

IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 801 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) There is no fill placed on this lot as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER

BRISBANE - SUNSHINE COAST - CENTRAL QLD

BRISBANE - JFP House
76 Ernest Street,
South Brisbane, Qld. 4101
TEL: 07 3012 0100 www.jfp.com.au

JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045

PLANNERS

URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS

NORTH:

SCALE: @ A3 1:200

0 2 4 6 8 10 12 14 metres

SCALE 1:200 at (A3) size

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)

DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN

SATTERLEY PROPERTY GROUP PTY LTD

RIPLEY VALLEY-Stage 8

459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742S_8

PLAN: 44 A

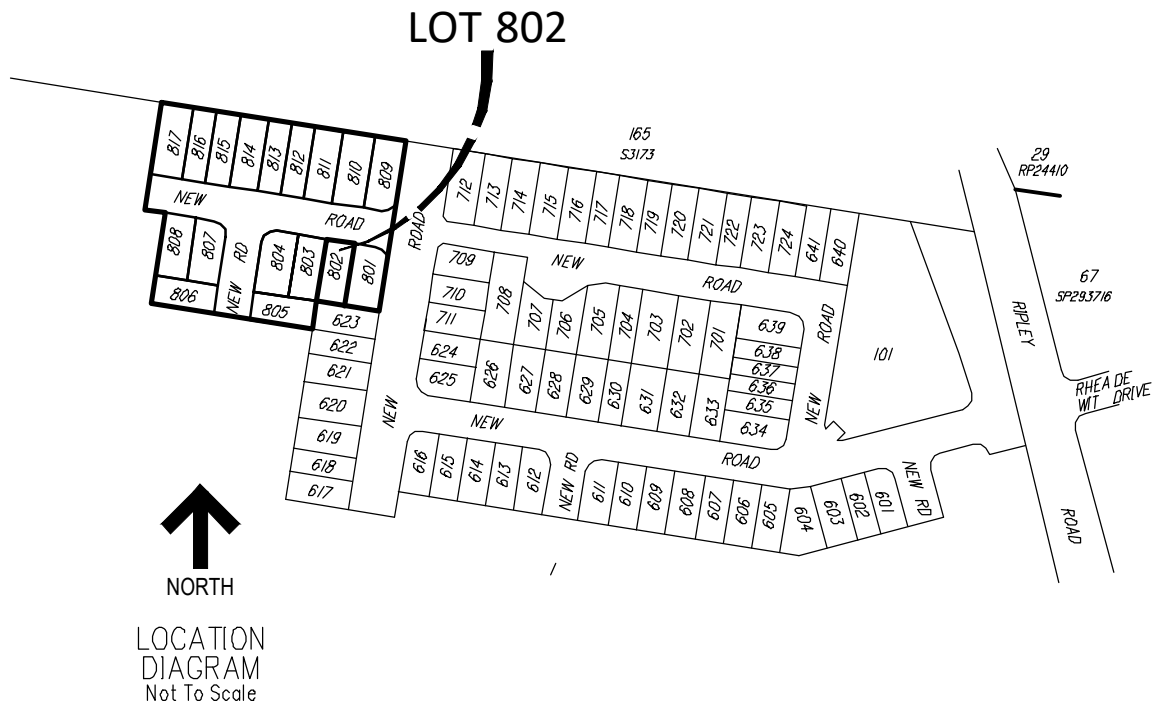
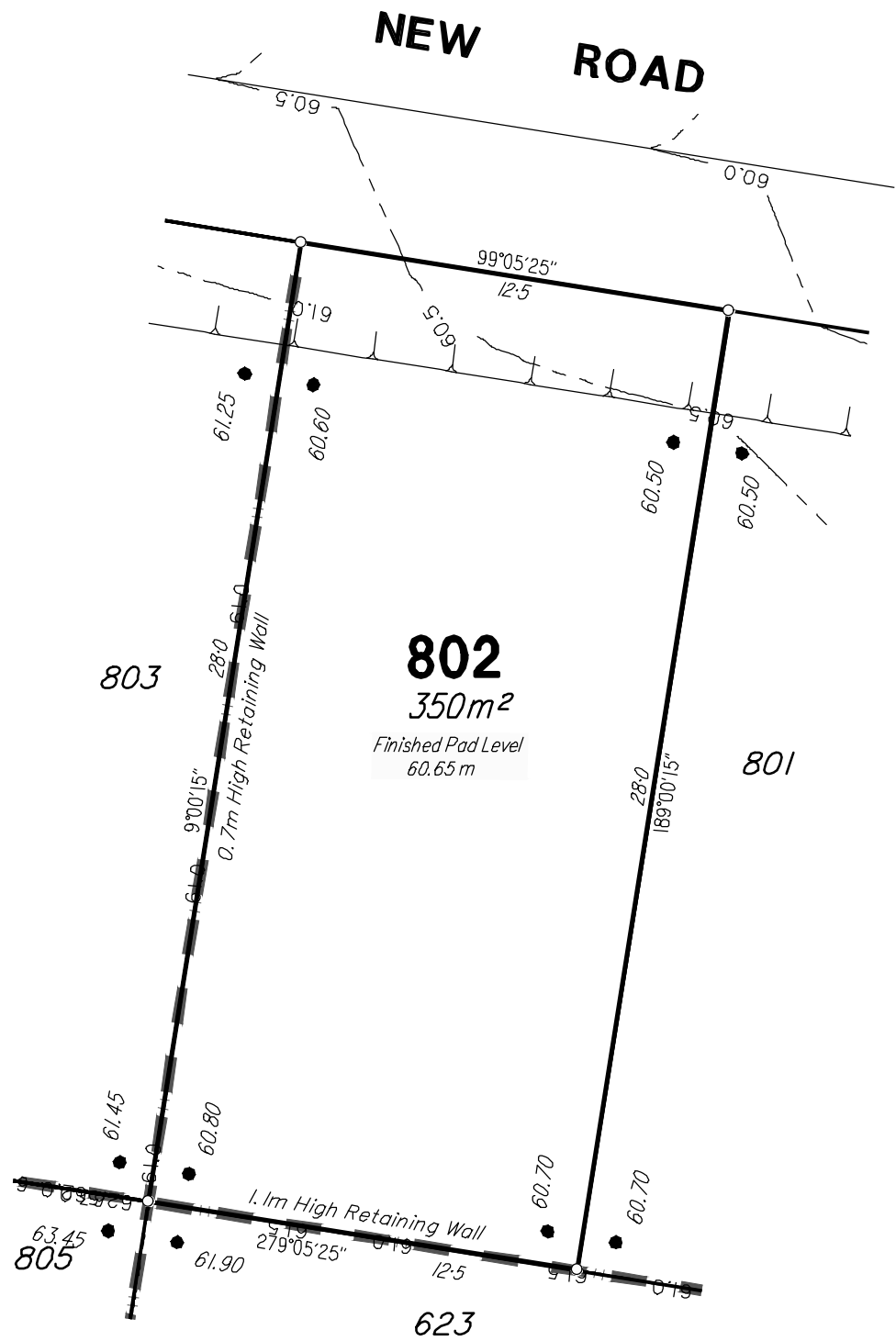
SHEET: 1 OF 17

FILE: B3742-44A_Stg 8 Disclosure.dwg

DATE: 10th March 2021

IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 802 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) There is no fill placed on this lot as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.



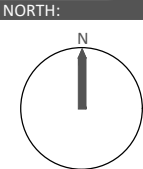
CONTOUR INTERVAL: 0.5m

LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER



BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House
76 Ernest Street,
South Brisbane, Qld. 4101
TEL: 07 3012 0100 www.jfp.com.au
JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS



SCALE:				
SCALE: @ A3 1:200				
0 2 4 6 8 10 12 14 metres				
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)				
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE				
SURVEYED	JFP	CHECKED	RP	DATUM AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM) PM58130 RL 54.763m

ISSUES:	
A	ORIGINAL ISSUE
10-03-21	RK
ISSUE:	DETAILS:
DATE:	INIT:

TITLE:
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:	
PROJECT:	PLAN: 44 A
B3742S_8	
SHEET:	2 OF 17
FILE:	B3742-44A_Stg 8 Disclosure.dwg
DATE:	10th March 2021

(1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).

(3) All dimensions and areas are subject to final registration of the survey plan.

(5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.

(7) Engineering design received from PEAK URBAN on the 26th February 2021.

(9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.

