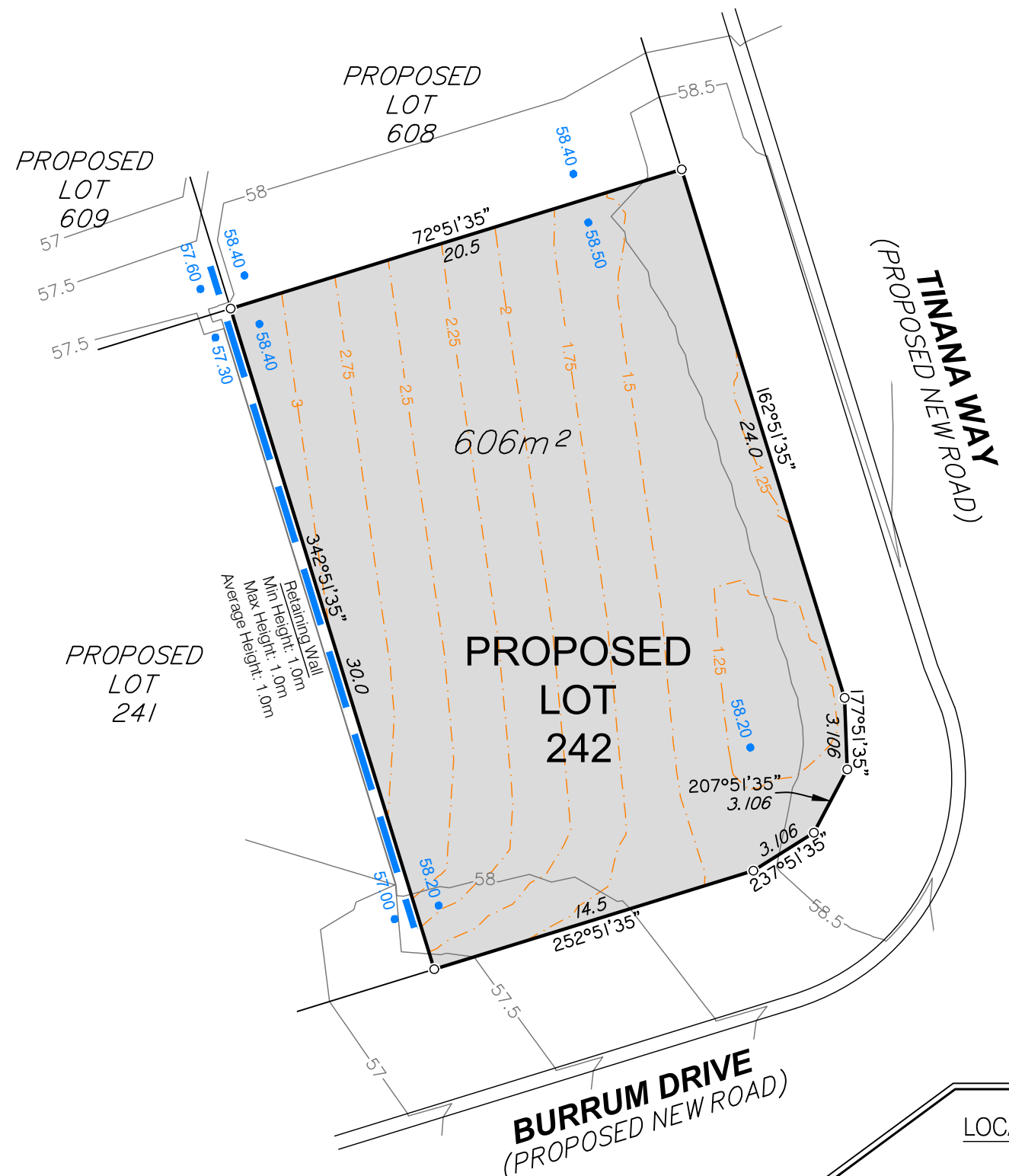
LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-002-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-002- 045 - 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 242

This plan shows:

Details of Proposed Lot 242 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 3.2m.