NEW ROAD

0'19" 9'09"

99°05'25"

0'19" 12'5"

9'19"

0'19"

61.60 61.35

61.5

61.25 60.60

803
350m²
Finished Pad Level 61.40m

804

9'00'15"

28'0"

61.5

9'19"

61.80 61.55

1.9m High Retaining Wall

279°05'25"

0'19" 12'5"

61.45 60.80

61.0

63.45 61.90

802

0.7m High Retaining Wall

189°00'15"

61.0 28'0"

61.25 60.60

805




623

1

LOCATION
DIAGRAM
Not To Scale

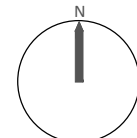
CONFOUR INTERVAL SIGN

LEGEND:

	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER



PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS



SCALE:

SCALE: @ A3 1:200

SCALE 1:200 at (A3) size metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)

DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

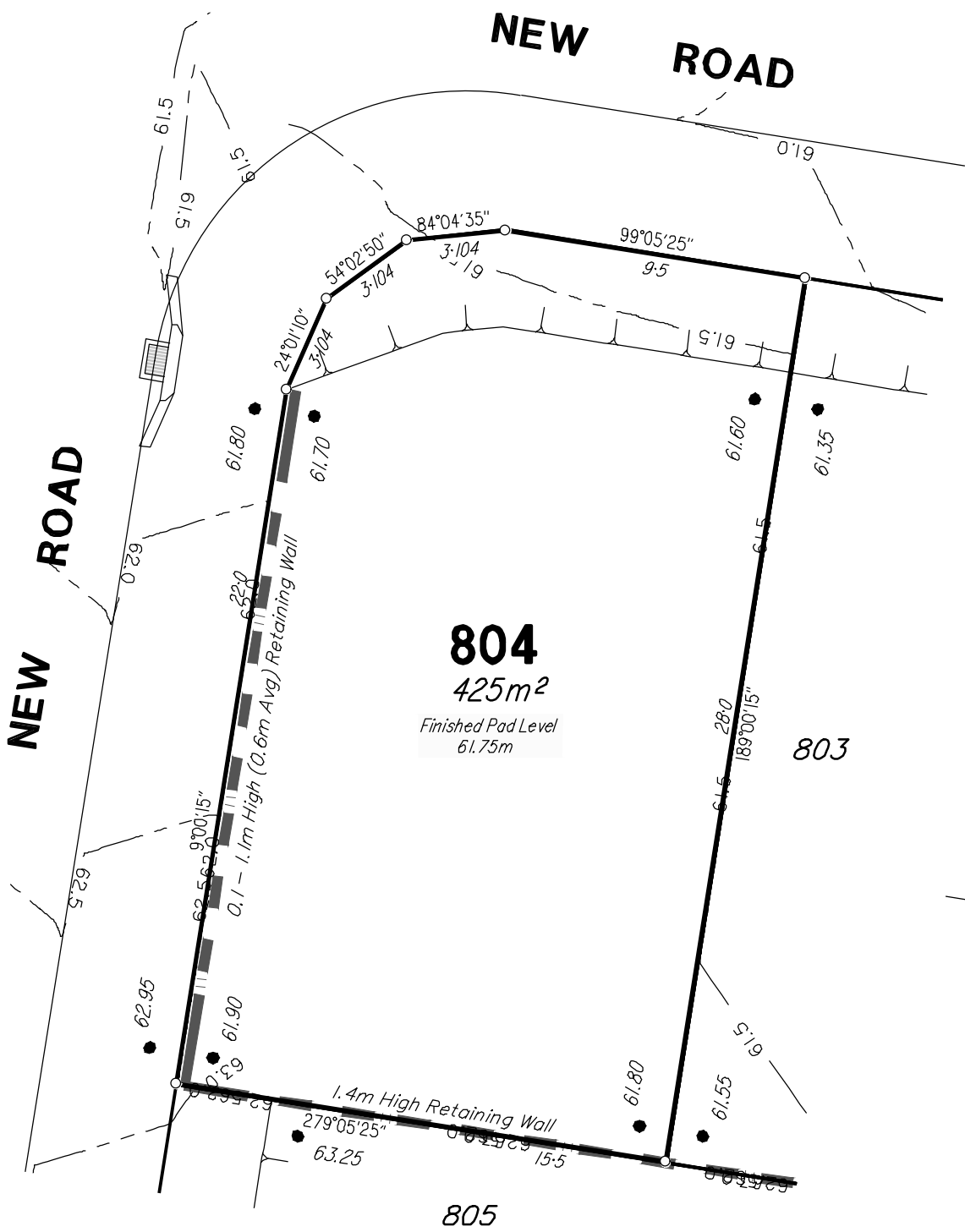
ISSUES:					
A	ORIGINAL ISSUE		10-03-21	RK	
ISSUE:	DETAILS:		DATE:	INITIALS:	

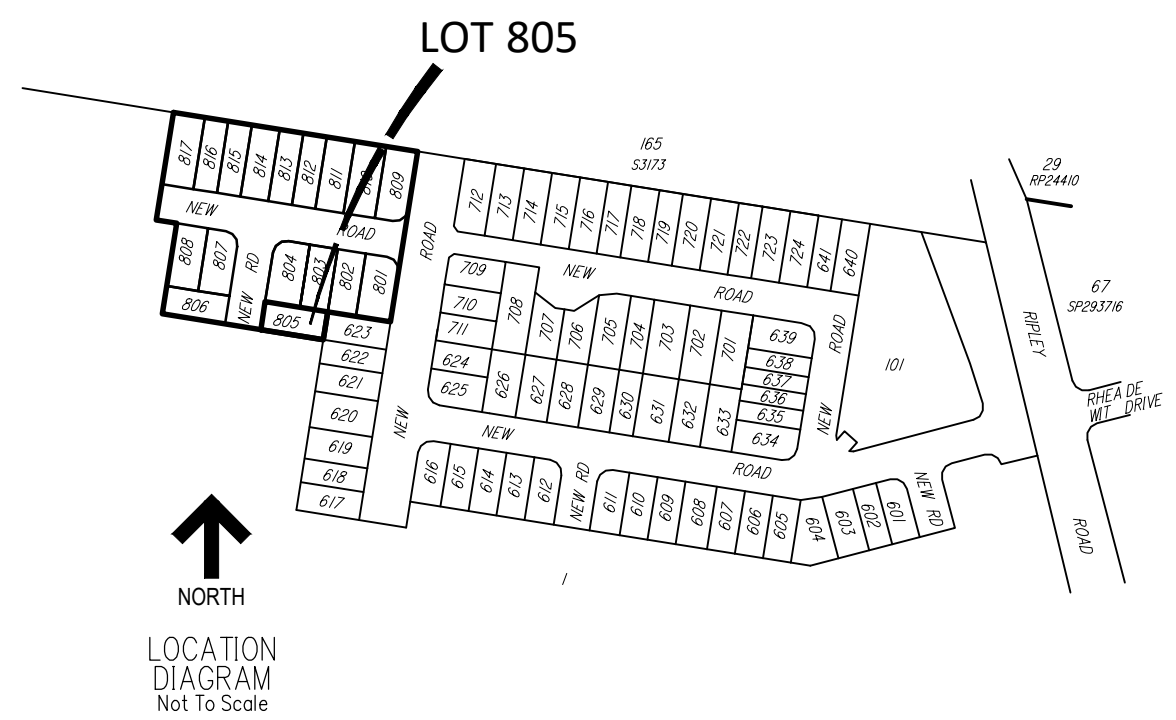
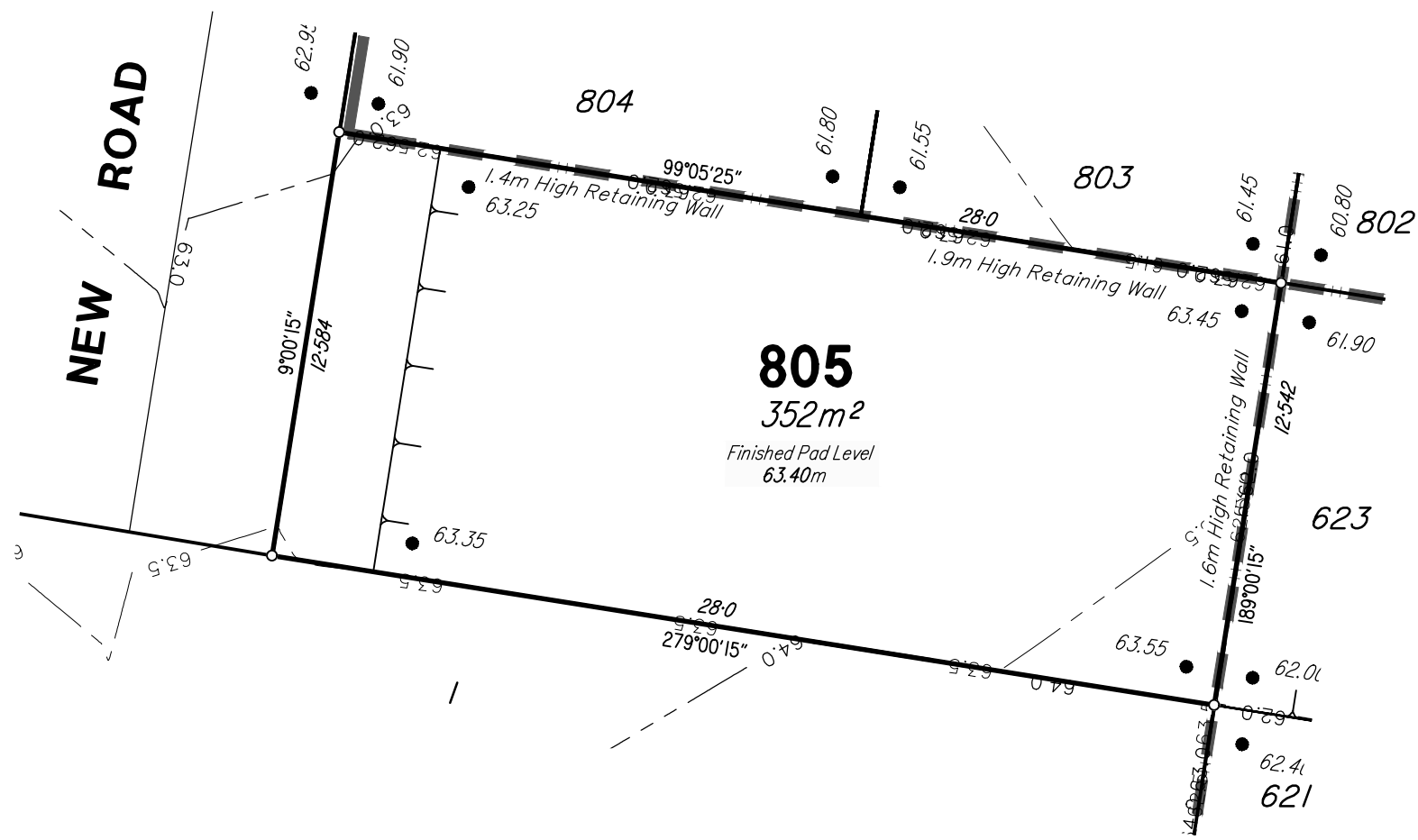
TITLE:	DISCLOSURE PLAN SATTERLEY PROPERTY GROUP PTY LTD RIPLEY VALLEY-Stage 8 459 - 489 RIPLEY ROAD, RIPLEY
--------	---

DETAILS:		
PROJECT:	PLAN:	ISSUE:
B3742S_8	44	A
SHEET:		
3 OF 17		
FILE:		
B3742-44A_Stg 8 Disclosure.dwg		
DATE:		
10th March 2021		

IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 804 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) There is no fill placed on this lot as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.





IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 805 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) There is no fill placed on this lot as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER

BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House
76 Ernest Street,
South Brisbane, Qld. 4101
TEL: 07 3012 0100 www.jfp.com.au
JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:

SCALE: @ A3 1:200

SCALE 1:200 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742S_8
SHEET: 5 OF 17
FILE: B3742-44A_Stg 8 Disclosure.dwg
DATE: 10th March 2021

PLAN: 44 A
ISSUE:

(1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).

(3) All dimensions and areas are subject to final registration of the survey plan.

(5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.

(7) Engineering design received from PEAK URBAN on the 26th February 2021.

(9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.




The site plan for Lot 806 is a trapezoidal plot with the following details:

- Lot Identification:** 806, 350m², Finished Pad Level 63.55m.
- Boundaries:**
 - North Boundary:** 28.0m, 99°05'25", 0.4m High Retaining Wall - 5:19.
 - East Boundary:** 28.0m, 0.8m High Retaining Wall - 5:19.
 - South Boundary:** 64.0m, 279°05'25", 1.0m.
 - West Boundary:** 64.0m, 9°00'15", 2.0m High Retaining Wall - 5:1.
- Adjacent Lots:** 808 to the north, 807 to the east.
- Infrastructure:** NEW ROAD is located to the east of Lot 806.
- Topography:** Spot elevations are marked at various points, including 63.20, 63.10, 62.70, 63.60, 63.40, 63.70, 63.50, and 63.5.
- Other Features:** A dashed line indicates a 1.0m offset from the south boundary, and a 12.5m dimension is shown along the east boundary near the road.

[illegible]


LOCATION
DIAGRAM
Not To Scale

LEGEND:

	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER



NORTH:



SURVEYED	JFP	CHECKED	RP	DATUM AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM) PM58130 RL 54.763m

TITLE:	DISCLOSURE PLAN SATTERLEY PROPERTY GROUP PTY LTD RIPLEY VALLEY-Stage 8 459 - 489 RIPLEY ROAD, RIPLEY
--------	---

DETAILS:		
PROJECT:	PLAN:	ISSUE:
B3742S_8	44	A
SHEET:		
6 OF 17		
FILE:		
B3742-44A_Stg 8 Disclosure.dwg		
DATE:		
10th March 2021		

(1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).

(3) All dimensions and areas are subject to final registration of the survey plan.

(5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.

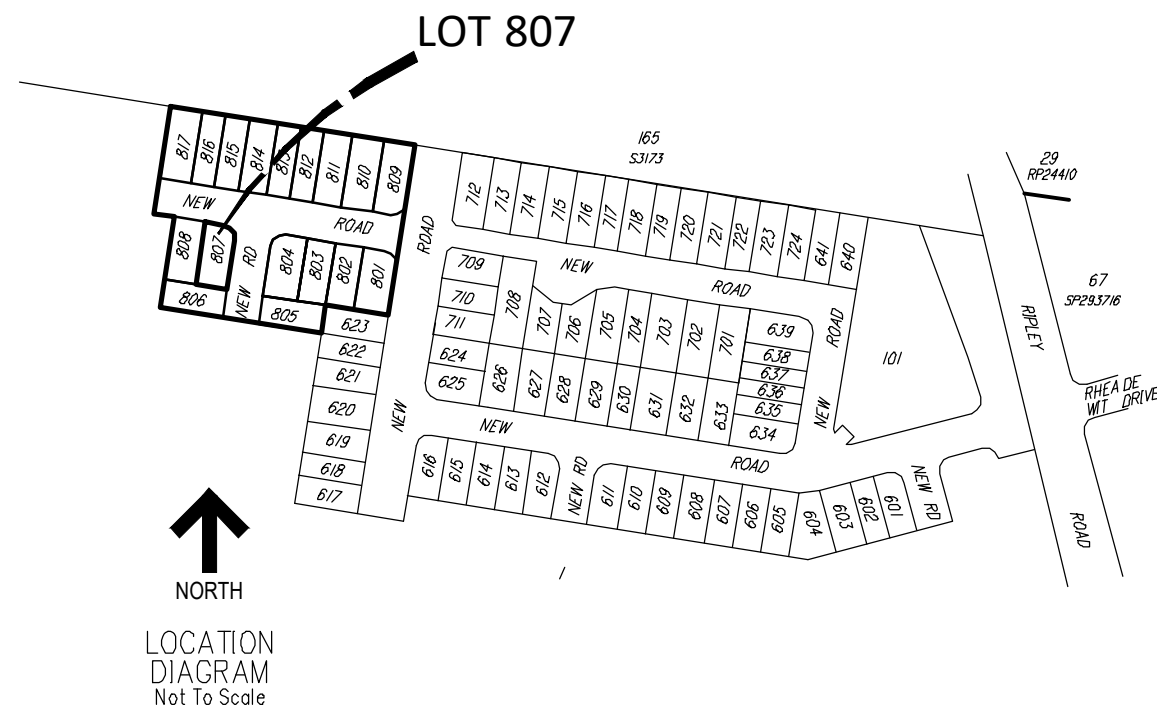
(6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.

(7) Engineering design received from PEAK URBAN on the 26th February 2021.

(8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.




(9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.

(10) This plan may not be reproduced unless these notes are included.