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 31/01/2022.

Project:

**AURORA**  
 RIPLEY  
 STAGE 2

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

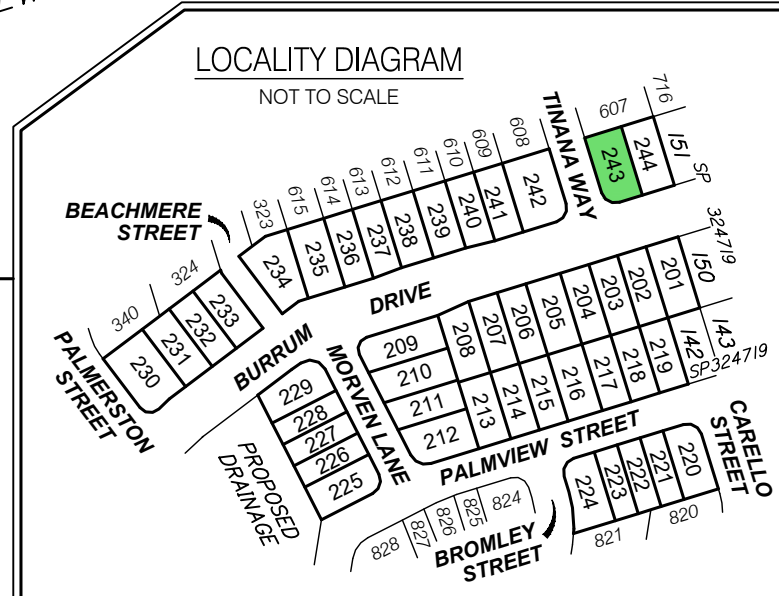
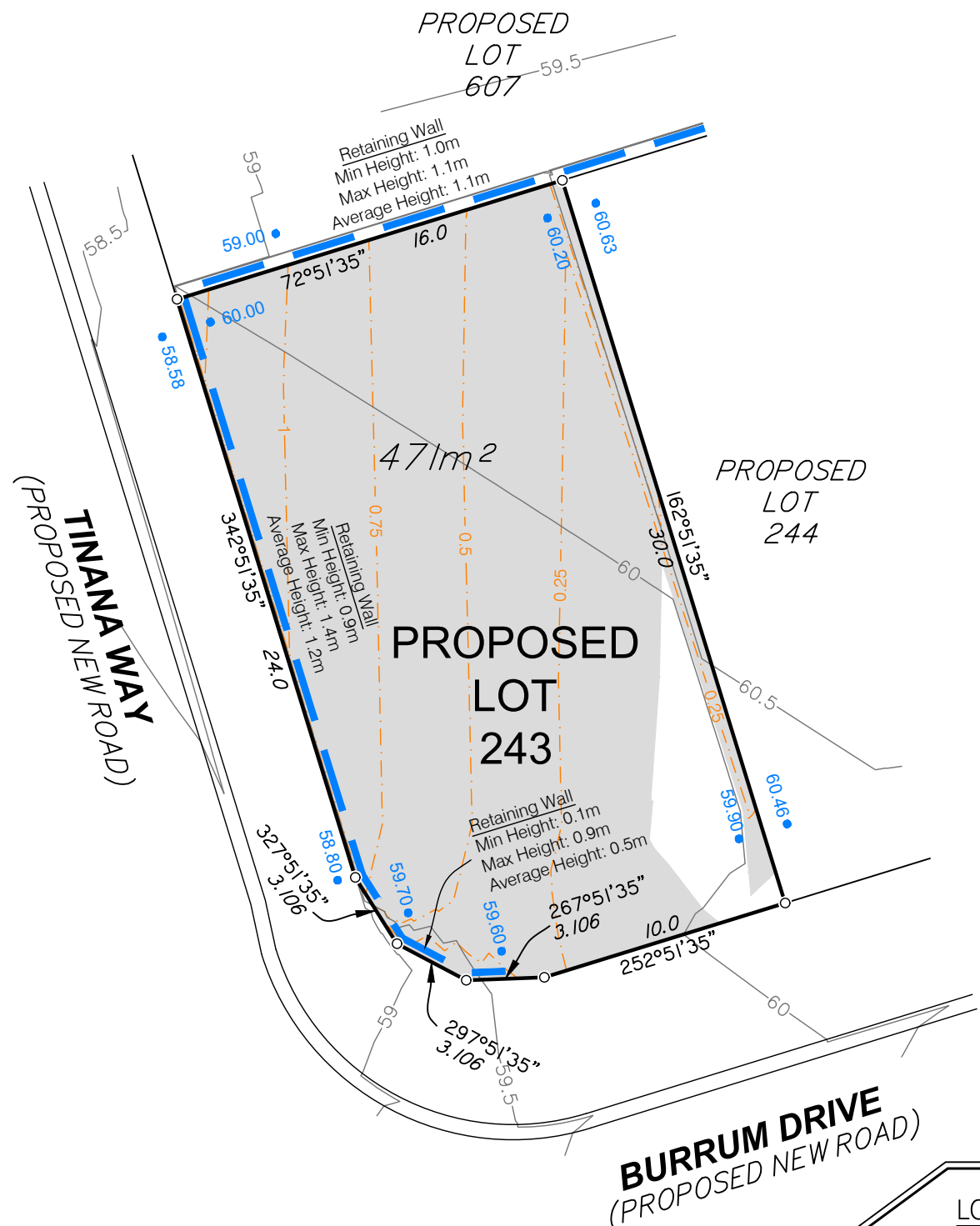


LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-2		
SCALE	1:250 @ A3		
DRAWN	SHL	DATE	03/02/2022
CHECKED	MIS	DATE	03/02/2022
APPROVED	RG	DATE	03/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O02- 046 - 2**



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 243

This plan shows:

Details of Proposed Lot 243 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 21/02/2022.

Project:



Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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

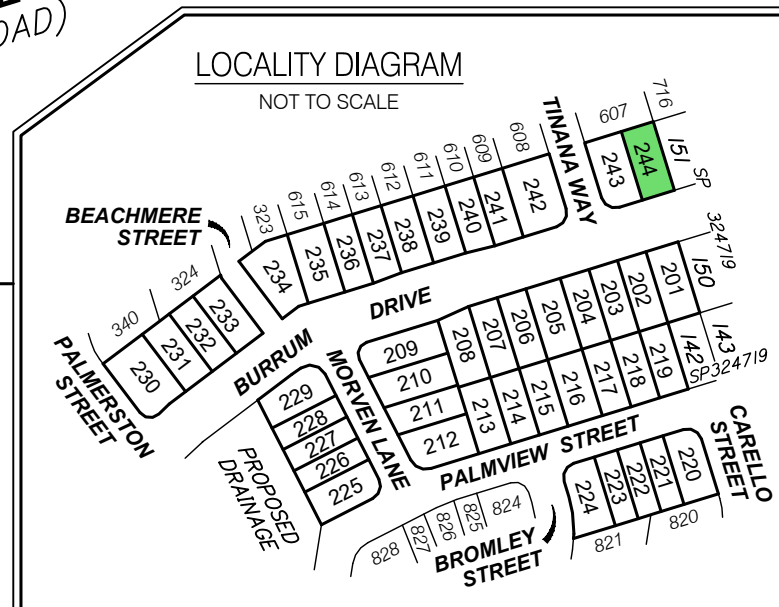
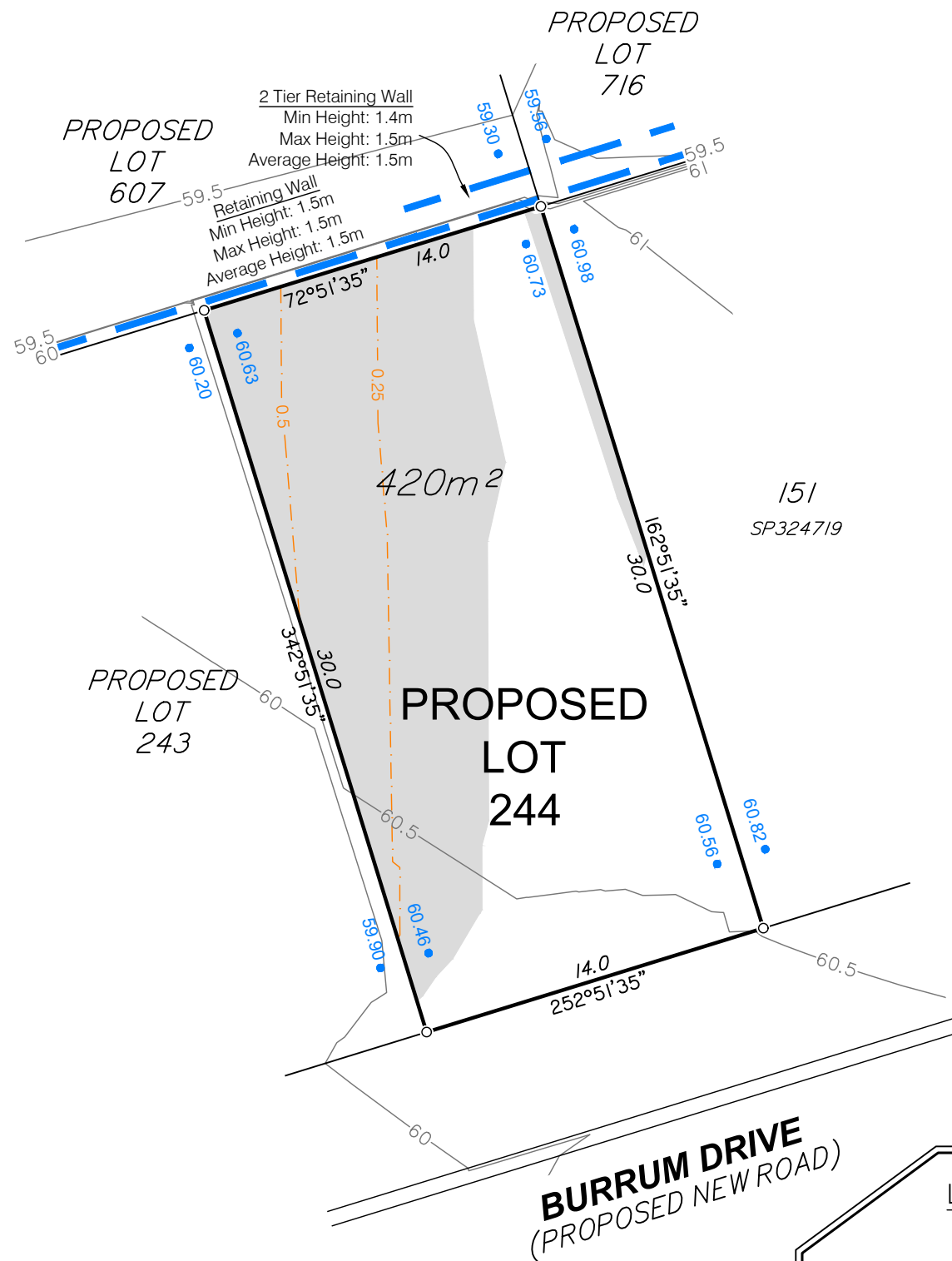
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 047 - 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 244

This plan shows:

Details of Proposed Lot 244 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. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 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 21/02/2022.

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-O02-4-4		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	03/03/2022
CHECKED	RG	DATE	03/03/2022
APPROVED	SRS	DATE	03/03/2022

UDN  
**BRSS5365-O02- 048 - 1**