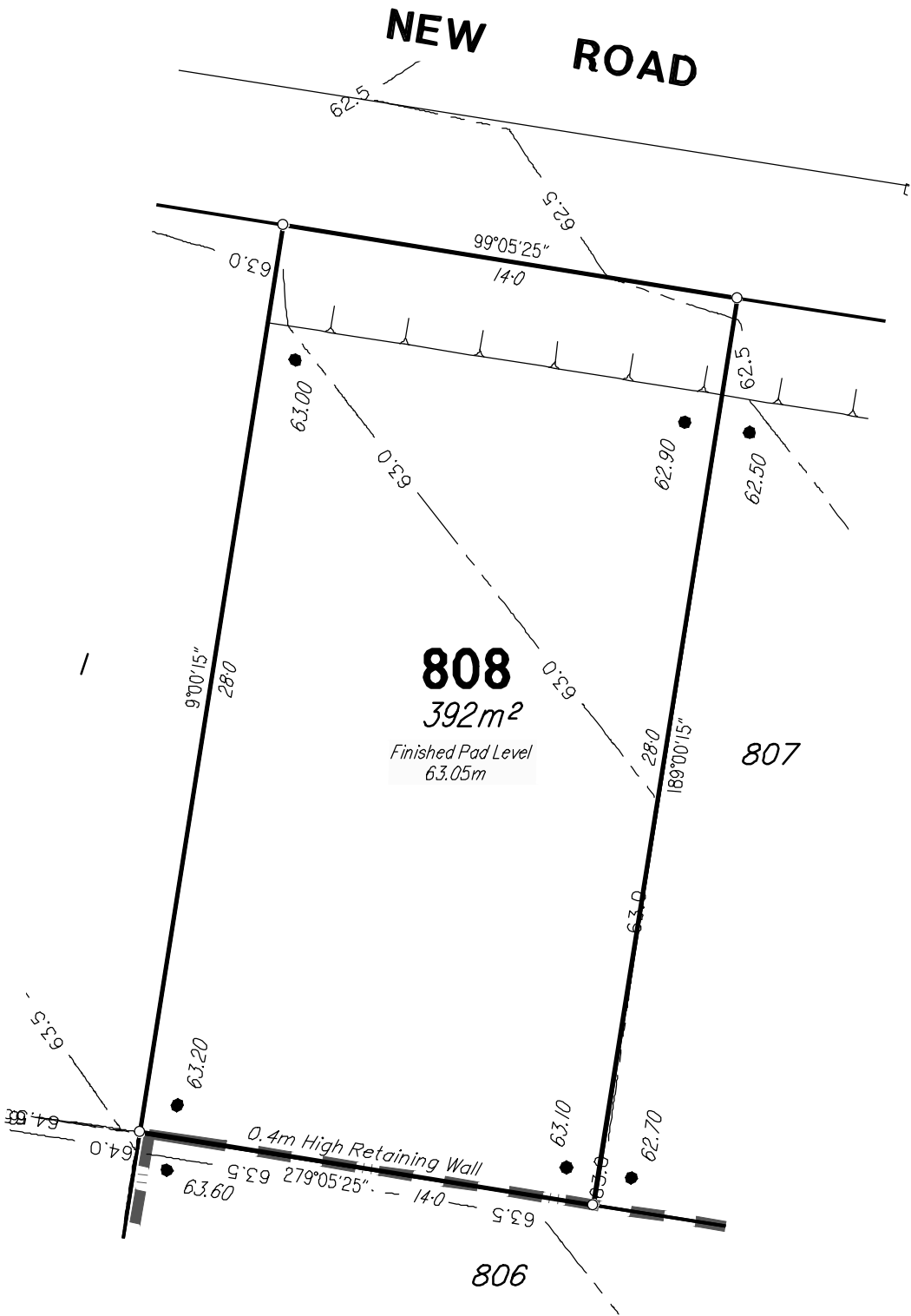
CONFOUR INTERVAL SIGN

LEGEND:

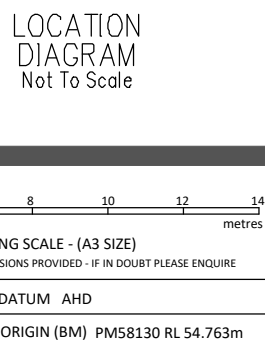
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER

IMPORTANT NOTES




- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 808 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) There is no fill placed on this lot as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.

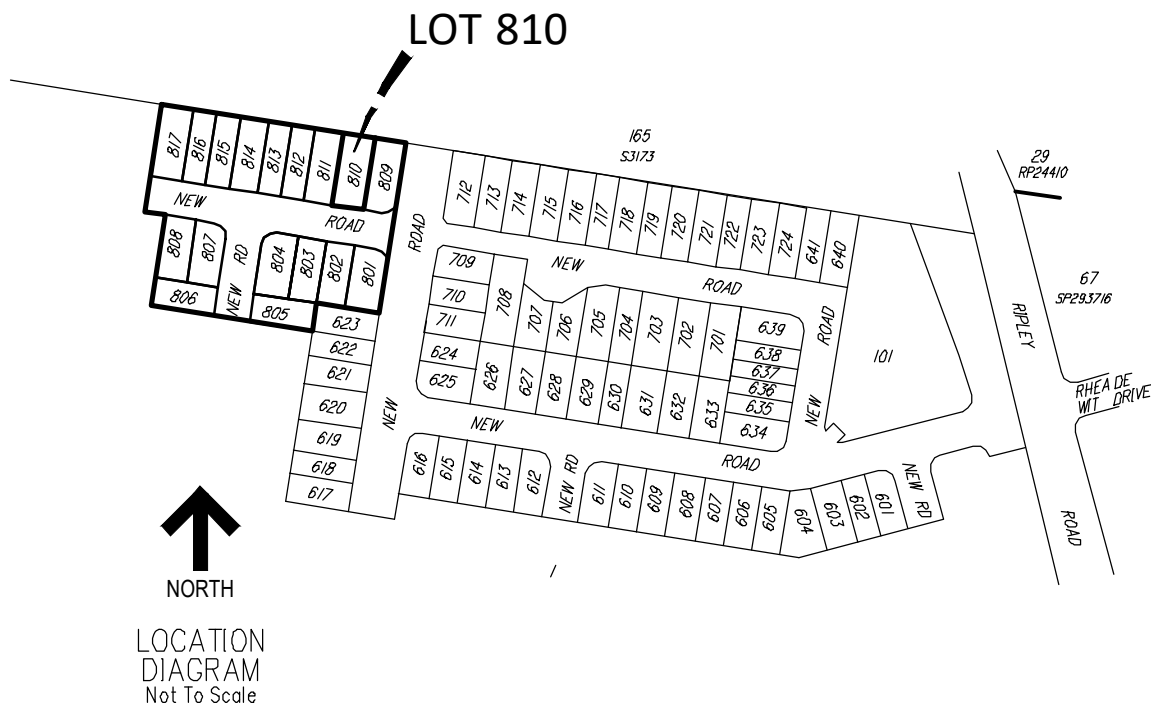
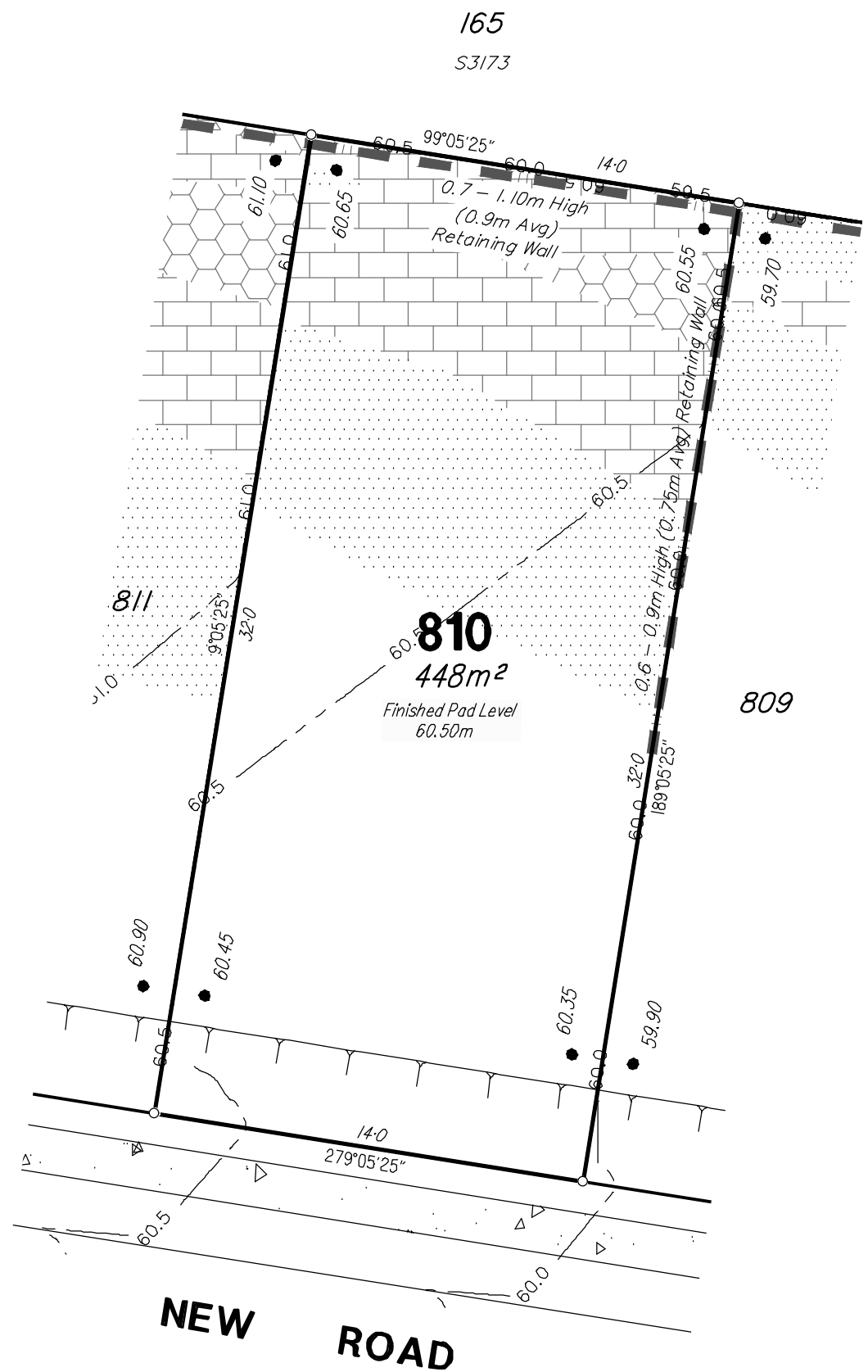


(10) This plan may not be reproduced unless these notes are included.

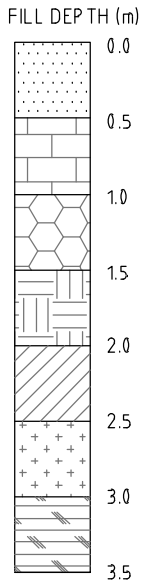


LEGEND:

	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER



DESIGNED FILL DEPTHS



IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 810 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) The compaction of the fill will be carried out in accordance with Australian Standard AS 3798-2007. Level 1 inspection and testing applies to all allotment fill placed as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

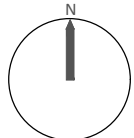
LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER



BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House
76 Ernest Street,
South Brisbane, Qld. 4101
TEL: 07 3012 0100 www.jfp.com.au
JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:



SCALE:

SCALE: @ A3 1:200

0 2 4 6 8 10 12 14 metres
SCALE 1:200 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT:

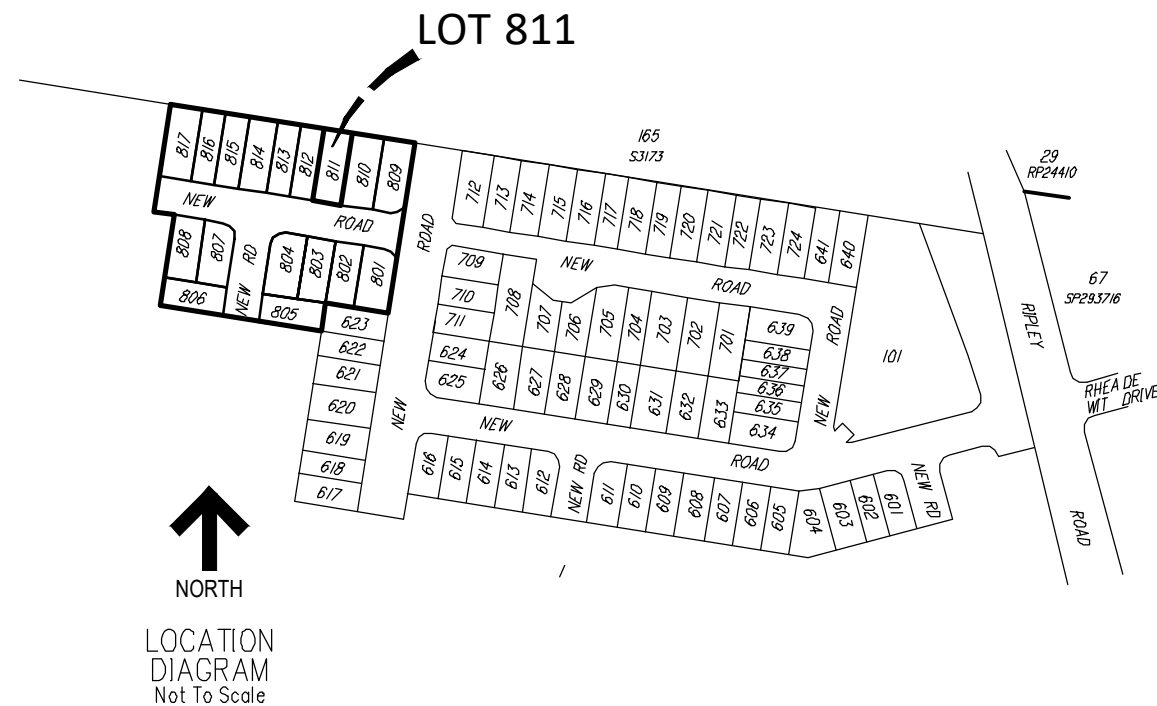
TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

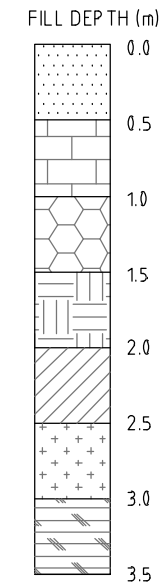
PROJECT: B3742S_8
SHEET: 10 OF 17
FILE: B3742-44A_Stg 8 Disclosure.dwg
DATE: 10th March 2021
PLAN: 44 A
ISSUE:

S3173



IMPORTANT NOTES

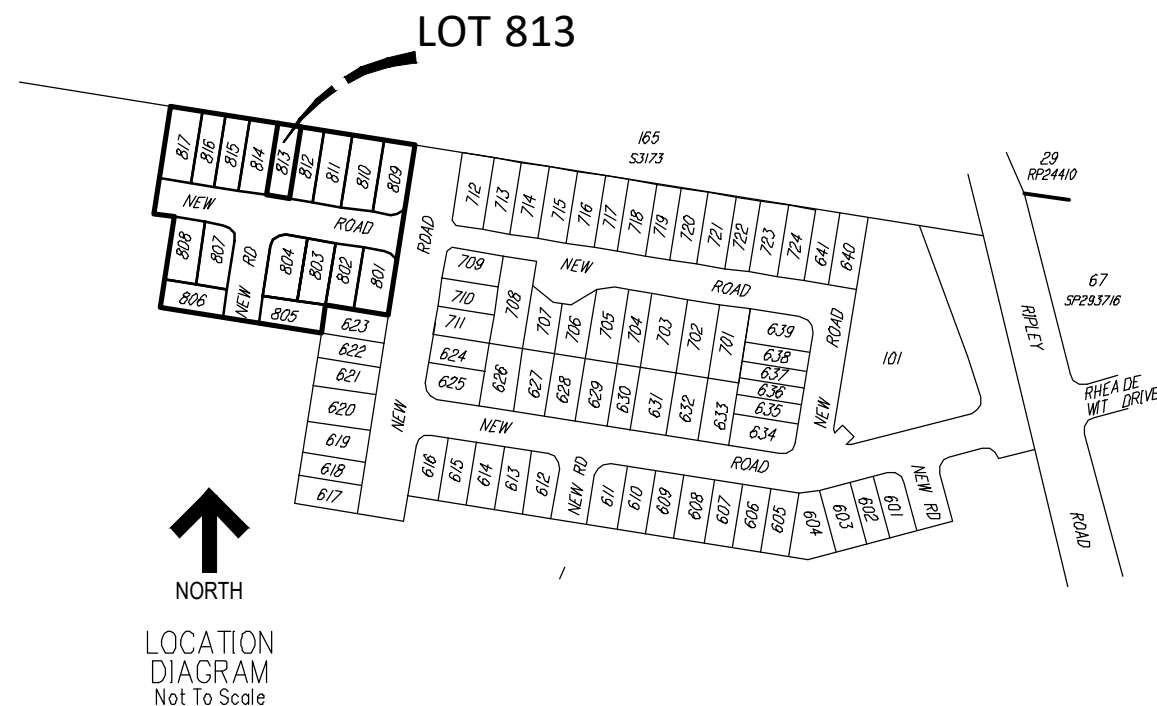
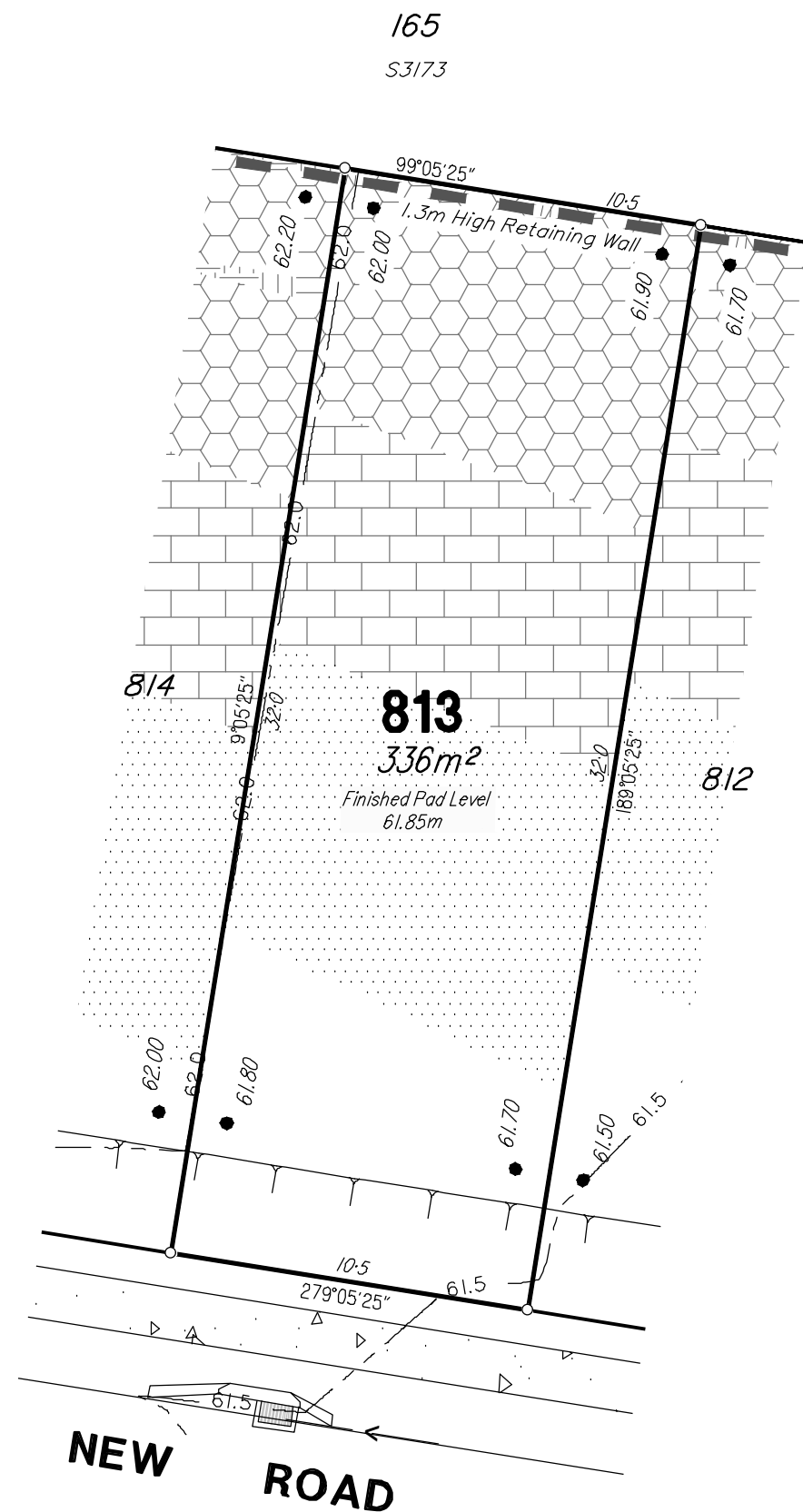
(10) This plan may not be reproduced unless these notes are included.



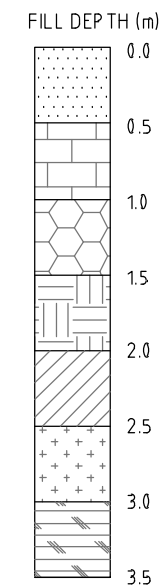
CONTOUR INTERVAL: 0.5m

LEGEND:

TOP
BATTER



DESIGNED FILL DEPTHS



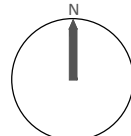
IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 813 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) The compaction of the fill will be carried out in accordance with Australian Standard AS 3798-2007. Level 1 inspection and testing applies to all allotment fill placed as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER

NORTH:



SCALE:

SCALE: @ A3 1:200

SCALE 1:200 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT:	PLAN:	ISSUE:
B3742S_8	44	A
SHEET:	13 OF 17	
FILE:	B3742-44A_Stg 8 Disclosure.dwg	
DATE:	10th March 2021	

814
400m²
Finished Pad Level
62.15m

99°05'25"
12.5
1.5m High Retaining Wall

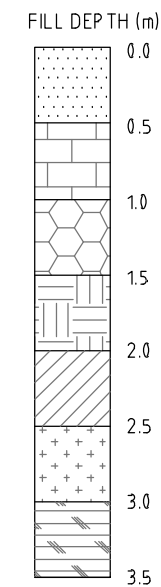
189°05'25"
32.0

279°05'25"
12.5

NEW ROAD

LOT 814

↑
NORTH
LOCATION
DIAGRAM
Not To Scale



(10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

LEGEND:

DESIGNED CONTOURS
(as at the completion of the work)

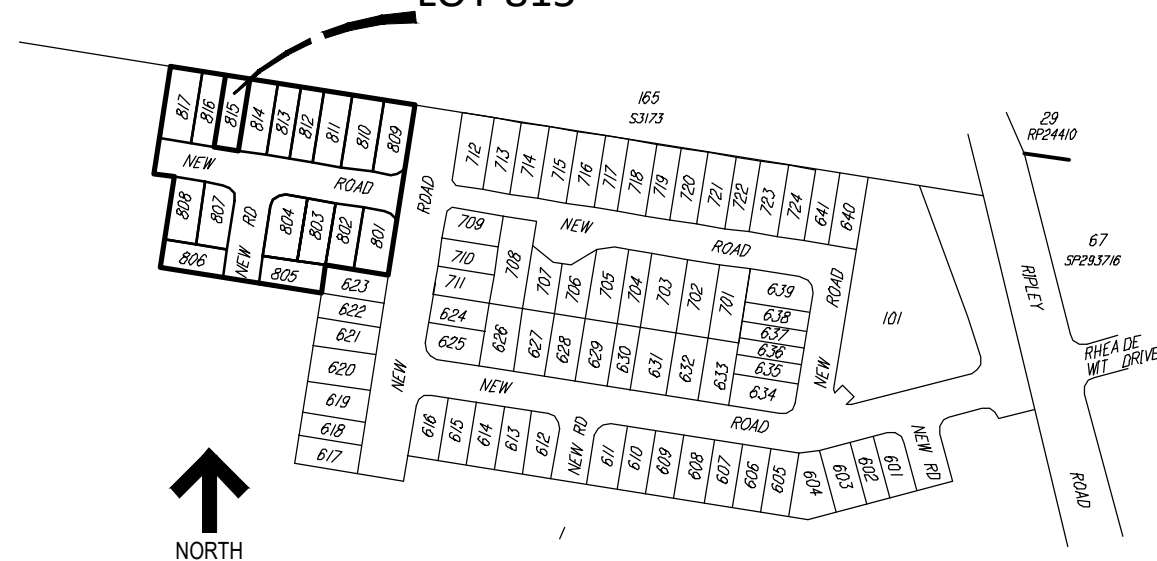
PROPOSED
RETAINING WALL

TOP
BATTER

S3173



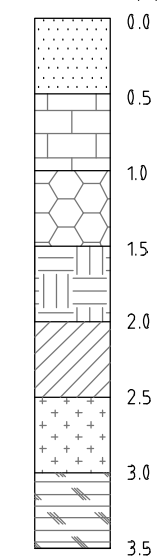
LOT 815



NORTH

LOCATION
DIAGRAM
Not To Scale

FILL DEPTH (m)



(1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).

(2) This plan shows details of Proposed Allotment 815 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.

(3) All dimensions and areas are subject to final registration of the survey plan.

(4) The compaction of the fill will be carried out in accordance with Australian Standard AS 3798-2007. Level 1 inspection and testing applies to all allotment fill placed as part of these works.

(5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.

(6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.

(7) Engineering design received from PEAK URBAN on the 26th February 2021.

(8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.

(9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.

(10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

LEGEND:

DESIGNED CONTOURS
(as at the completion of the work)

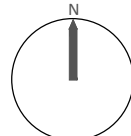
_____||_____

PROPOSED
RETAINING WALL

TOP
BATTER



NORTH:



SCALE:

SCALE: @ A3 1:200



THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM) PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742S_8 44 A
SHEET: 15 OF 17
FILE: B3742-44A_Stg 8 Disclosure.dwg
DATE: 10th March 2021

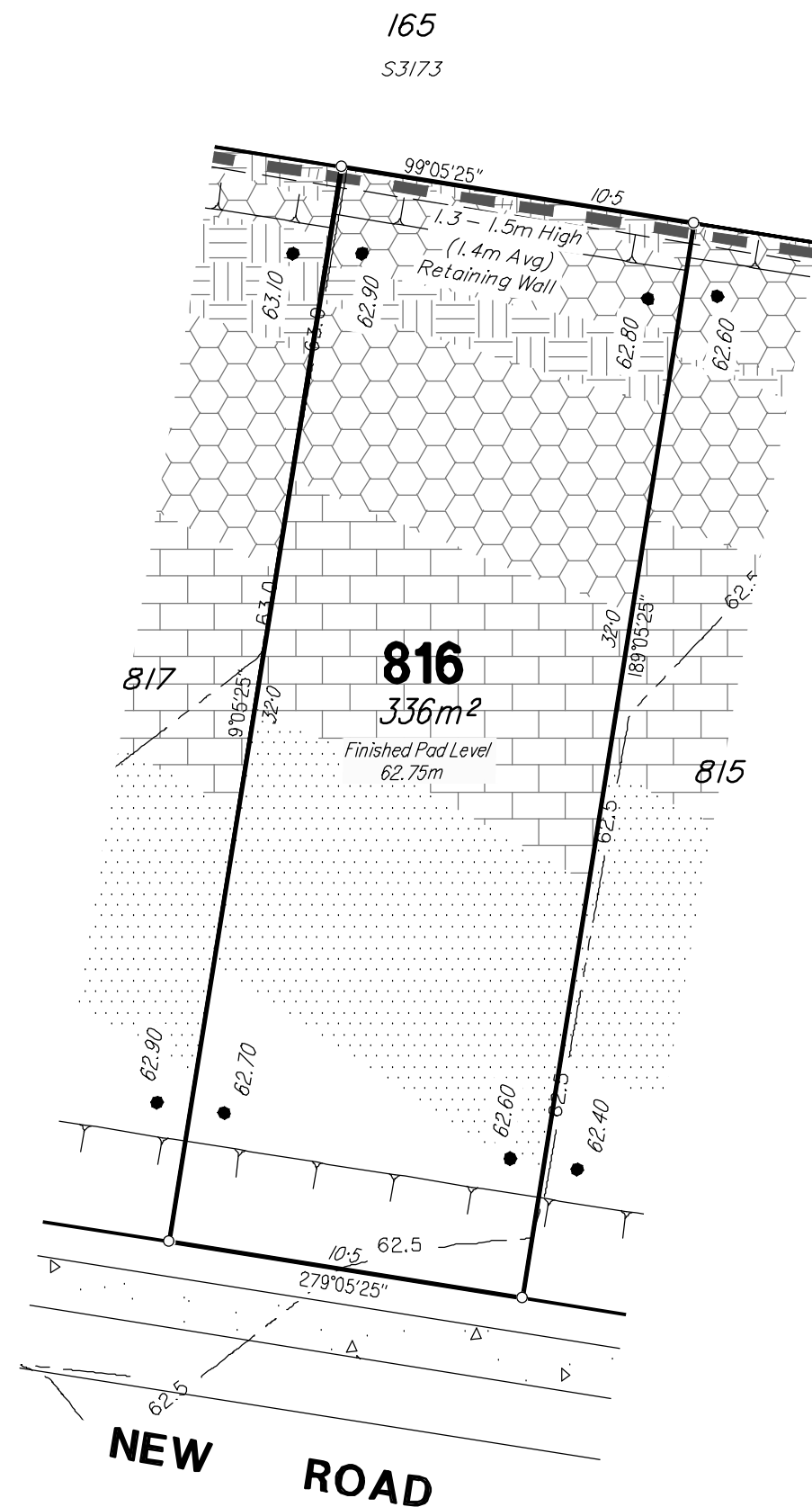
PLAN: ISSUE:
44 A

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
--	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	----

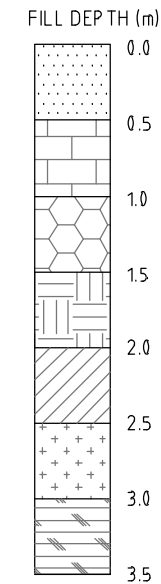
.dwg

[illegible]

COPYRIGHT © 2017 JEP URBAN CONSULTANTS PTY LTD. THIS DOCUMENT MAY NOT BE COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF JEP URBAN CONSULTANTS PTY LTD.

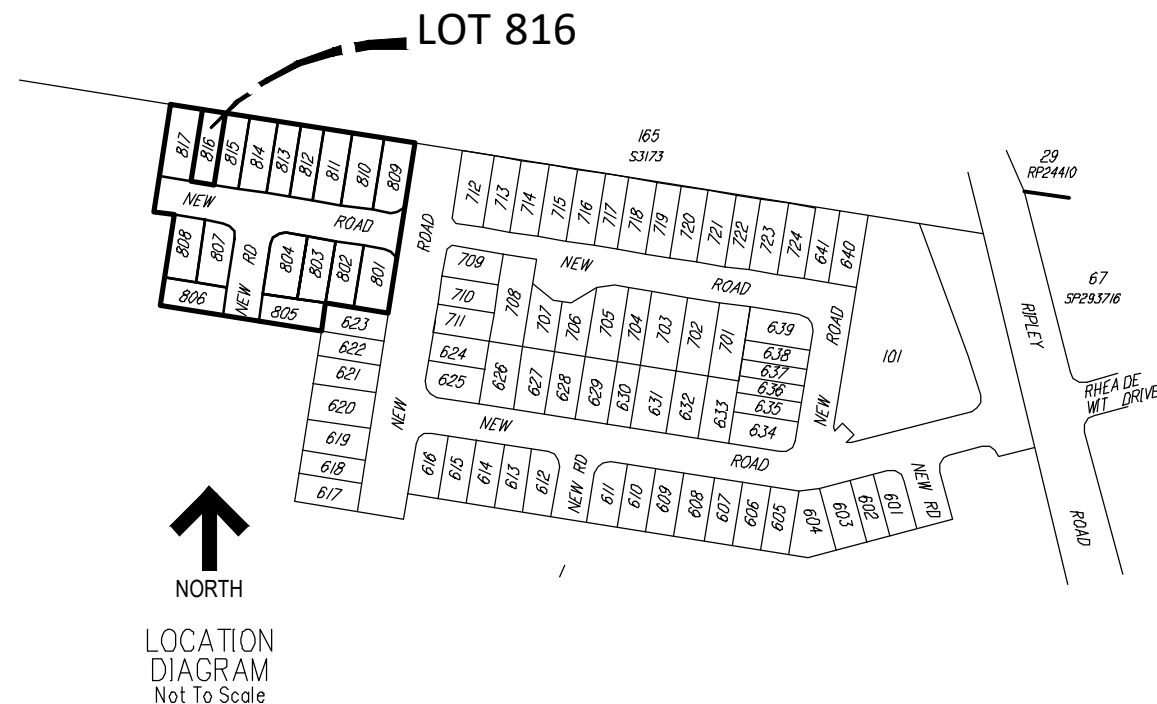


DESIGNED FILL DEPTHS



IMPORTANT NOTES

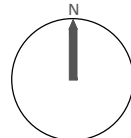
- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 816 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) The compaction of the fill will be carried out in accordance with Australian Standard AS 3798-2007. Level 1 inspection and testing applies to all allotment fill placed as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.



CONTOUR INTERVAL: 0.5m

LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER

NORTH:



SCALE:

SCALE: @ A3 1:200

SCALE 1:200 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

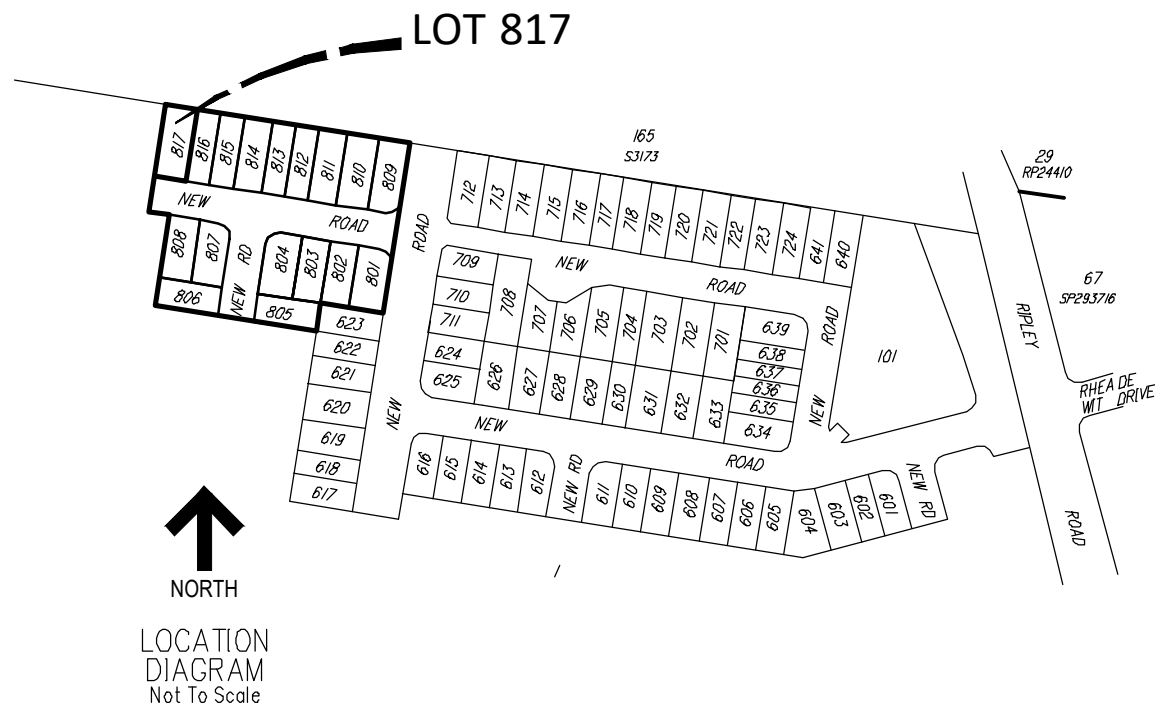
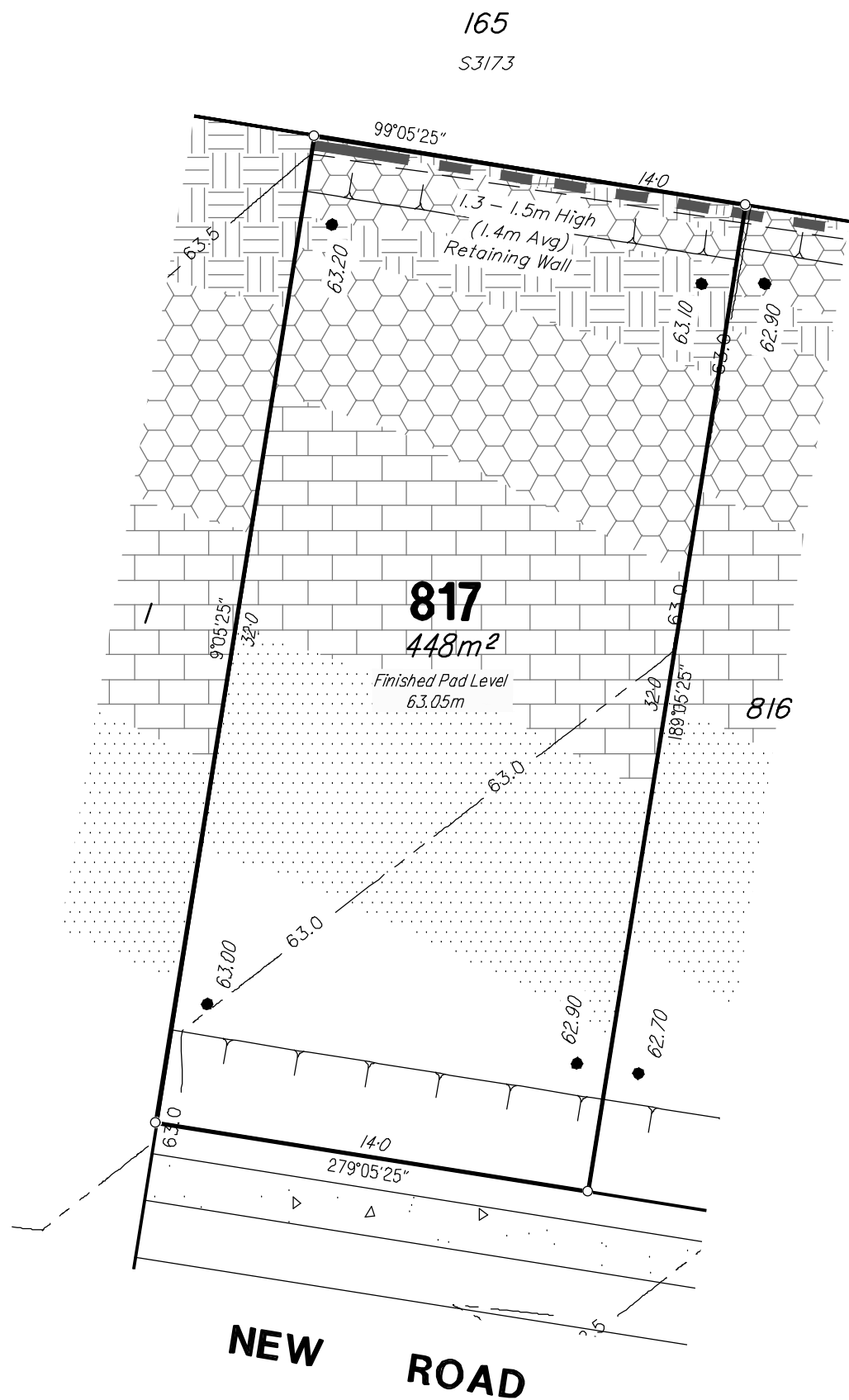
A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

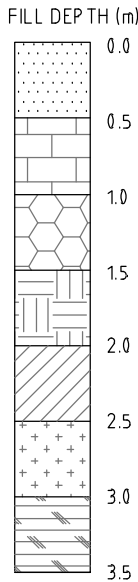
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742S_8
SHEET: 16 OF 17
FILE: B3742-44A_Stg 8 Disclosure.dwg
DATE: 10th March 2021
PLAN: 44 A
ISSUE:



DESIGNED FILL DEPTHS



IMPORTANT NOTES

- (1) This plan was produced for the exclusive use of SATTERLEY PROPERTY GROUP PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (Qld).
- (2) This plan shows details of Proposed Allotment 817 as described as part of Lot 52 on SP265858 situated in the Locality of Ripley, Ipswich City Council.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) The compaction of the fill will be carried out in accordance with Australian Standard AS 3798-2007. Level 1 inspection and testing applies to all allotment fill placed as part of these works.
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.
- (7) Engineering design received from PEAK URBAN on the 26th February 2021.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA6 D1 K dated 21st January 2021.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations. This page must be reproduced in colour to be fully legible.
- (10) This plan may not be reproduced unless these notes are included.

CONTOUR INTERVAL: 0.5m

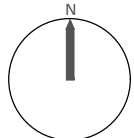
LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER



BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House
76 Ernest Street,
South Brisbane, Qld. 4101
TEL: 07 3012 0100 www.jfp.com.au
JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:



SCALE:

SCALE: @ A3 1:200

0 2 4 6 8 10 12 14 metres
SCALE 1:200 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	JFP	CHECKED	RP	DATUM	AHD
DRAWN	RK	APPROVED	MTF	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	10-03-21	RK
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 8
459 - 489 RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742S_8
SHEET: 17 OF 17
FILE: B3742-44A_Stg 8 Disclosure.dwg
DATE: 10th March 2021
PLAN: 44 A
ISSUE: