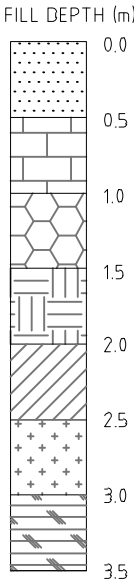
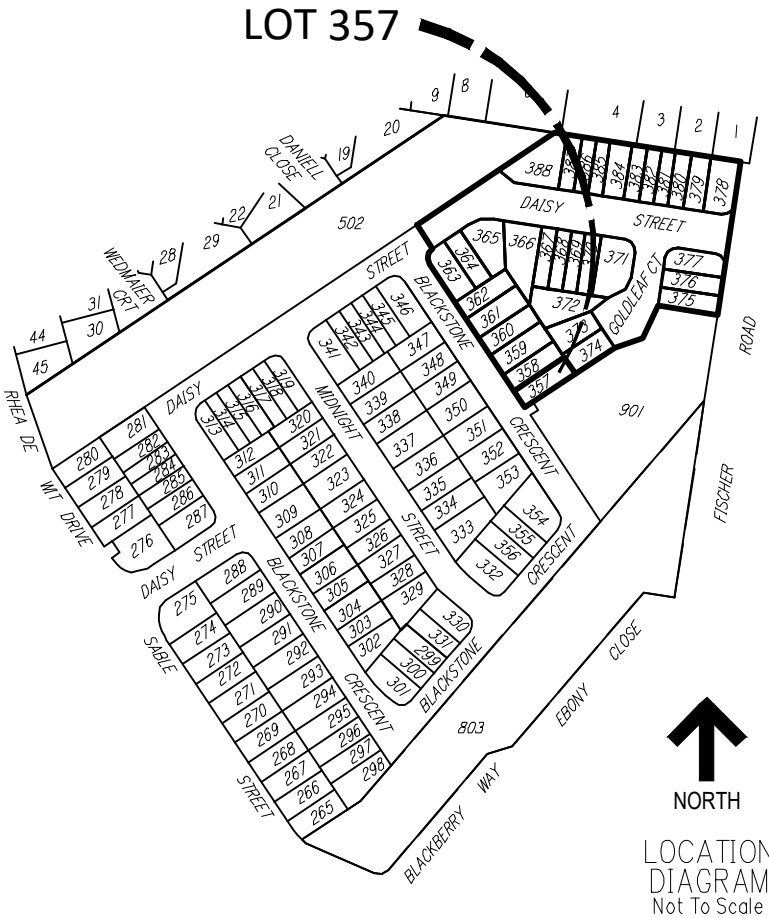


DESIGNED FILL DEPTHS



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 357 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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:

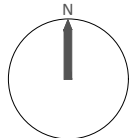
- DESIGNED CONTOURS
(as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

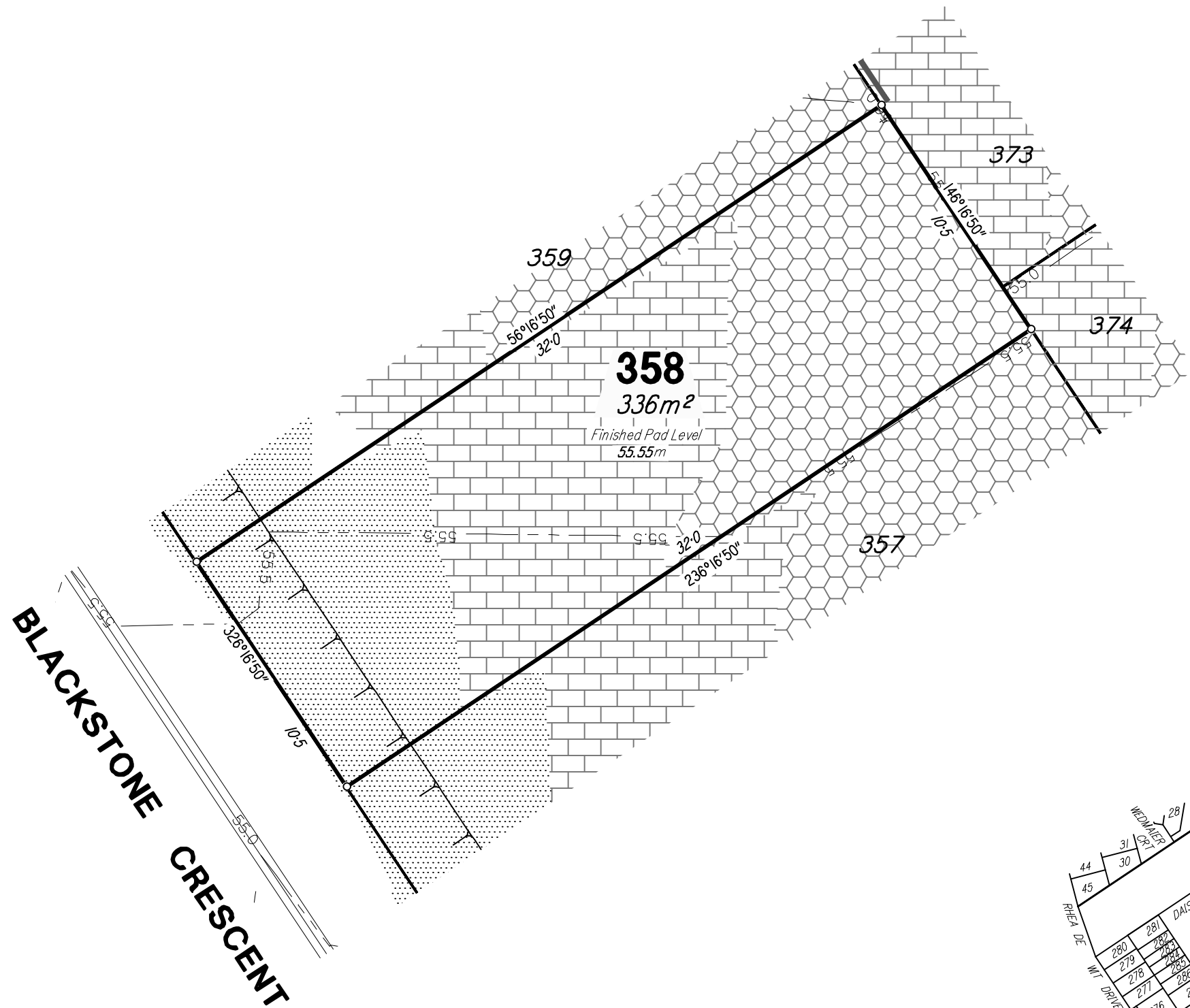
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

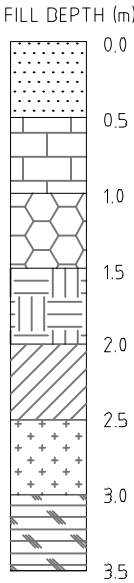
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 1 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

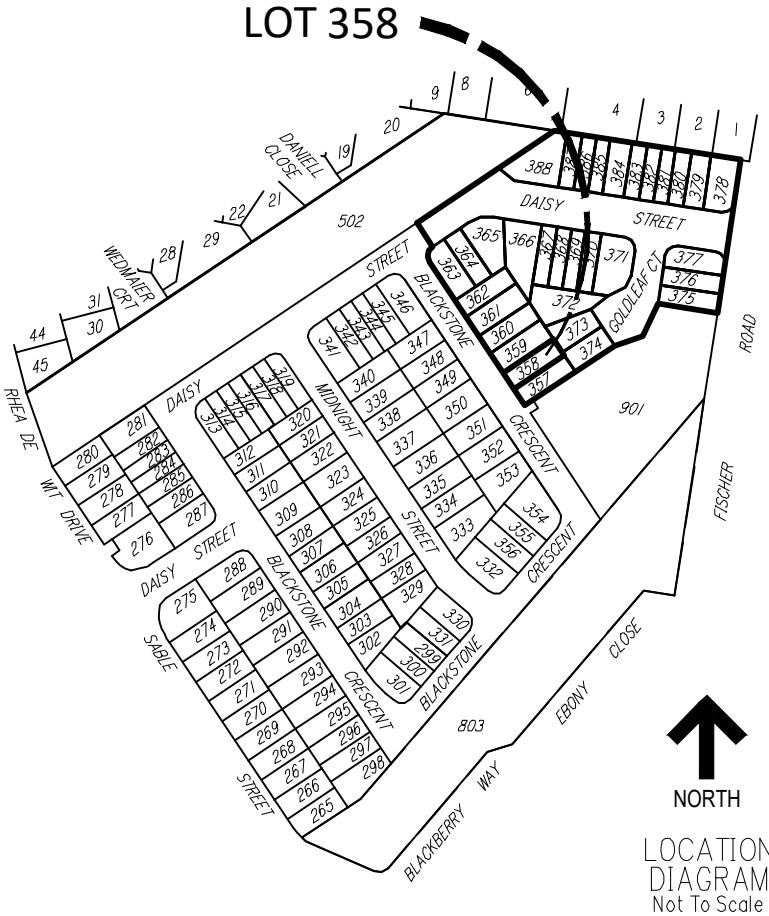


DESIGNED FILL DEPTHS



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 358 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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:

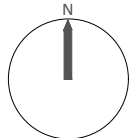
- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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
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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

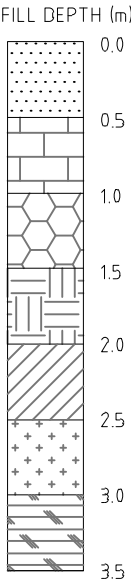
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 2 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023



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 359 as described as part of Lot 901 on SP317399 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.

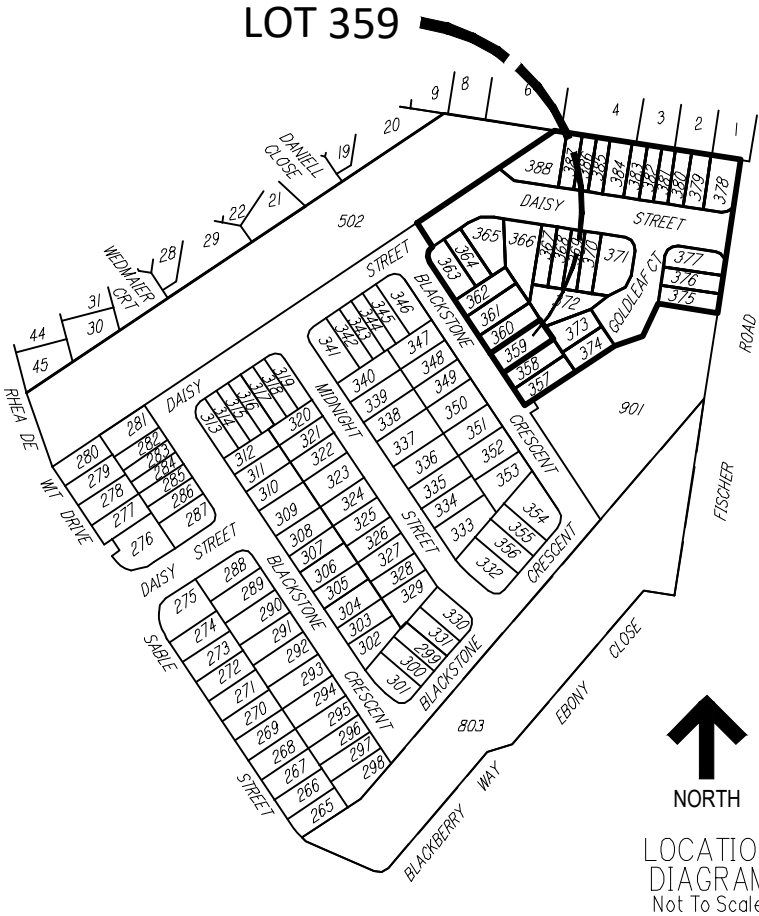
(6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.

(7) Engineering design received from COLLIERS on the 12th September 2023.

(8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.

(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:

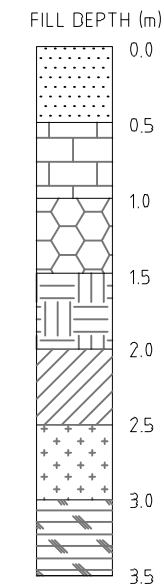
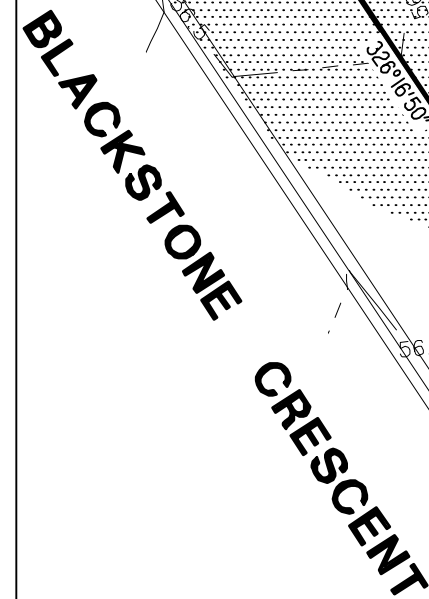
DESIGNED CONTOURS
(as at the completion of the work)

PROPOSED RETAINING WALL

OP
BATTER

EASEMENT/COVENANT

	BRISBANE - SUNSHINE COAST - CENTRAL QLD	PLANNERS		NORTH:	SCALE:	ISSUES:	TITLE:	PROJECT:	DETAILS:
	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	URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS		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	A ORIGINAL ISSUE 20-09-23 DWW ISSUE: DETAILS: DATE: INIT:	DISCLOSURE PLAN SATTERLEY PROPERTY GROUP PTY LTD RIPLEY VALLEY-Stage 5C RIPLEY ROAD, RIPLEY	PROJECT: B3742SA0_5C 79 A SHEET: 3 OF 32 FILE: B3742-79A_Stg 5C DISCLOSURE.dwg DATE: 20th September 2023		



(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).

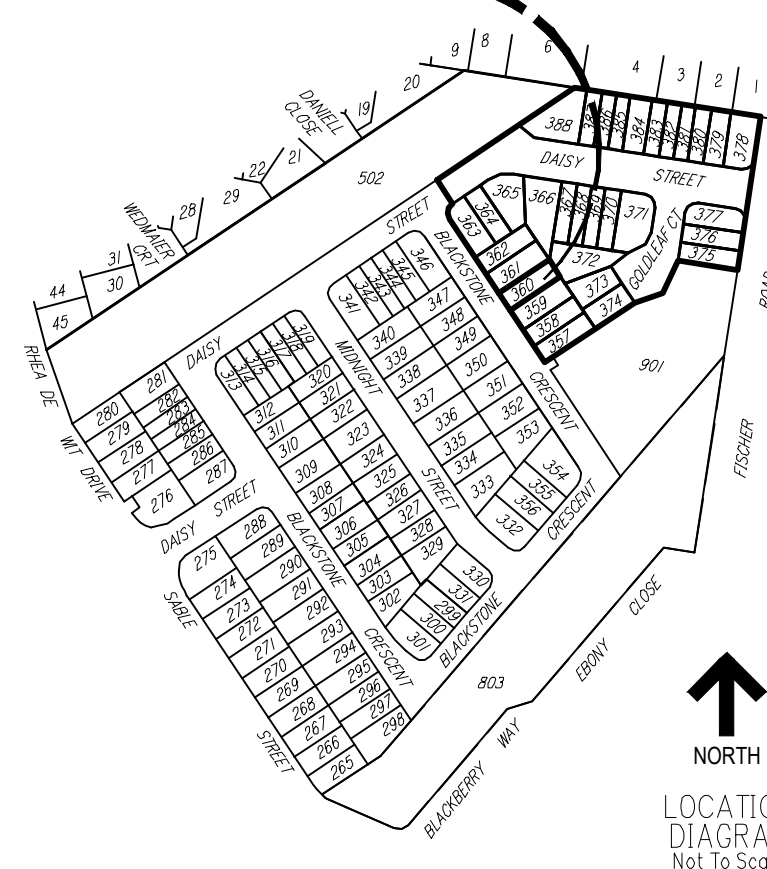
(3) All dimensions and areas are subject to final registration of the survey plan.

(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 COLLIERS on the 12th September 2023.

(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.

LOT 360



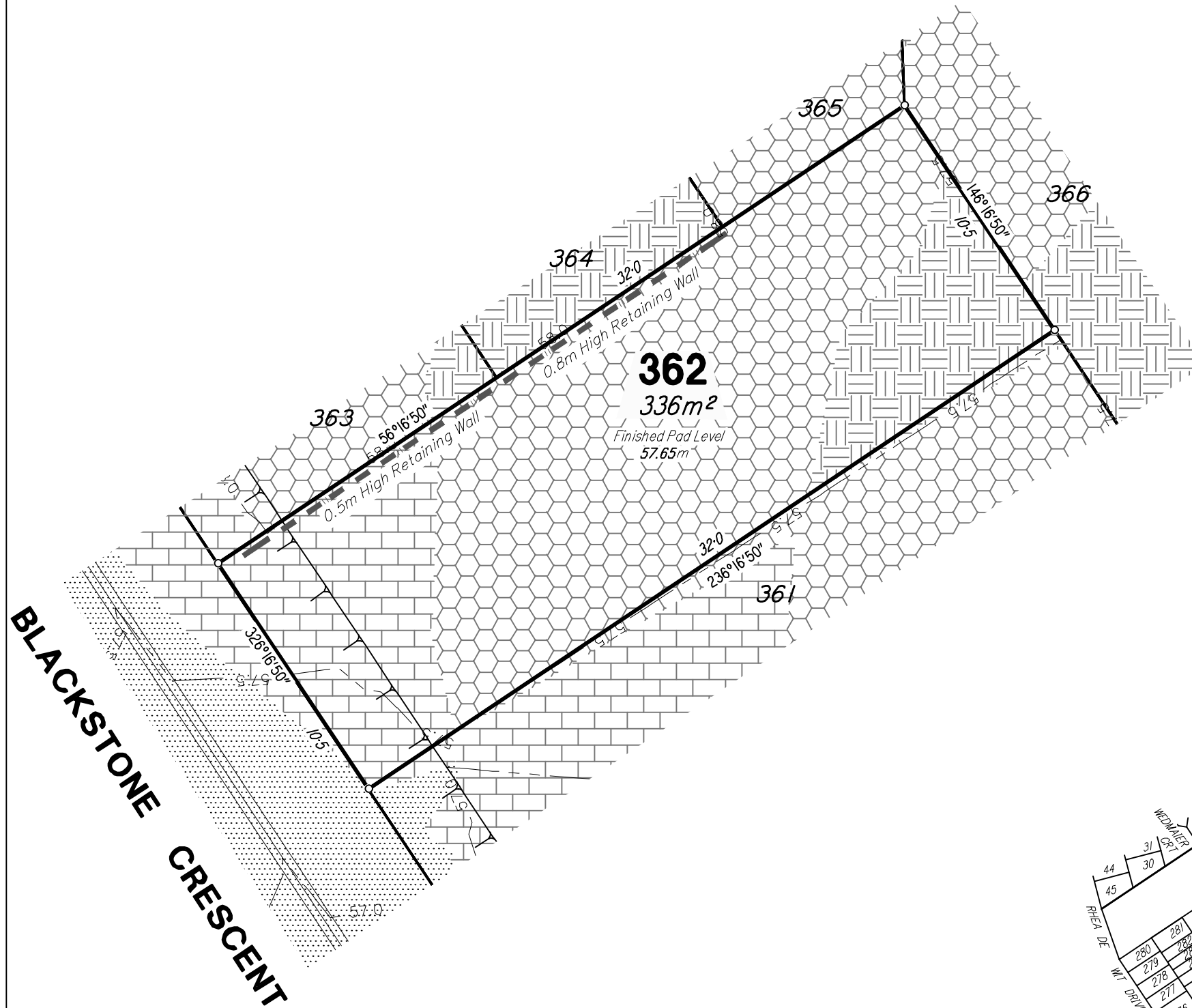
LEGEND:

SCALE 1:200 at (A3) size metre

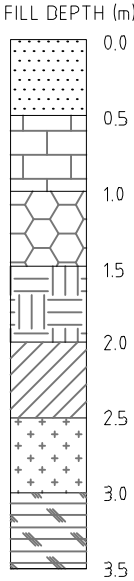
SURVEYED	IER	CHECKED	RR	DATUM AND
----------	-----	---------	----	-----------

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

PROJECT: B3742SA0_5C 79 A
SHEET: 4 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

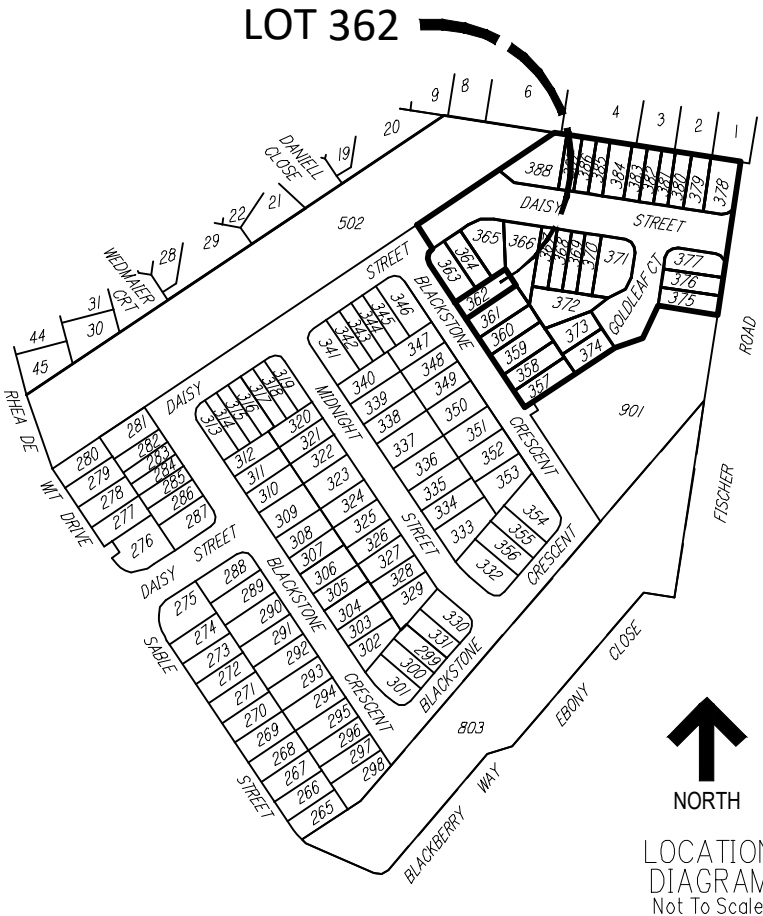


DESIGNED FILL DEPTHS



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 362 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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
	EASEMENT/COVENANT

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

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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN

SATTERLEY PROPERTY GROUP PTY LTD

RIPLEY VALLEY-Stage 5C

RIPLEY ROAD, RIPLEY

DETAILS:

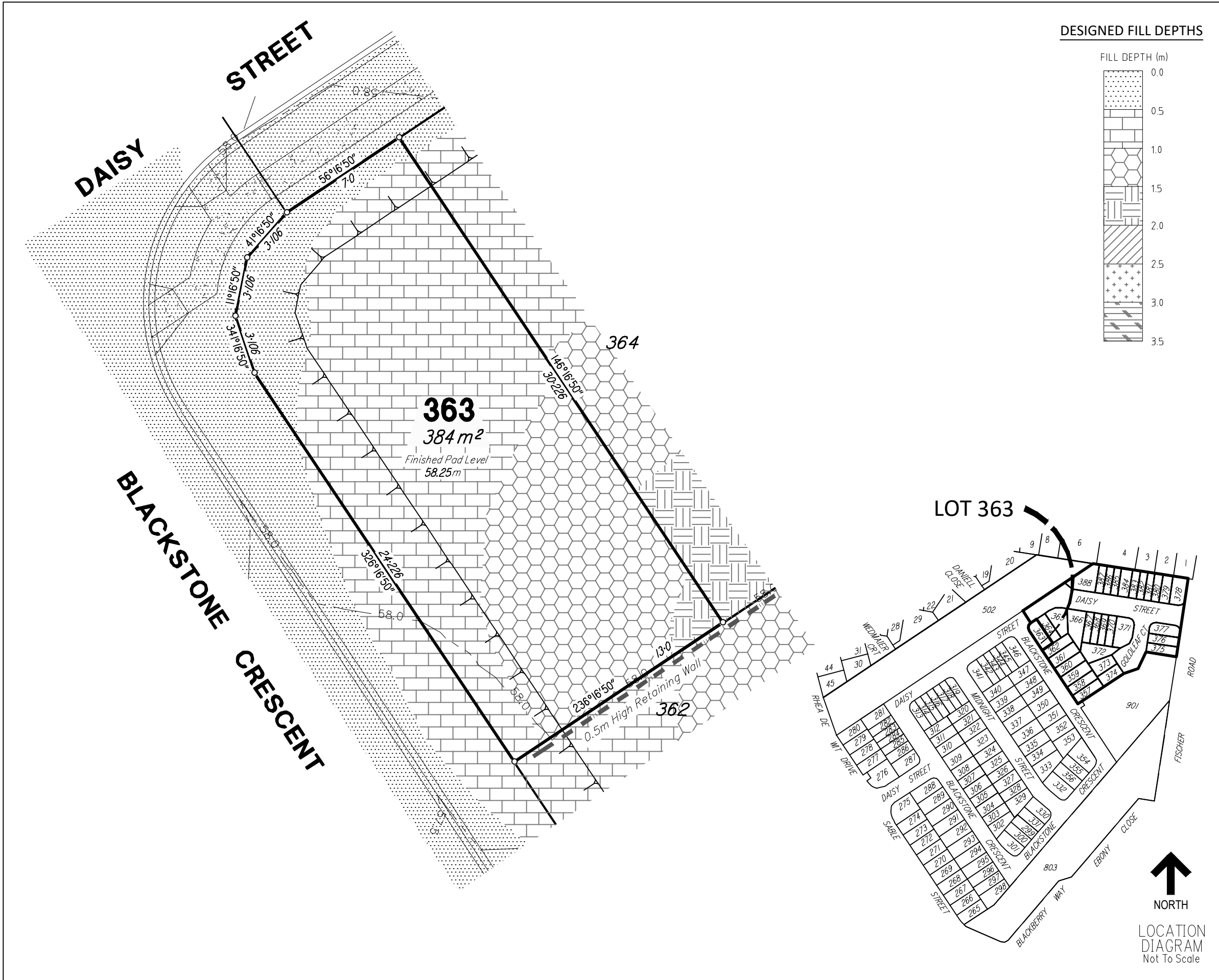
PROJECT: B3742SA0_5C 79 A

PLAN: ISSUE: A

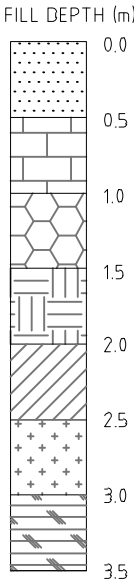
SHEET: 6 OF 32

FILE: B3742-79A_Stg 5C DISCLOSURE.dwg

DATE: 20th September 2023



DESIGNED FILL DEPTHS



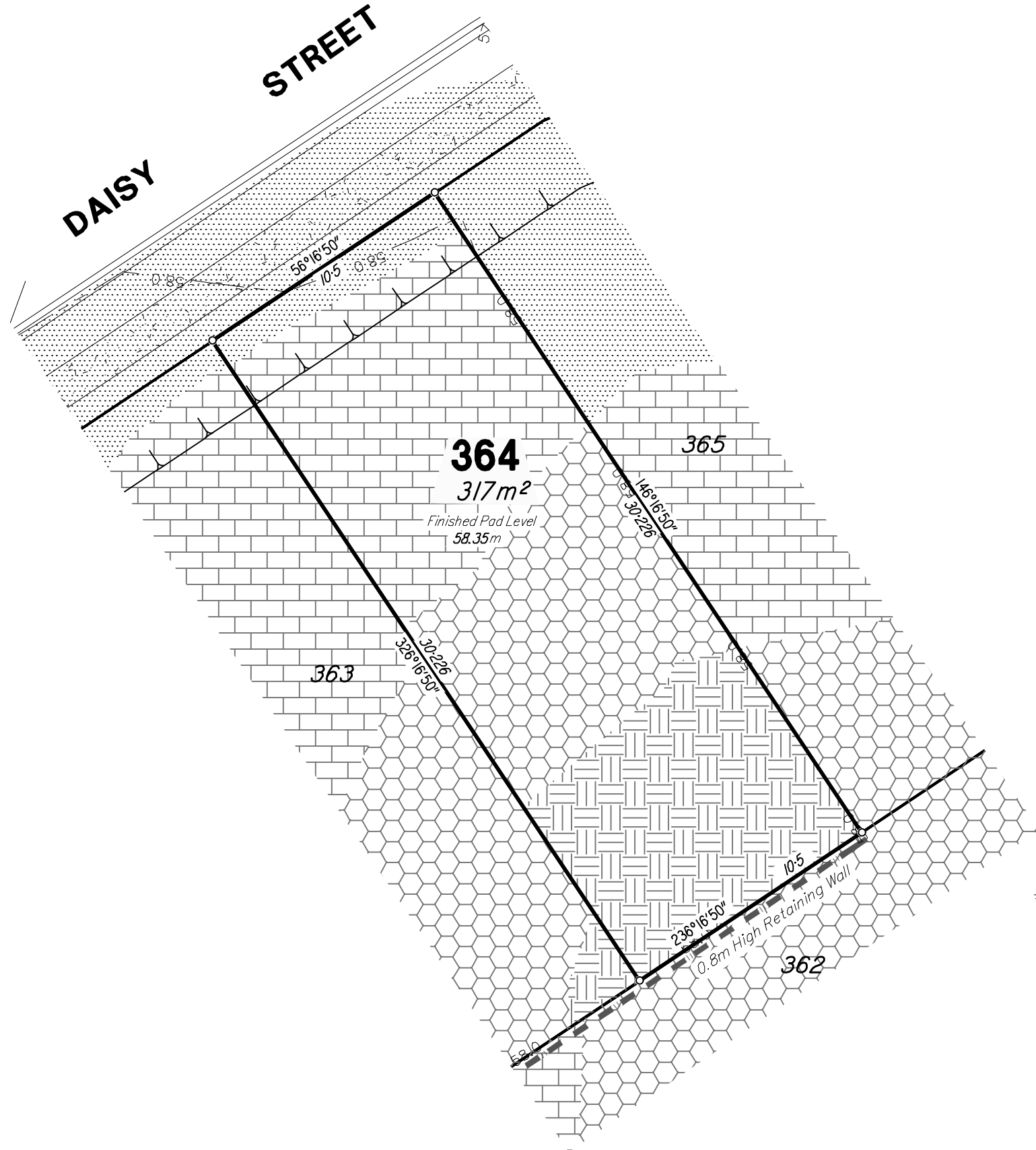
IMPORTANT NOTES

- (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 363 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

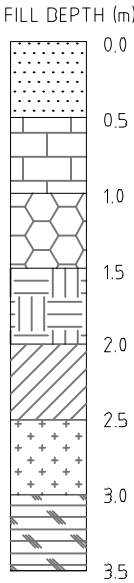
CONTOUR INTERVAL: 0.5m

LEGEND:

- -- -- -- -- DESIGNED CONTOURS
(as at the completion of the work)
- -- -- -- -- PROPOSED
RETAINING WALL
- TOP
BATTER
- -- -- -- -- EASEMENT/COVENANT

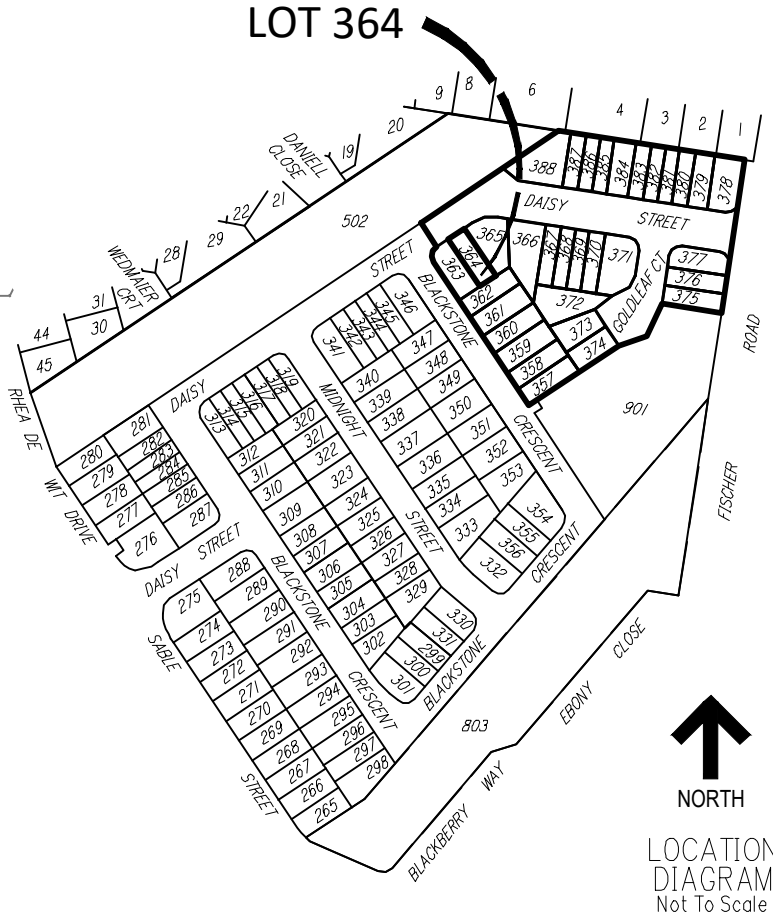


DESIGNED FILL DEPTHS



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 364 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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

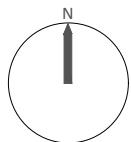
LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER
	EASEMENT/COVENANT



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

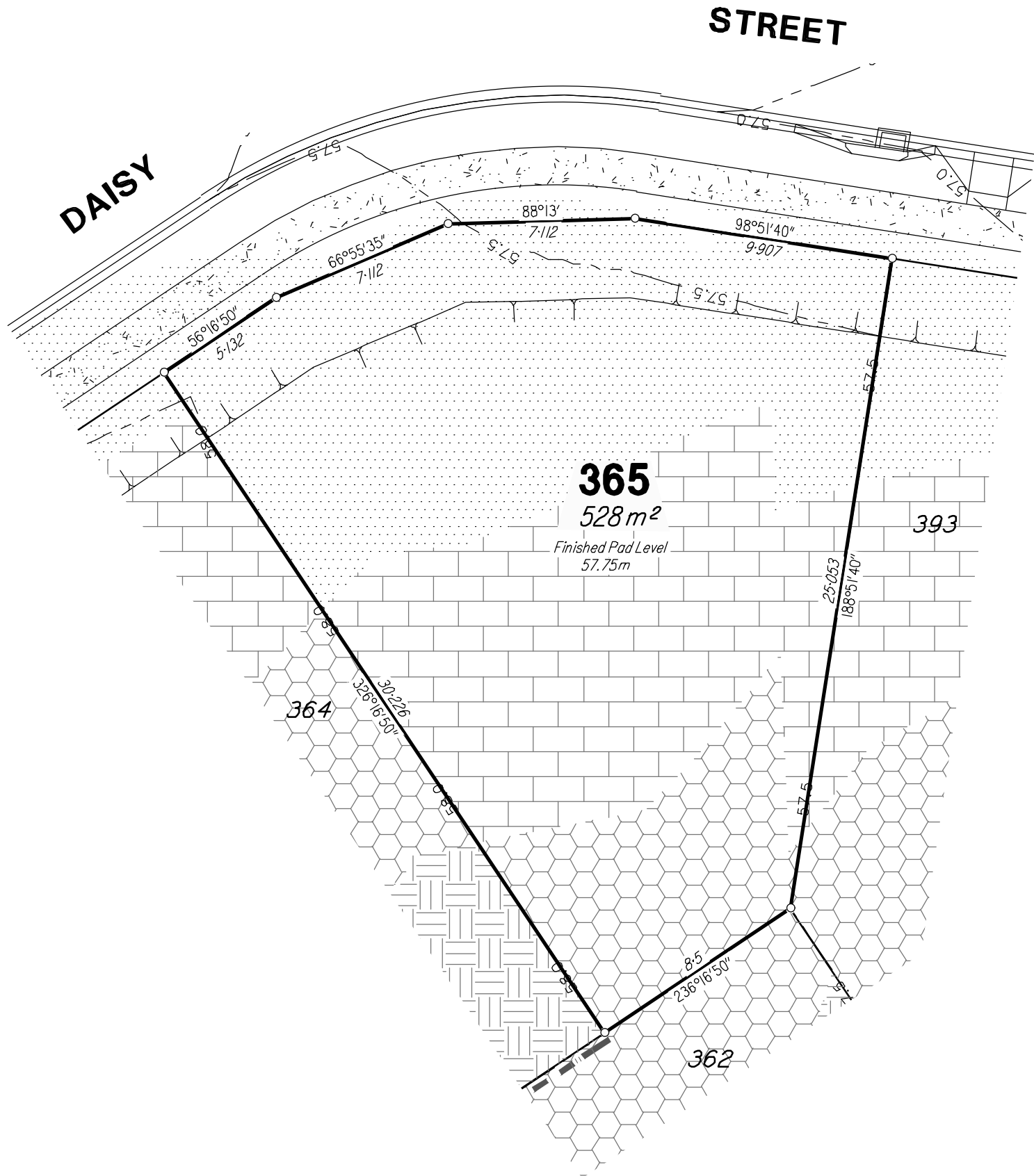
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

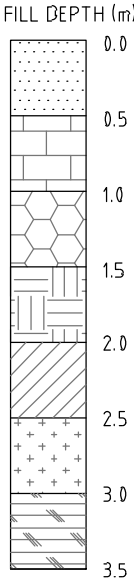
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 8 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

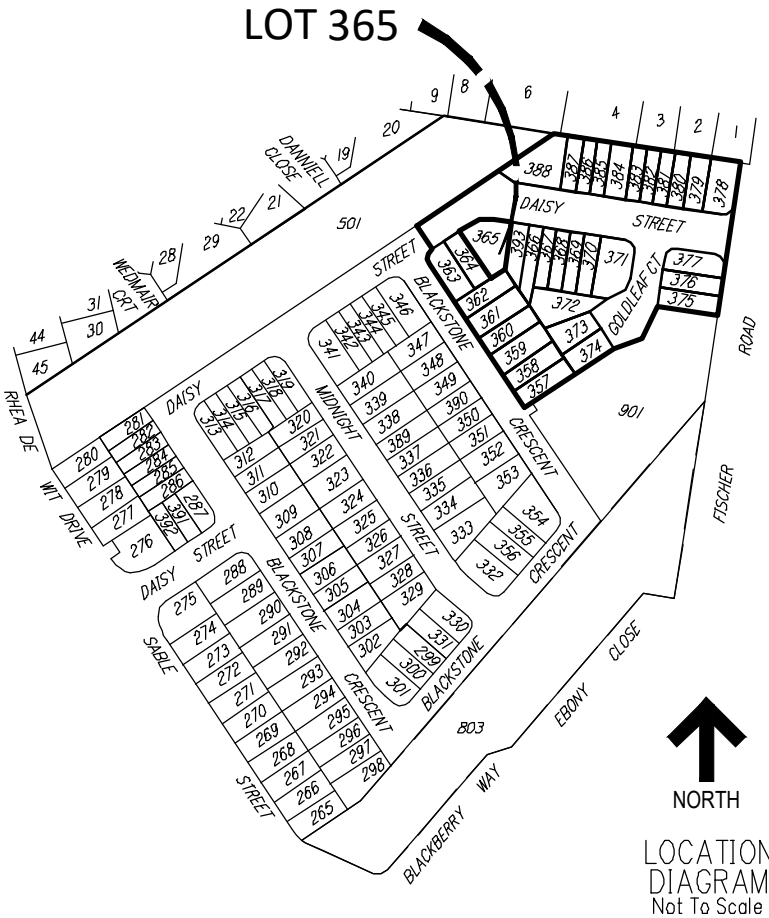


DESIGNED FILL DEPTHS



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 365 as described as part of Lot 901 on SP317399 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 COLLIERS on the 1st February 2024.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.
- (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:

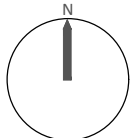
- DESIGNED CONTOURS
(as at the completion of the work)
- PROPOSED
RETAINING WALL
- TOP
BATTER
- EASEMENT/COVENANT



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

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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

B	ENGINEERING & LAYOUT AMENDED	22-01-24	DWW
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE: DETAILS:	DATE:	INIT:	

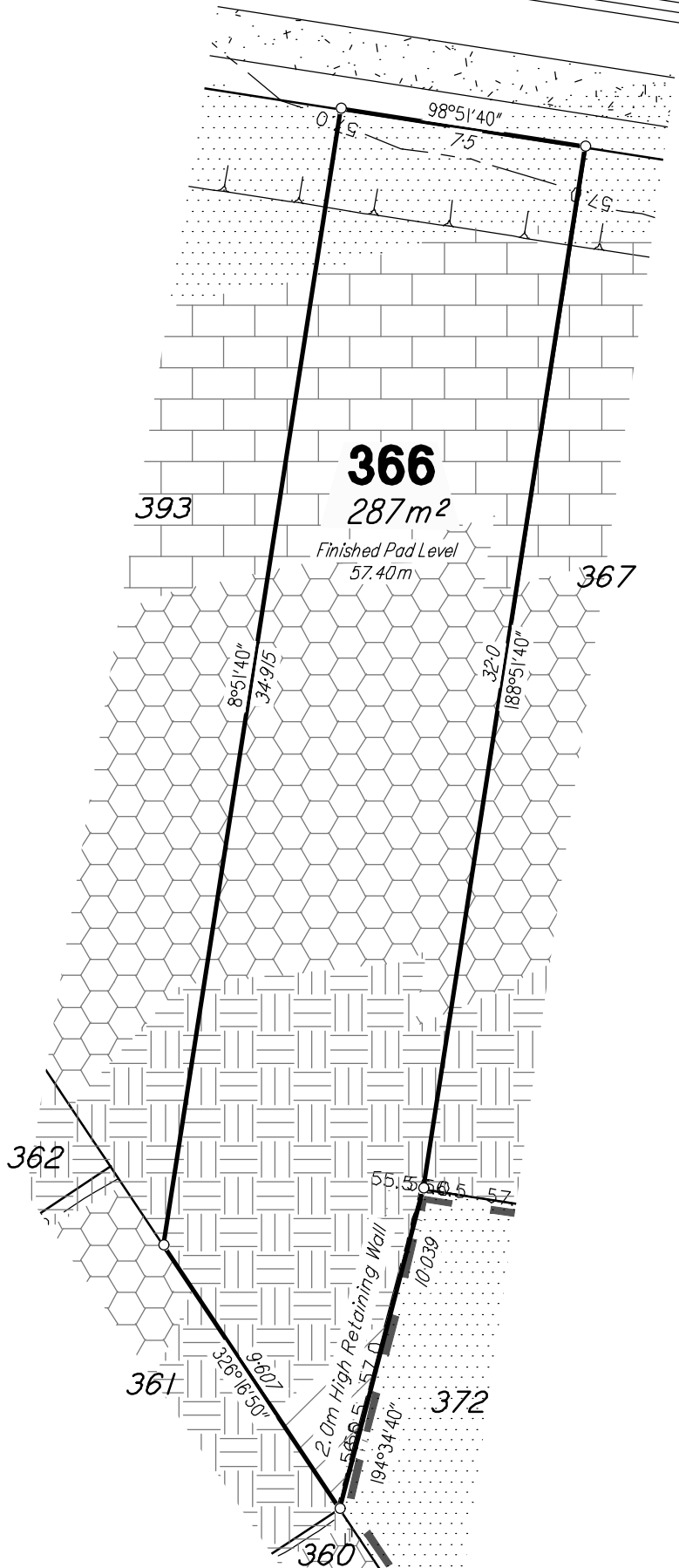
TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

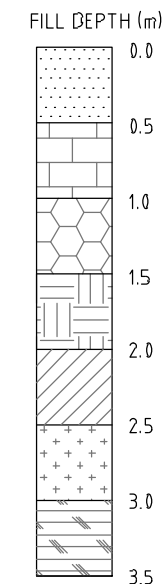
DETAILS:

PROJECT: B3742SA0_5C 79 B
SHEET: 9 OF 33
FILE: B3742-79B_Stg 5C DISCLOSURE.dwg
DATE: 22nd January 2024

DAISY STREET



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 366 as described as part of Lot 901 on SP317399 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.

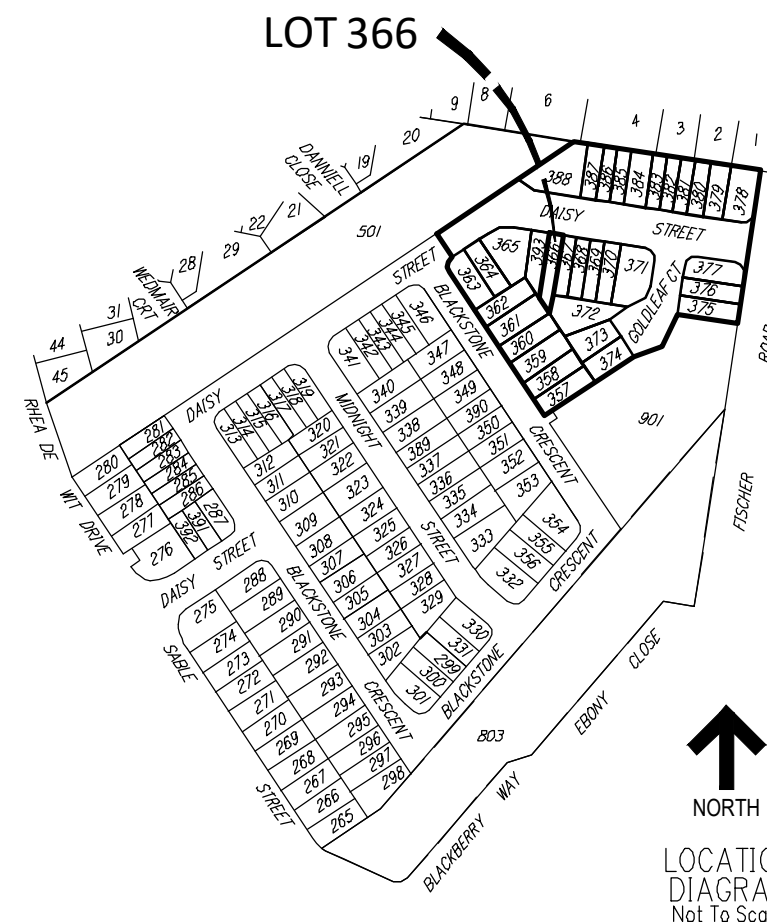
(6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.

(7) Engineering design received from COLLIERS on the 1st February 2024.

(8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.

(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:

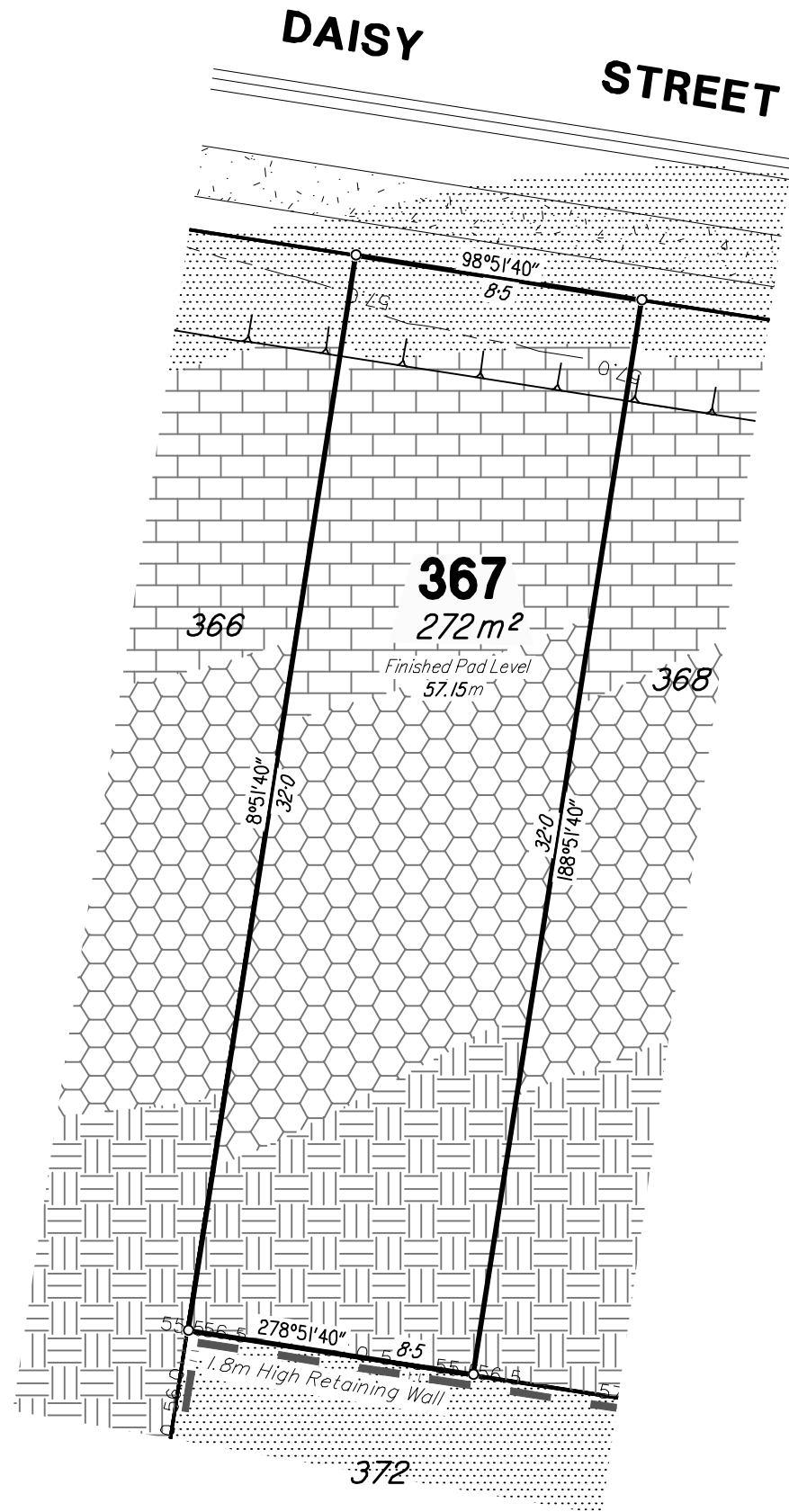
DESIGNED CONTOURS
(as at the completion of the work)



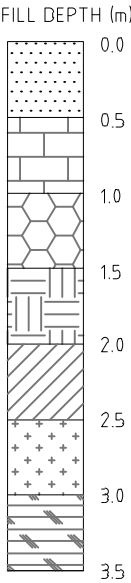
PROPOSED
RETAINING WALL

TOP
BATTER

— — — —	EASEMENT/COVENANT
---------	-------------------

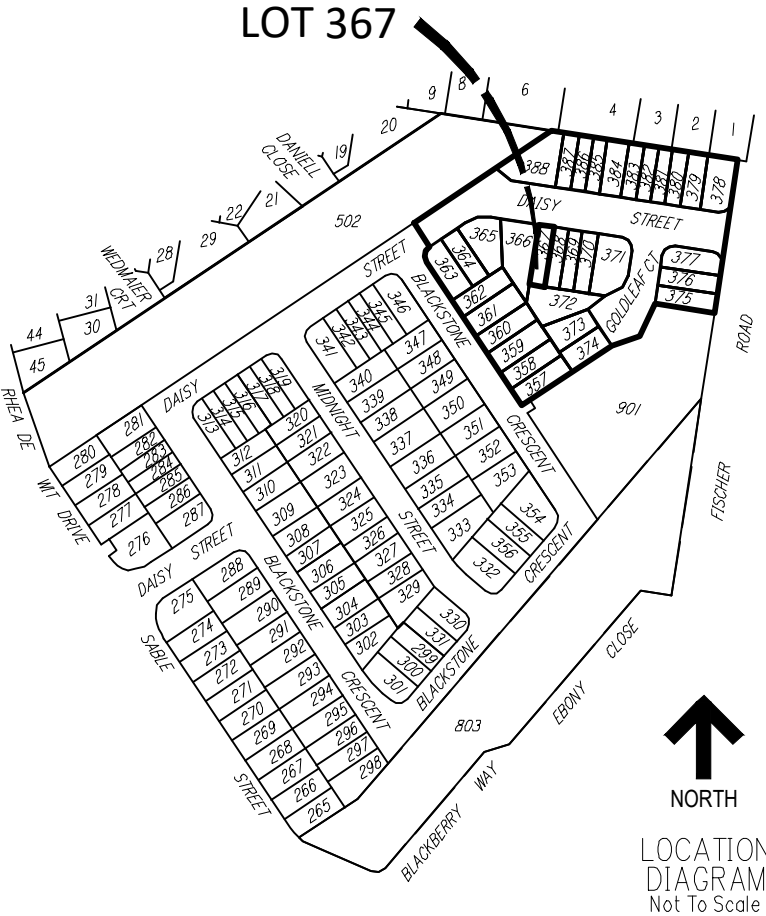


DESIGNED FILL DEPTHS



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 367 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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

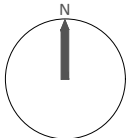
LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER
	EASEMENT/COVENANT



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

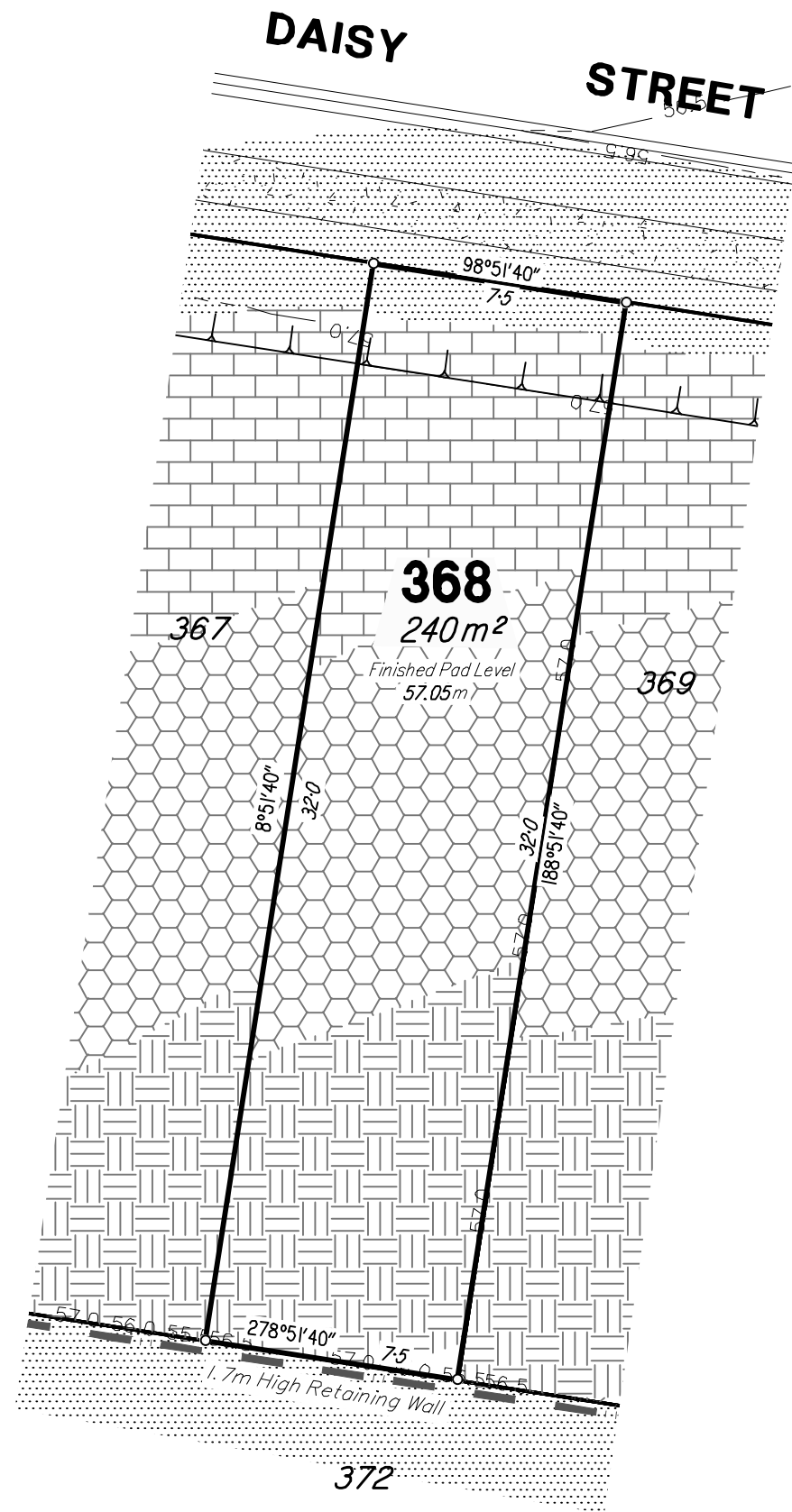
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

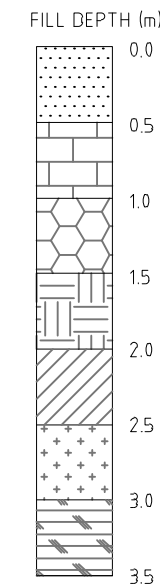
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 11 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

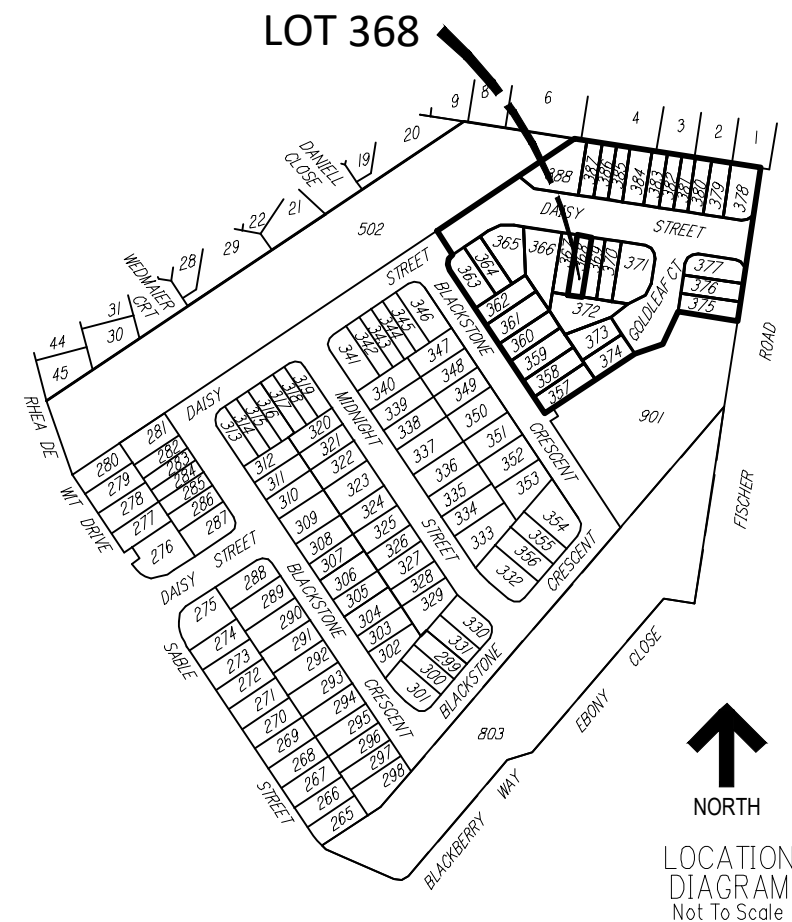


DESIGNED FILL DEPTHS



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 368 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

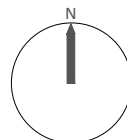


CONTOUR INTERVAL: 0.5m

LEGEND:

- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT

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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

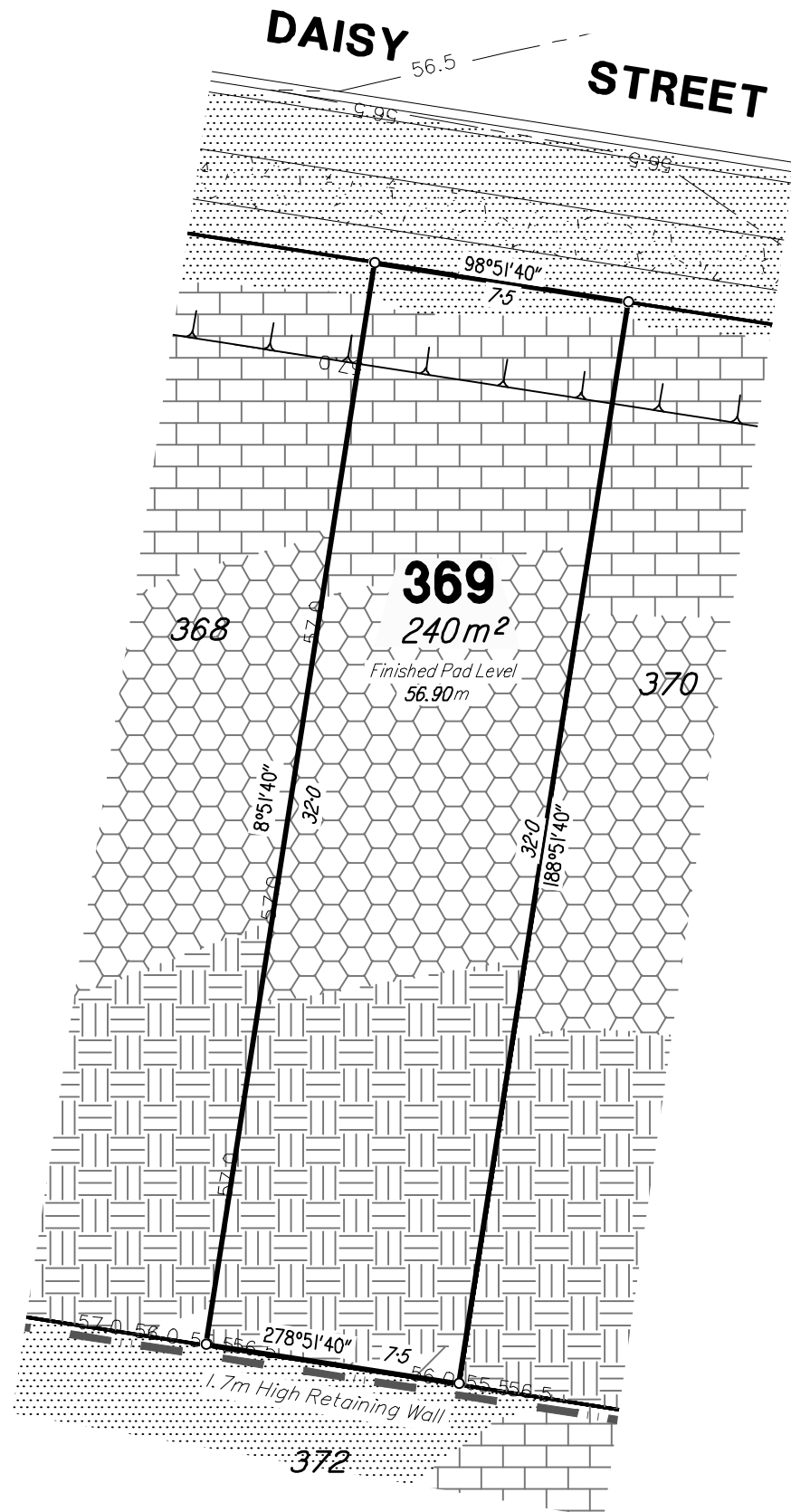
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

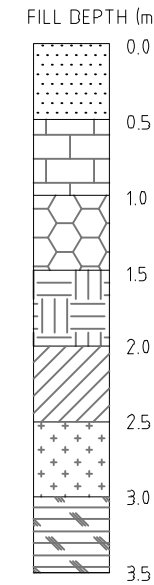
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
SHEET: 12 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

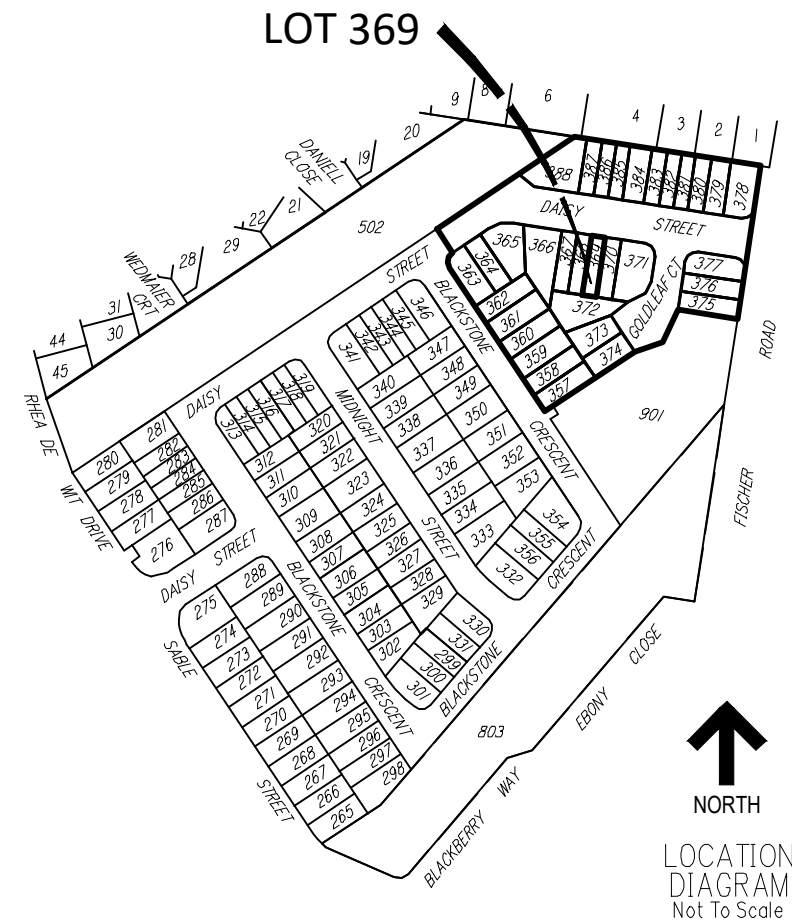


DESIGNED FILL DEPTHS



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 369 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

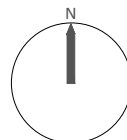


CONTOUR INTERVAL: 0.5m

LEGEND:

- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT

NORTH:



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

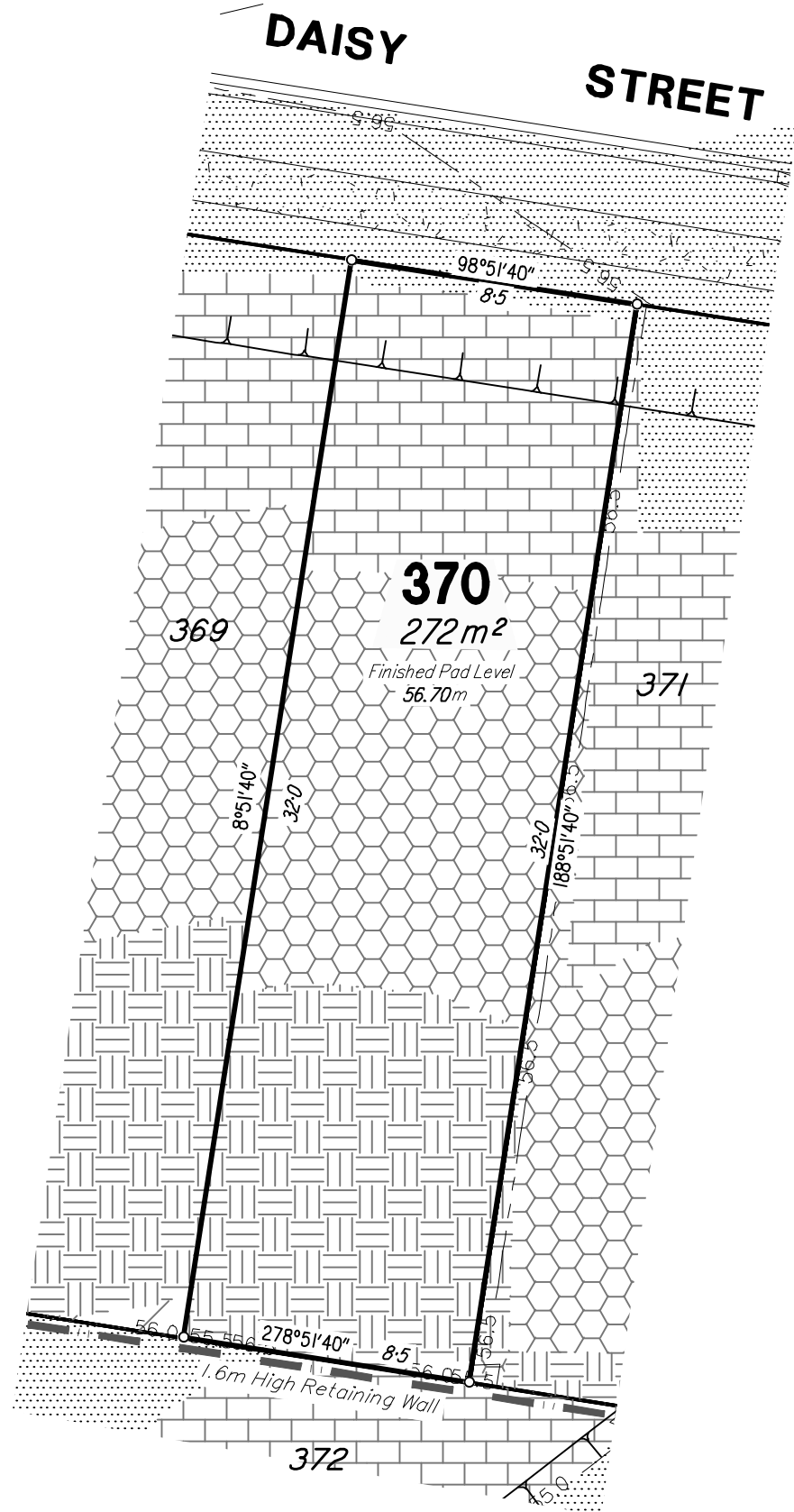
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

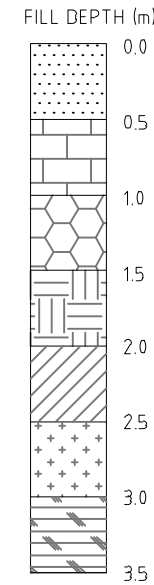
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
SHEET: 13 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

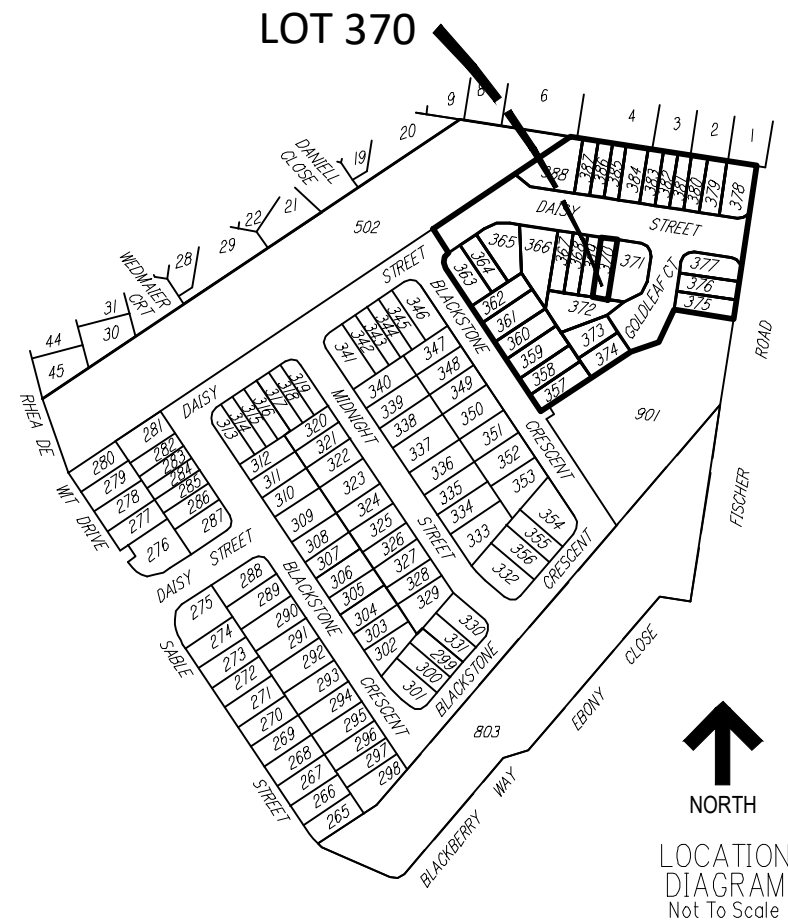


DESIGNED FILL DEPTHS



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 370 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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:

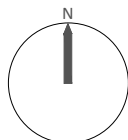
- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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
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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

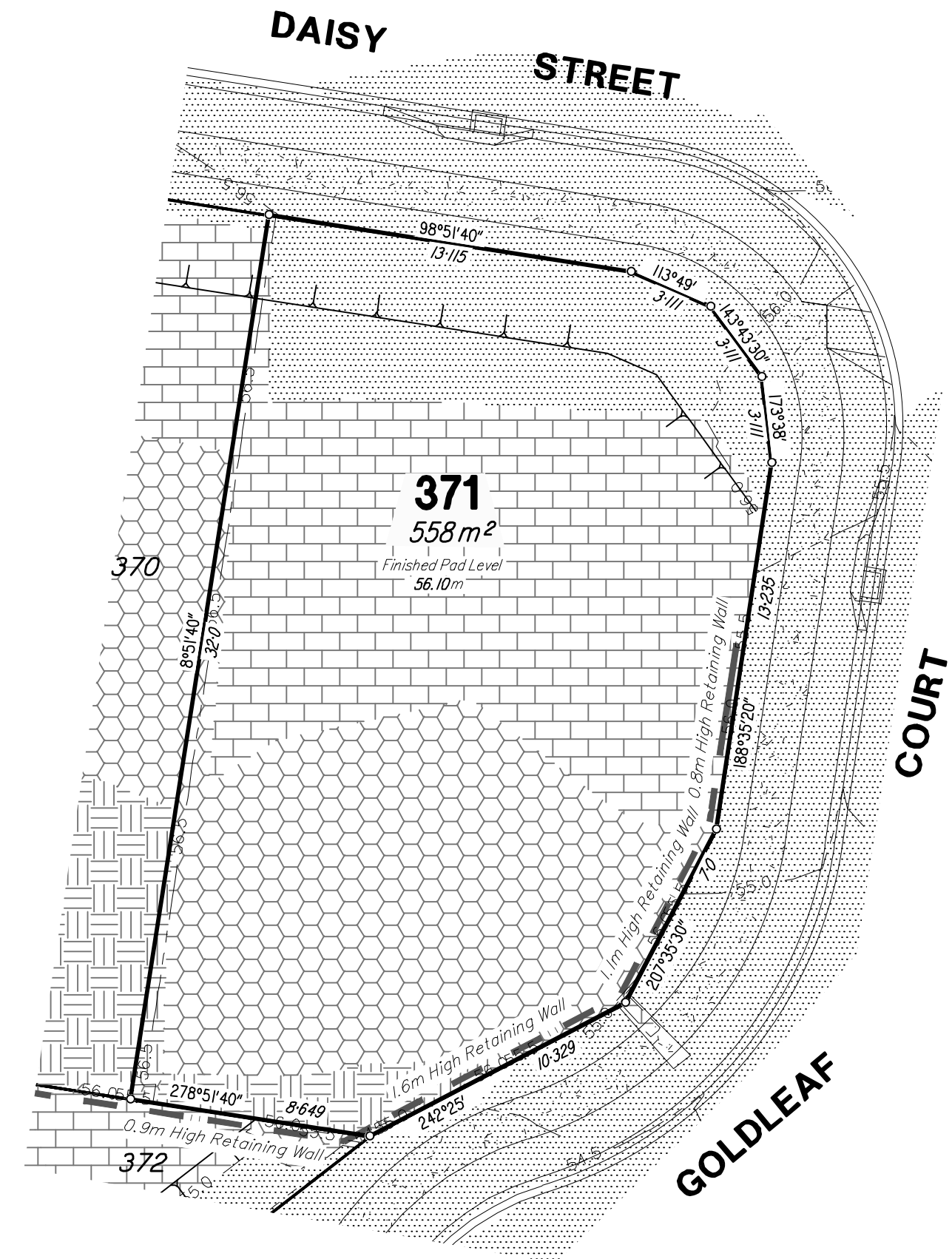
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

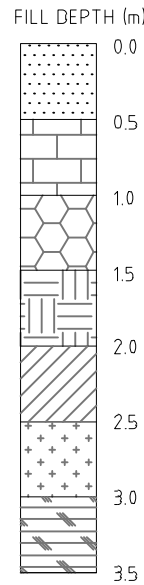
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
SHEET: 14 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

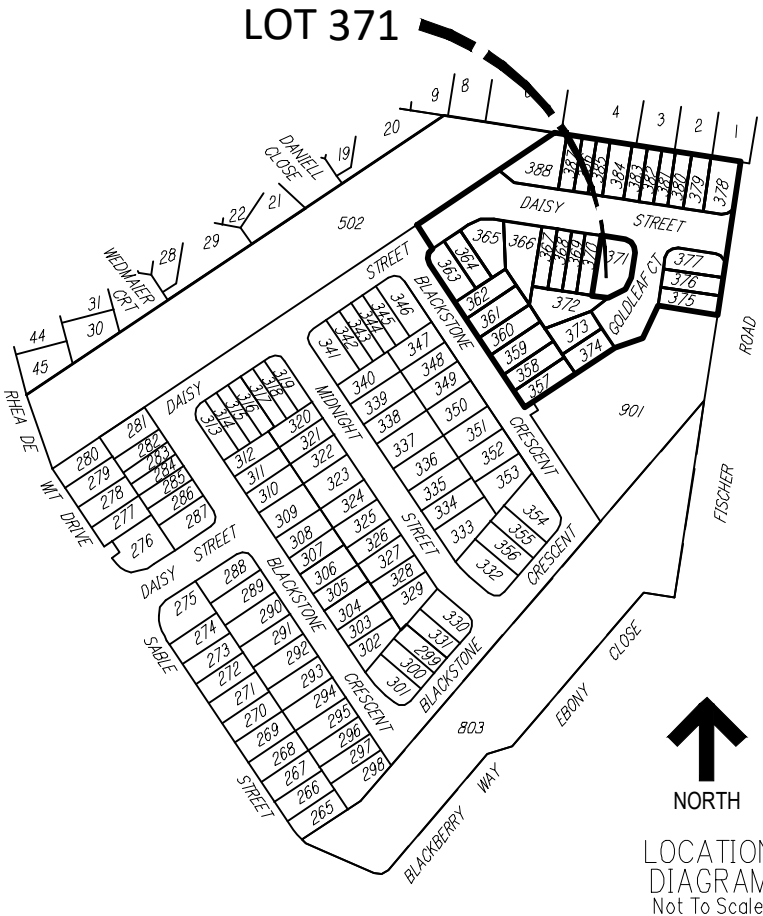


DESIGNED FILL DEPTHS



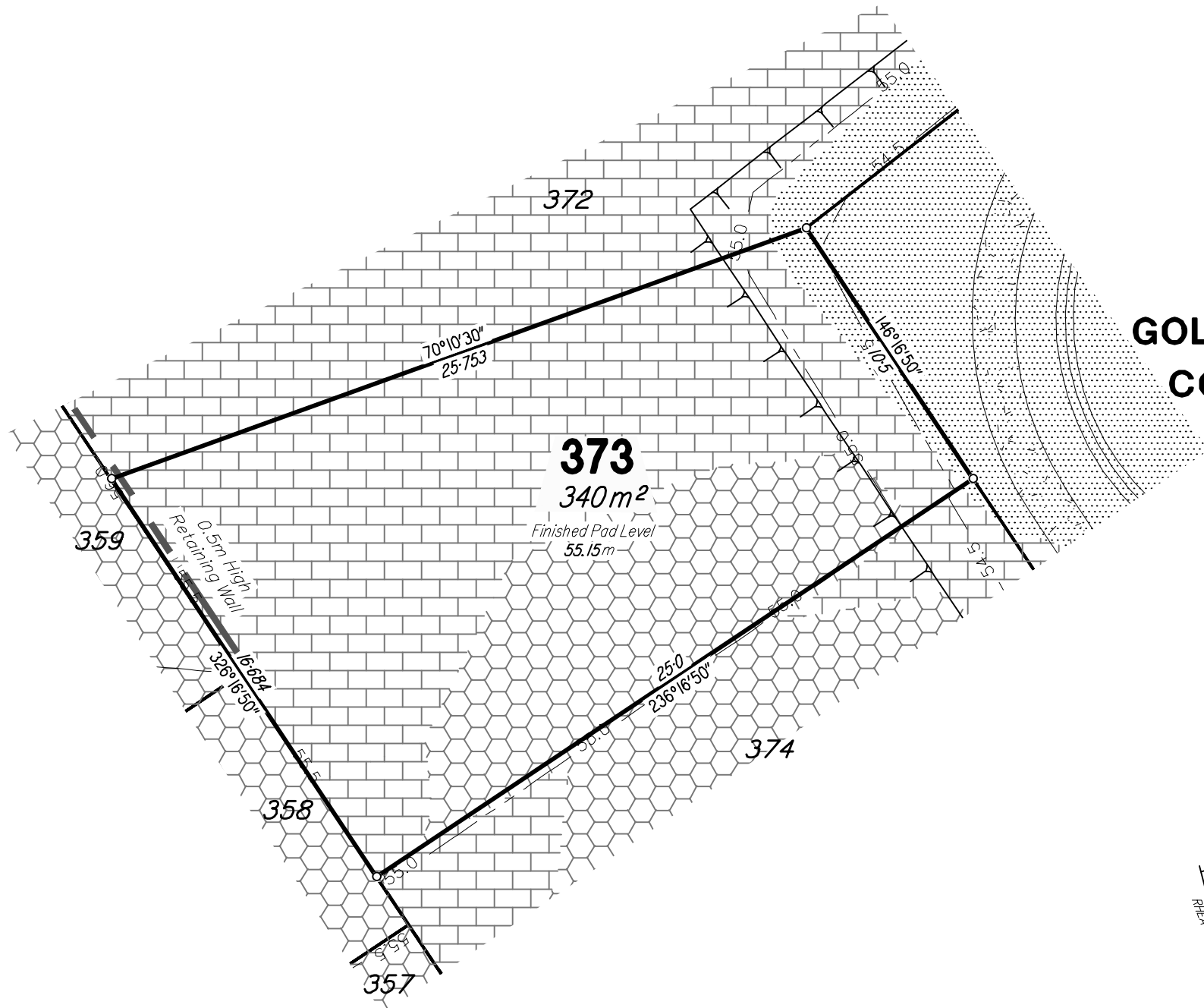
IMPORTANT NOTES

- (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 371 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.



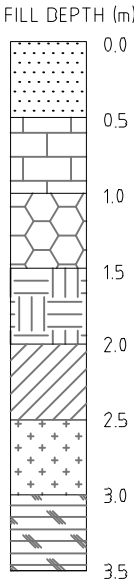
CONTOUR INTERVAL: 0.5m

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



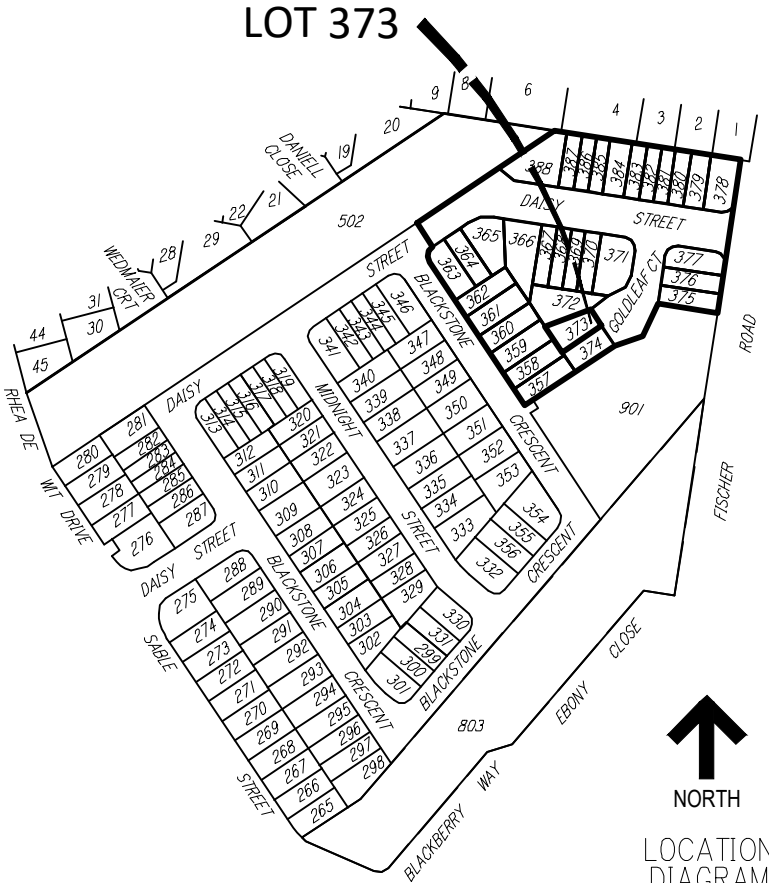
GOLDLEAF COURT

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 373 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

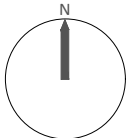


CONTOUR INTERVAL: 0.5m

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

365

NORTH:



SCALE:

SCALE: @ A3 1:200

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

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

ISSUES:

A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

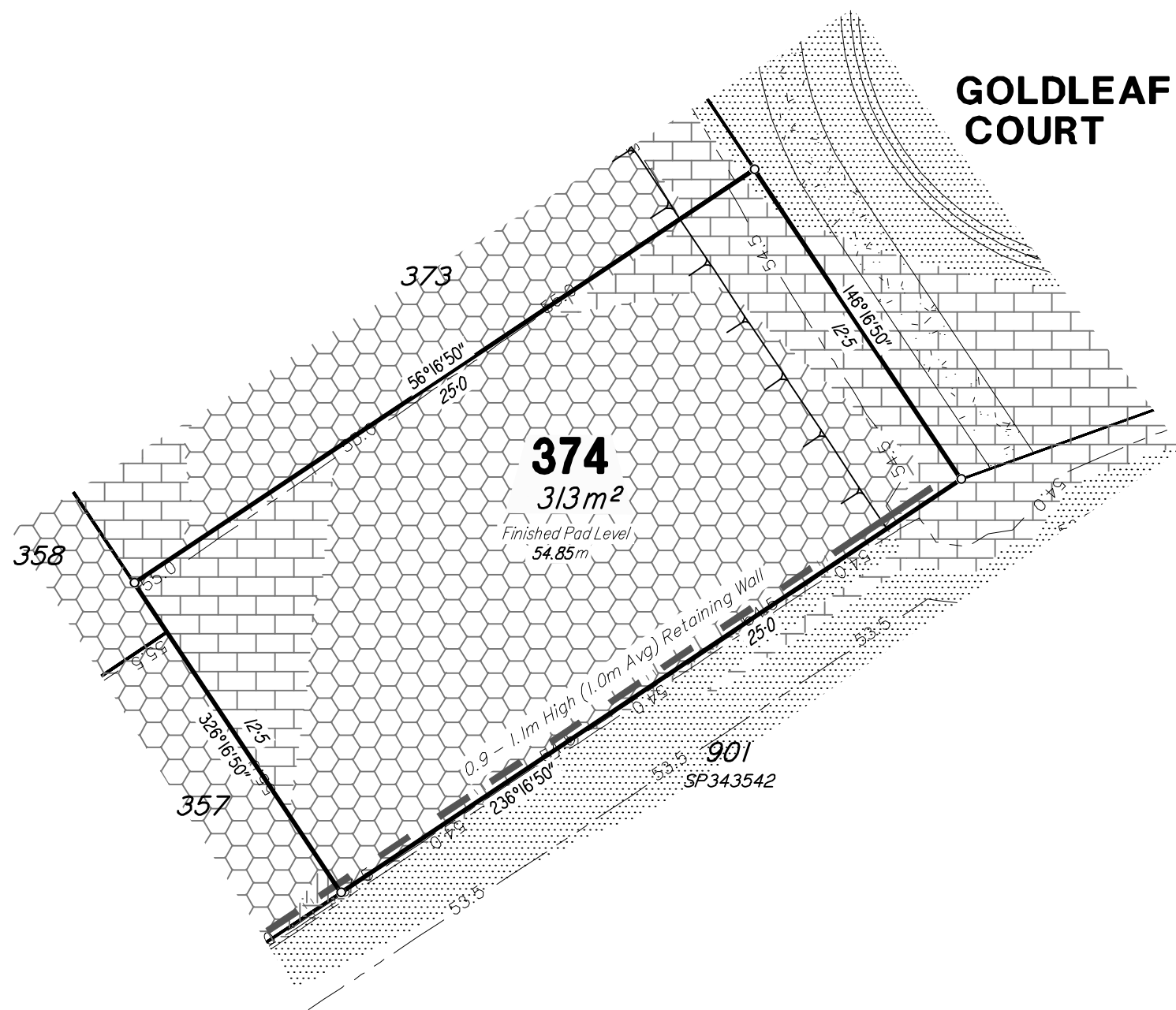
DETAILS:

PROJECT: B3742SA0_5C 79 A
SHEET: 17 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

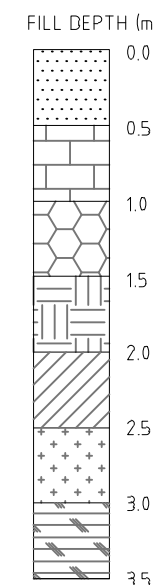


BRISBANE - SUNSHINE COAST - CENTRAL QLD
BRISBANE - JFP House
76 Ernest Street,
South Brisbane, Qld. 4101
TEL: 07 3012 0100 www.jfp.com.au
JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS



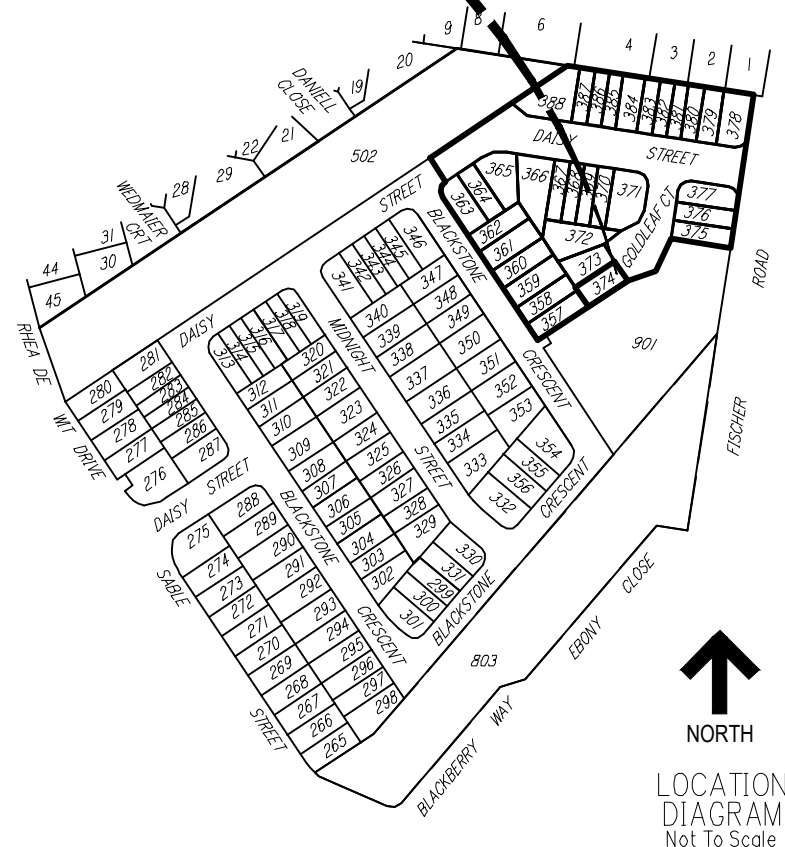
DESIGNED FILL DEPTHS



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 374 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

LOT 374

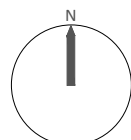


CONTOUR INTERVAL: 0.5m

LEGEND:

- DESIGNED CONTOURS
(as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT

NORTH:



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

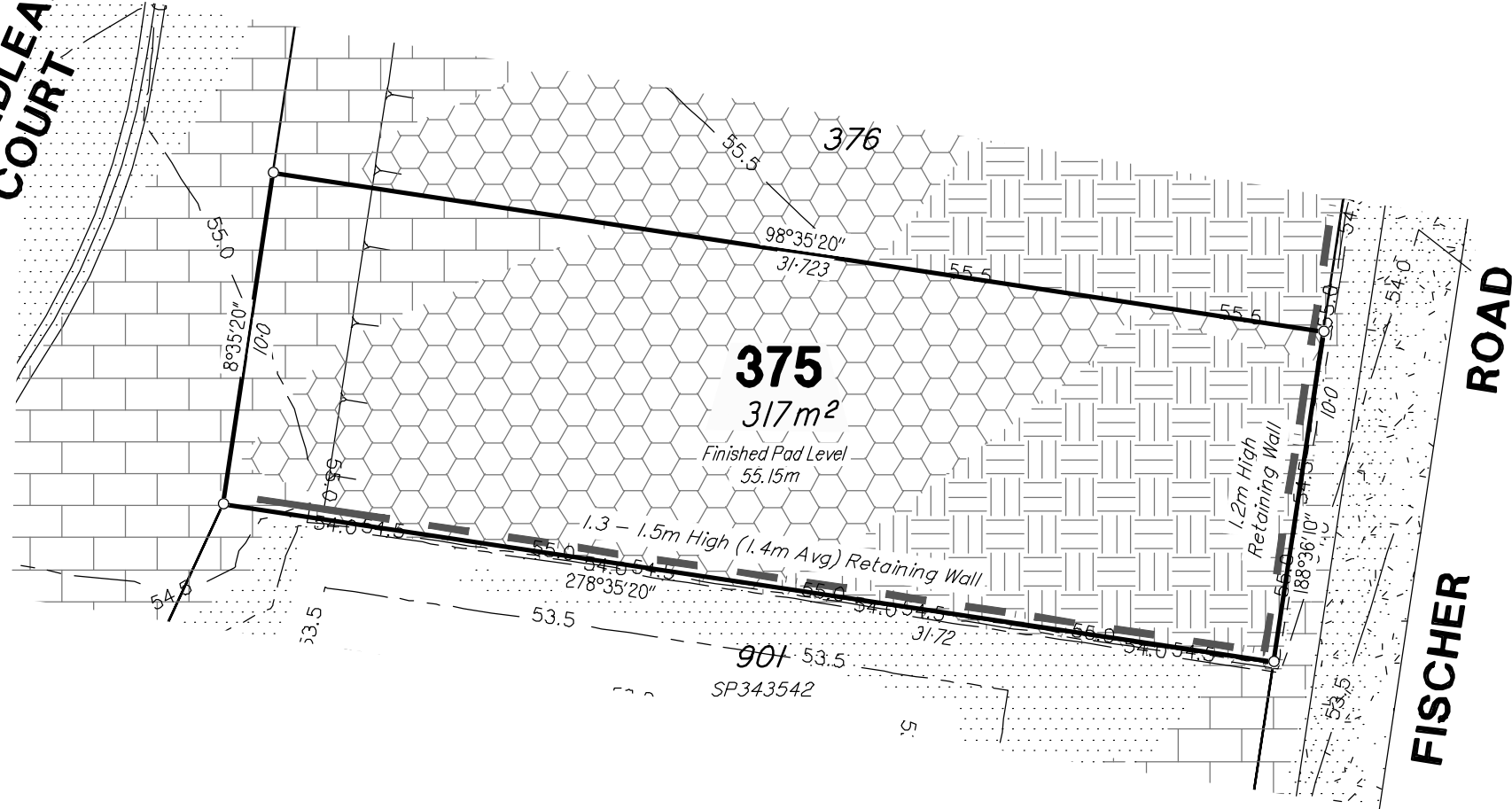
TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

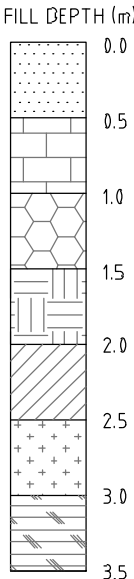
DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 18 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

GOLDEAF COURT

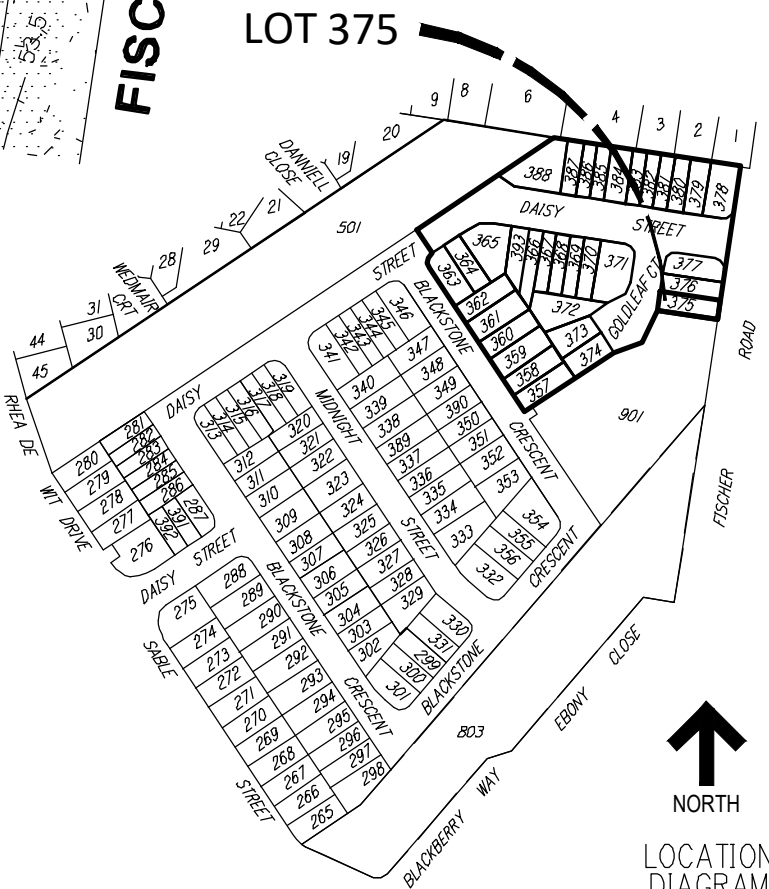


DESIGNED FILL DEPTHS



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 375 as described as part of Lot 901 on SP317399 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 COLLIERS on the 1st February 2024.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.
- (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:

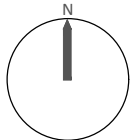
- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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
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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

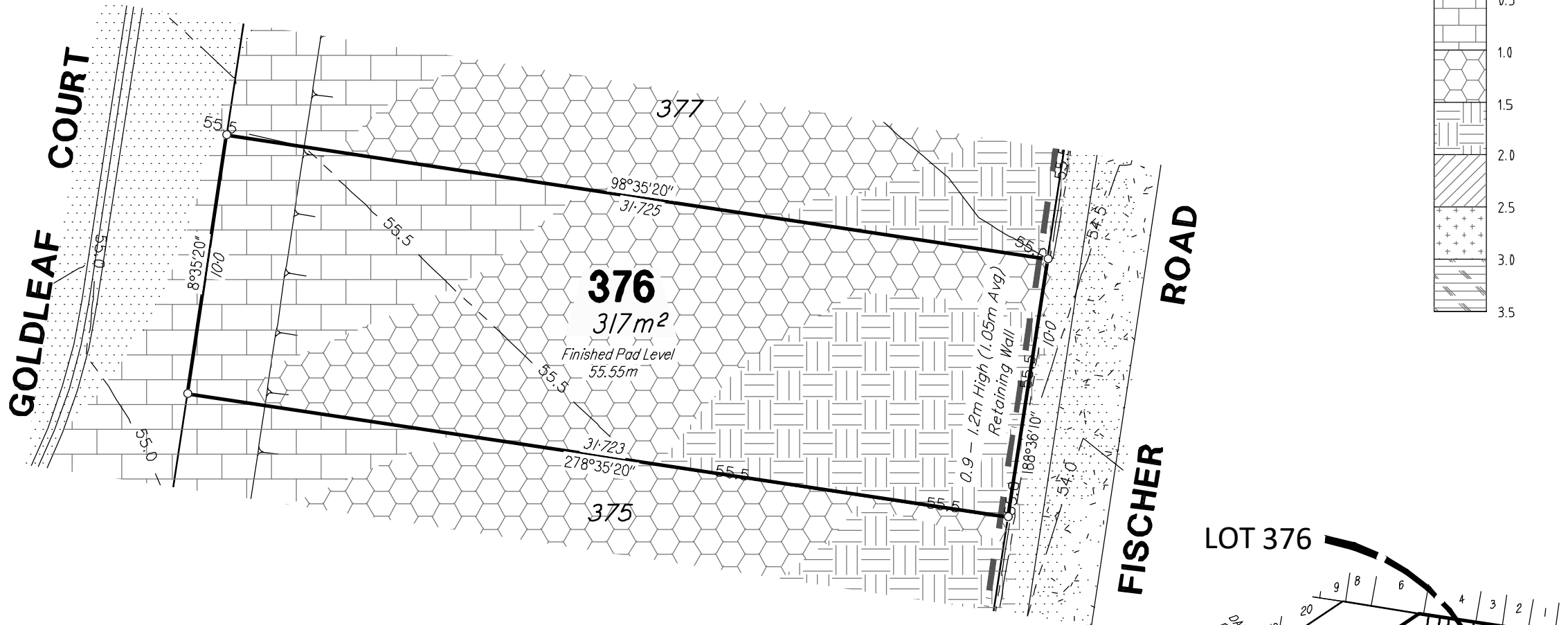
B	ENGINEERING & LAYOUT AMENDED	22-01-24	DWW
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE: DETAILS:	DATE:	INIT:	

TITLE:

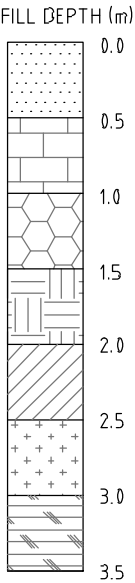
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 B
SHEET: 19 OF 33
FILE: B3742-79B_Stg 5C DISCLOSURE.dwg
DATE: 22nd January 2024

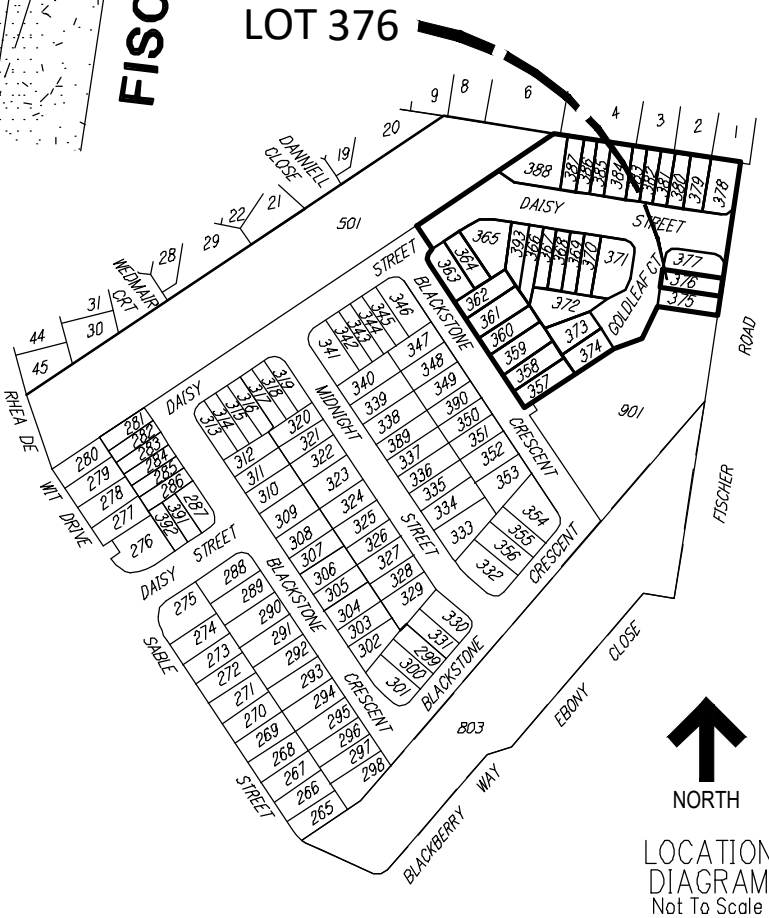


DESIGNED FILL DEPTHS



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 376 as described as part of Lot 901 on SP317399 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 COLLIERS on the 1st February 2024.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.
- (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
	EASEMENT/COVENANT

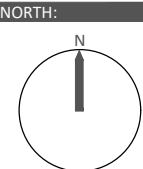


BRISBANE - SUNSHINE COAST - CENTRAL QLD

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	DWW	APPROVED	CJM	ORIGIN (BM) PM58130 RL 54.763m

ISSUES:			
B	ENGINEERING & LAYOUT AMENDED	22-01-24	DWW
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE: DETAILS:		DATE:	INIT:

DISCLOSURE PLAN

SATTERLEY PROPERTY GROUP PTY LTD

RIPLEY VALLEY-Stage 5C

RIPLEY ROAD, RIPLEY

DETAILS:		
PROJECT:	PLAN:	ISSUE:
B3742SA0_5C 79	B	
SHEET:	20 OF 33	
FILE:	B3742-79B_Stg 5C DISCLOSURE.dwg	
DATE:	22nd January 2024	

GOLDEAF COURT

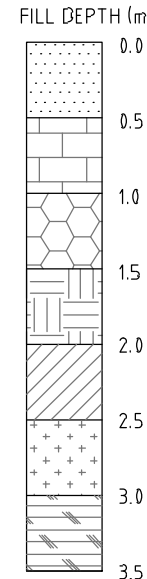
DAISY STREET

ROAD

FISCHER

LOT 377

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 377 as described as part of Lot 901 on SP317399 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 COLLIERS on the 1st February 2024.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.
- (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
- EASEMENT/COVENANT



NORTH

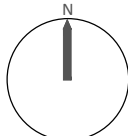
LOCATION
DIAGRAM
Not To Scale



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
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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

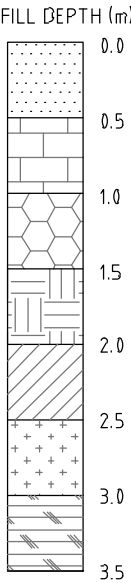
B	ENGINEERING & LAYOUT AMENDED	22-01-24	DWW
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE: DETAILS:	DATE:	INIT:	

TITLE:

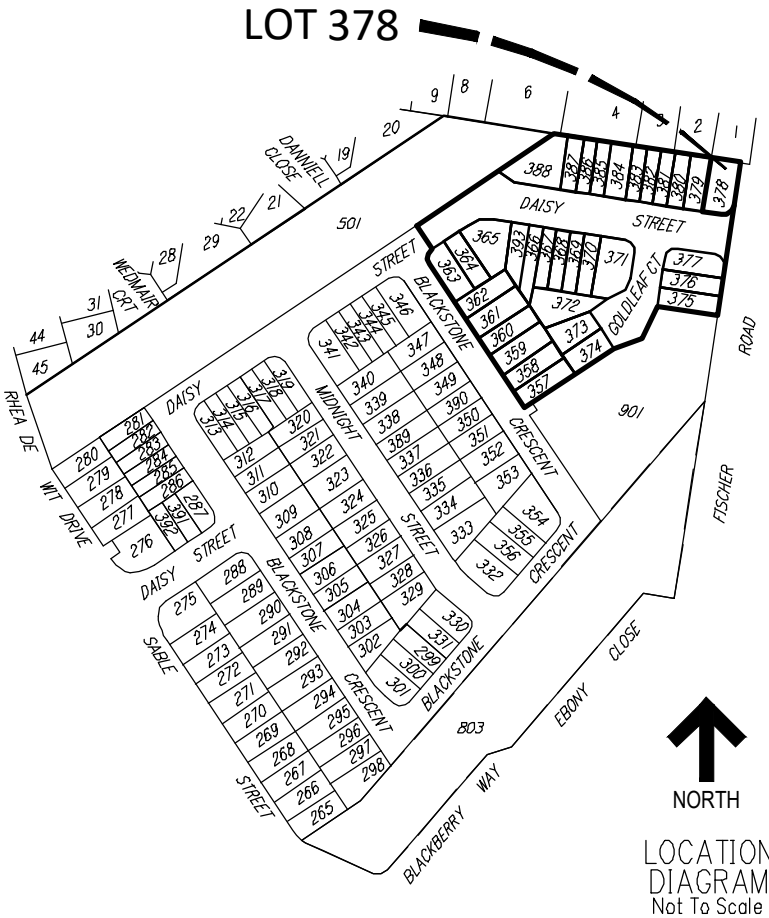
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 B
PLAN: ISSUE:
SHEET: 21 OF 33
FILE: B3742-79B_Stg 5C DISCLOSURE.dwg
DATE: 22nd January 2024



- (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 378 as described as part of Lot 901 on SP317399 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 COLLIERS on the 1st February 2024.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.
- (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:

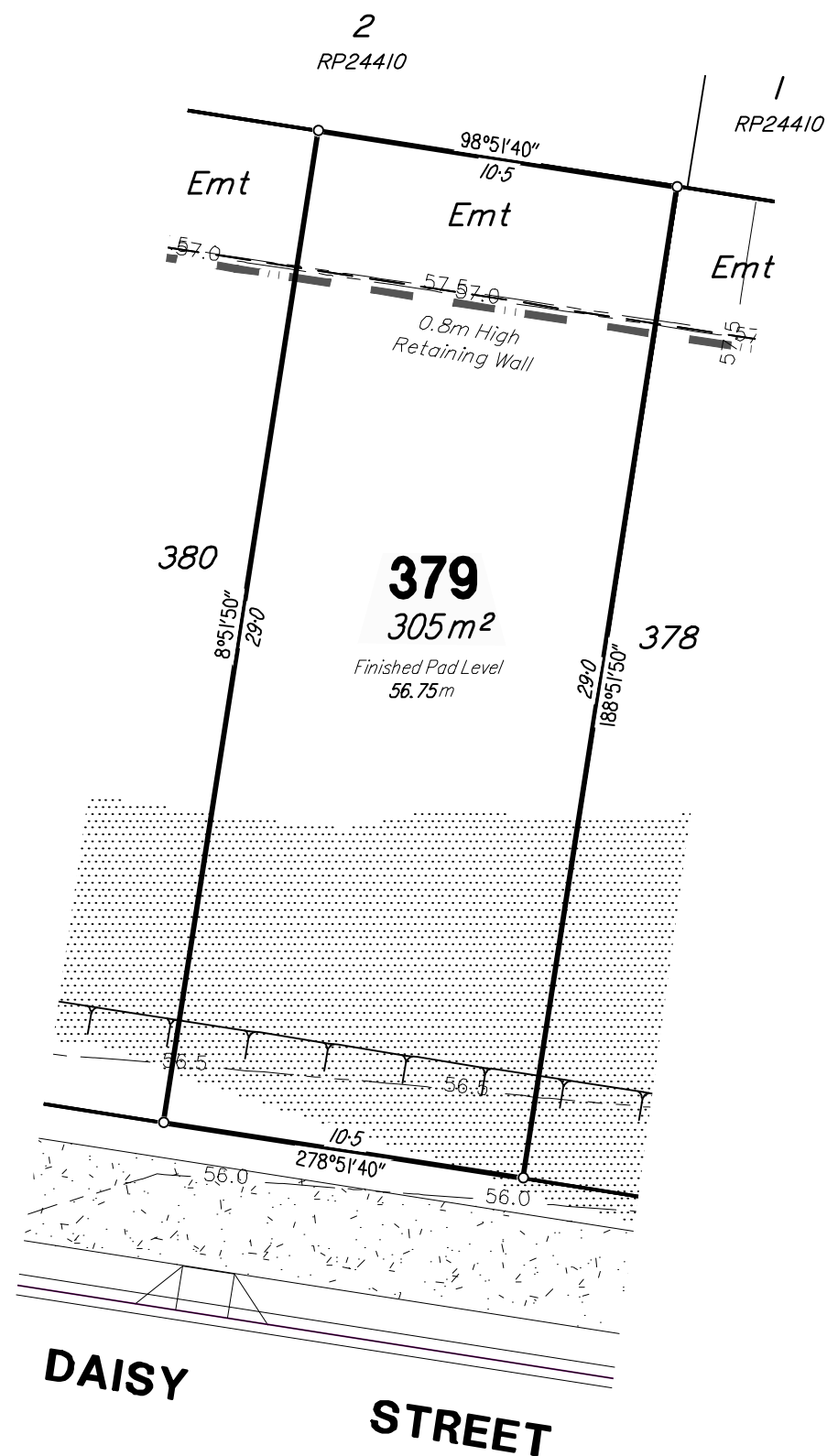
DESIGNED CONTOURS
(as at the completion of the work)

PROPOSED RETAINING WALL

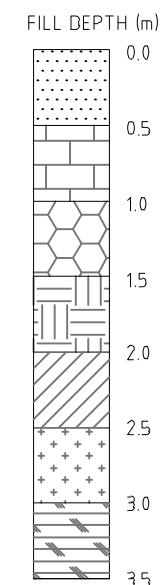
TOP
BATTER

EASEMENT/COVENANT

 <div>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</div>	PLANNERS	<div>NORTH: </div>	SCALE:	<div>NORTH: </div>	ISSUES:	PROJECT: PLAN: SHEET: FILE: DATE:	DETAILS:																				
	URBAN DESIGNERS		SCALE: @ A3 1:200		DISCLOSURE PLAN SATTERLEY PROPERTY GROUP PTY LTD RIPLEY VALLEY-Stage 5C RIPLEY ROAD, RIPLEY			B3742SA0_5C 79 B																			
	SURVEYORS		THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)																								
	ENGINEERS		DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE																								
	LANDSCAPE ARCHITECTS		<table border="1"><thead><tr><th>SURVEYED</th><th>JFP</th><th>CHECKED</th><th>RP</th><th>DATUM</th><th>AHD</th></tr></thead><tbody><tr><td>DRAWN</td><td>DWW</td><td>APPROVED</td><td>CJM</td><td>ORIGIN (BM)</td><td>PM58130 RL 54.763m</td></tr></tbody></table>						SURVEYED	JFP	CHECKED	RP	DATUM	AHD	DRAWN	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m	<table border="1"><tbody><tr><td>B</td><td>ENGINEERING & LAYOUT AMENDED</td><td>22-01-24</td><td>DWW</td></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td>20-09-23</td><td>DWW</td></tr><tr><td>ISSUE: DETAILS:</td><td>DATE:</td><td colspan="2">INIT:</td></tr></tbody></table>	B	ENGINEERING & LAYOUT AMENDED	22-01-24	DWW	A	ORIGINAL ISSUE
SURVEYED	JFP	CHECKED	RP	DATUM	AHD																						
DRAWN	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m																						
B	ENGINEERING & LAYOUT AMENDED	22-01-24	DWW																								
A	ORIGINAL ISSUE	20-09-23	DWW																								
ISSUE: DETAILS:	DATE:	INIT:																									

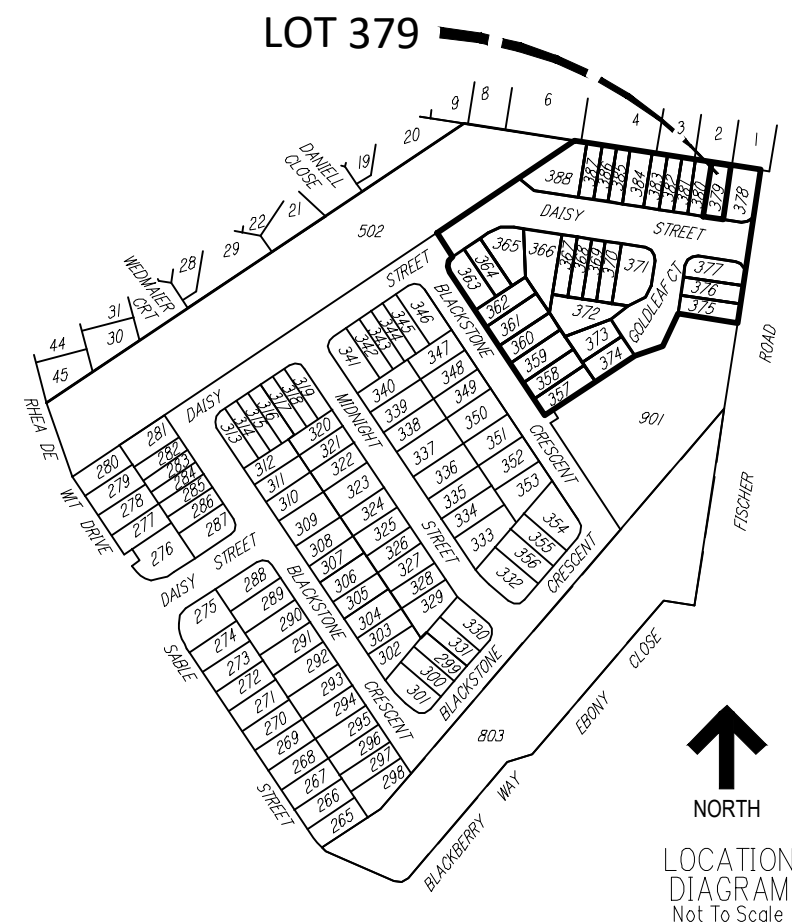


DESIGNED FILL DEPTHS



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 379 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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:

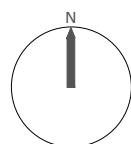
- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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

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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

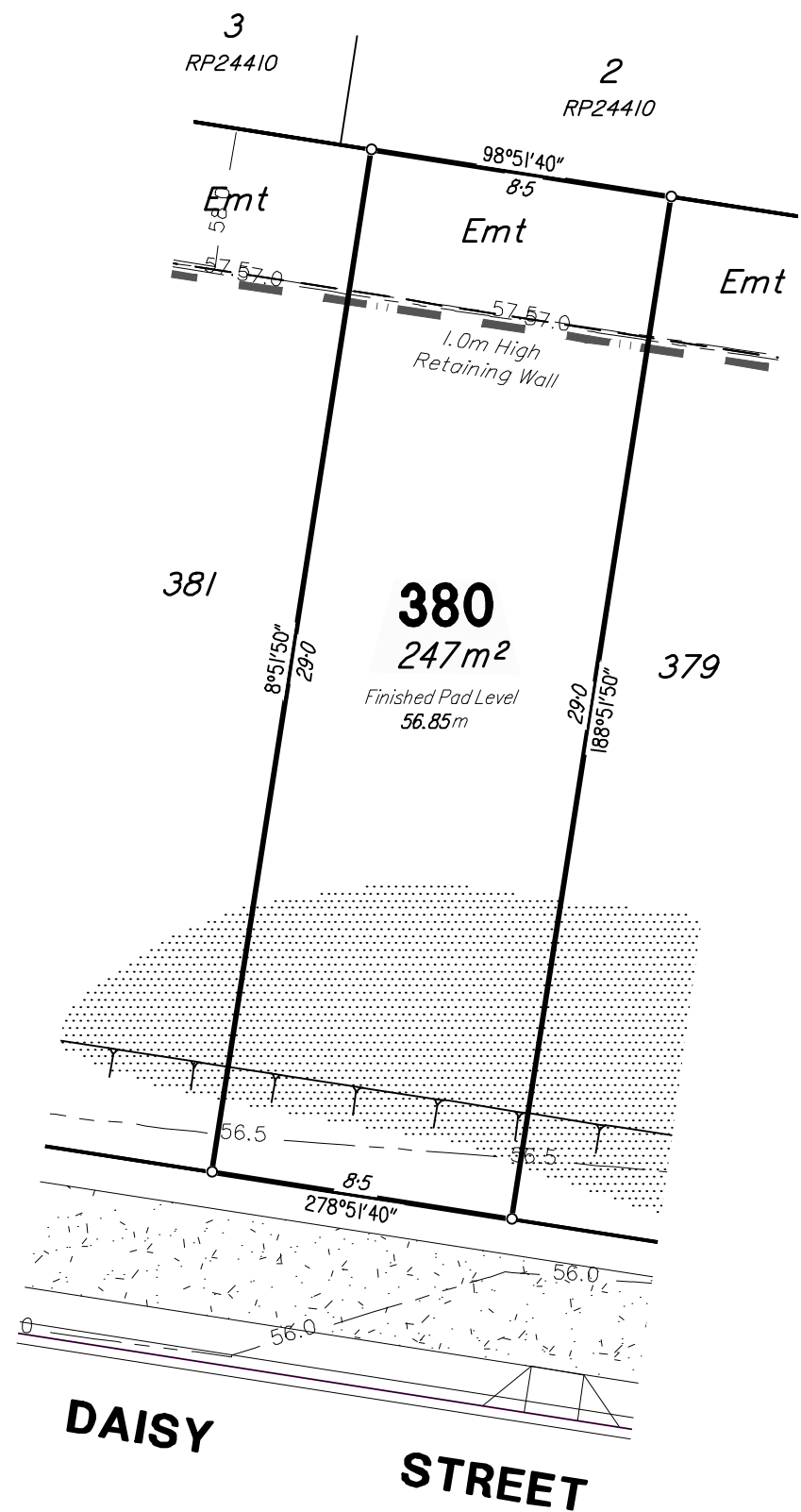
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

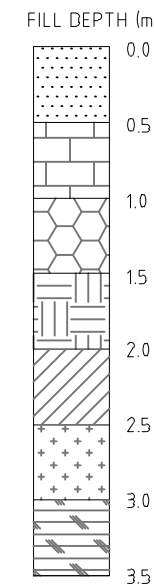
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
SHEET: 23 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023



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 380 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

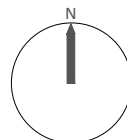


CONTOUR INTERVAL: 0.5m

LEGEND:

- DESIGNED CONTOURS (as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT

NORTH:



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

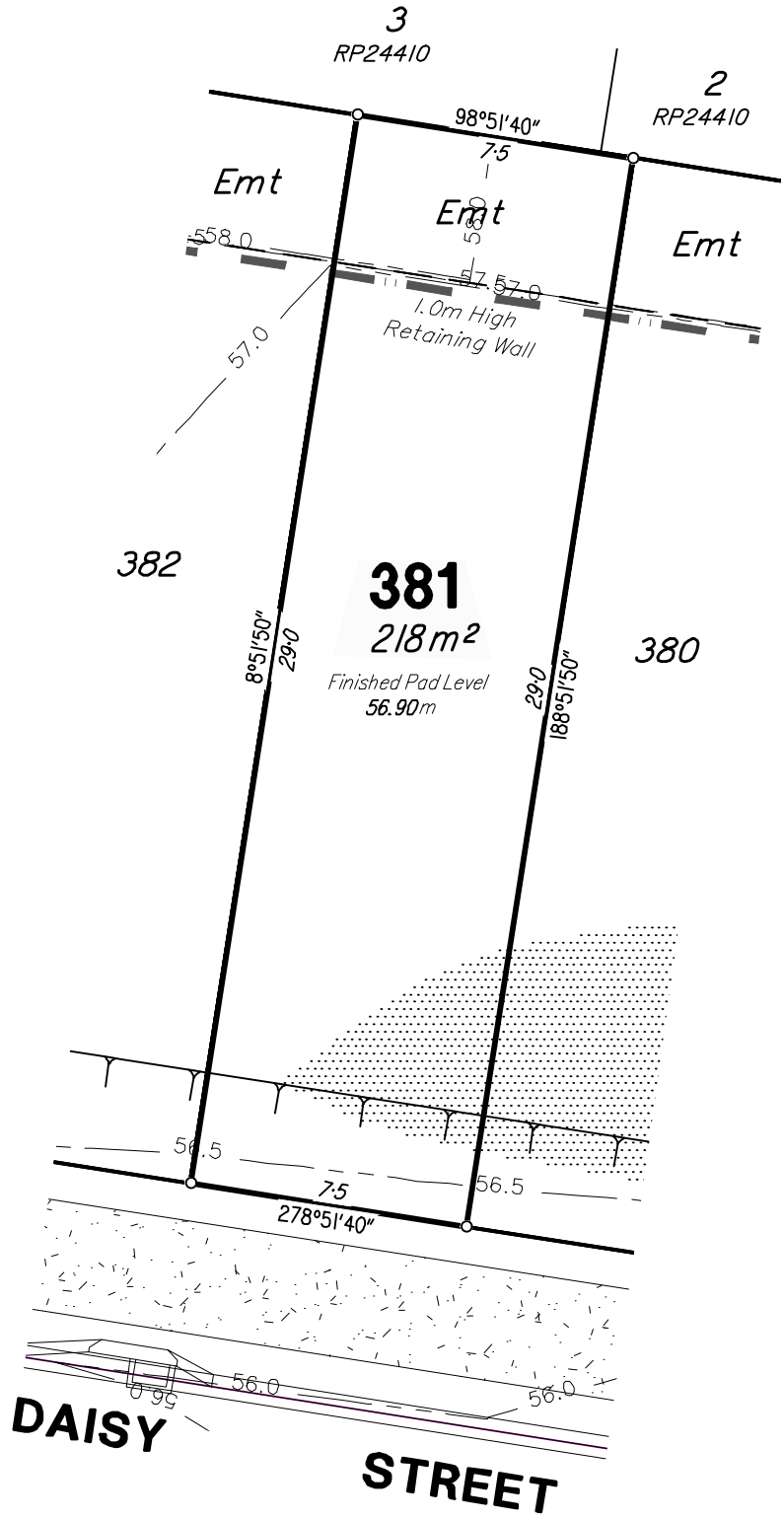
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

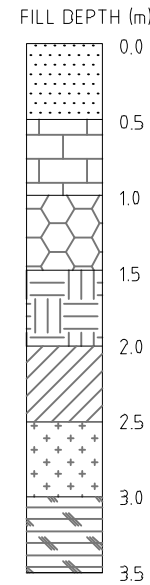
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 24 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

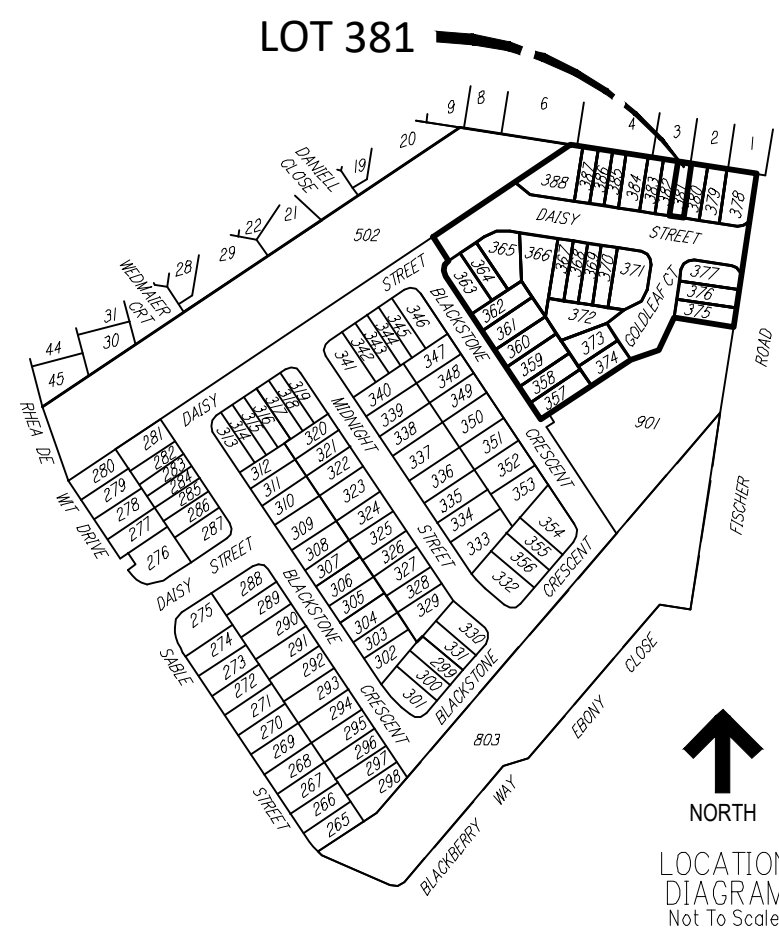


DESIGNED FILL DEPTHS



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 381 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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
	EASEMENT/COVENANT

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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

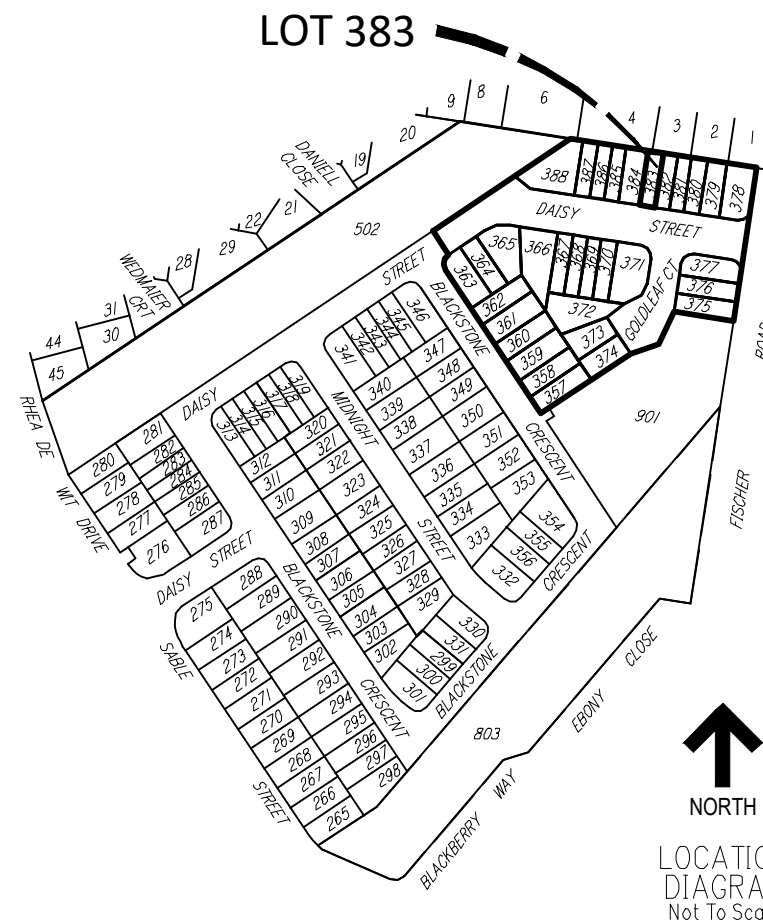
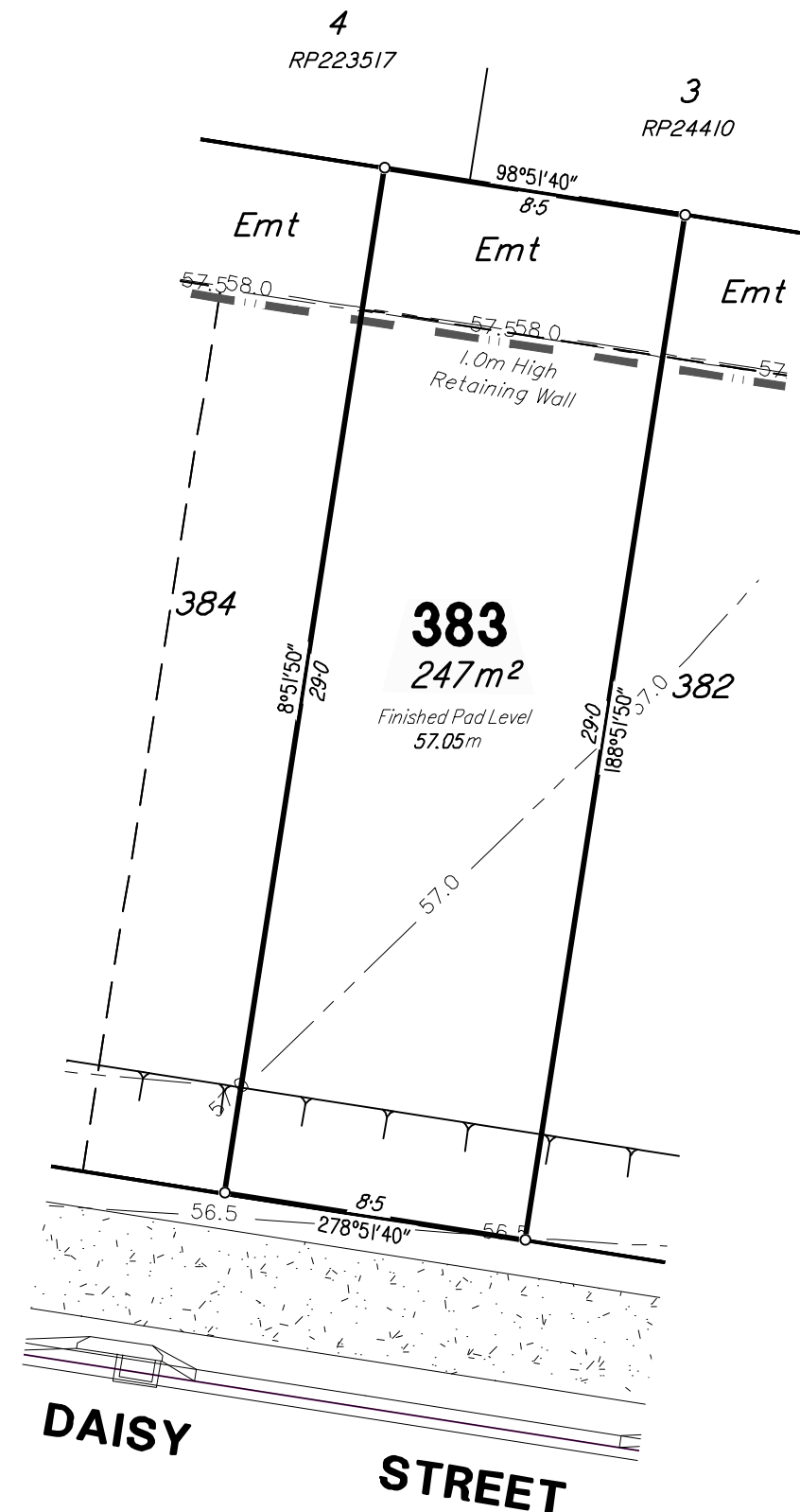
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

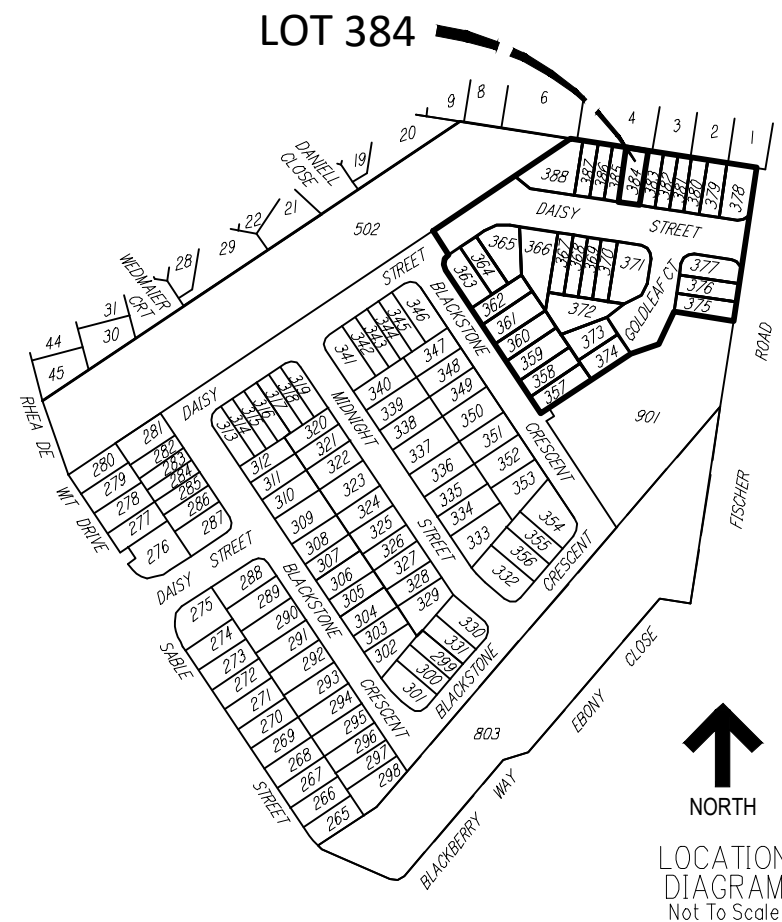
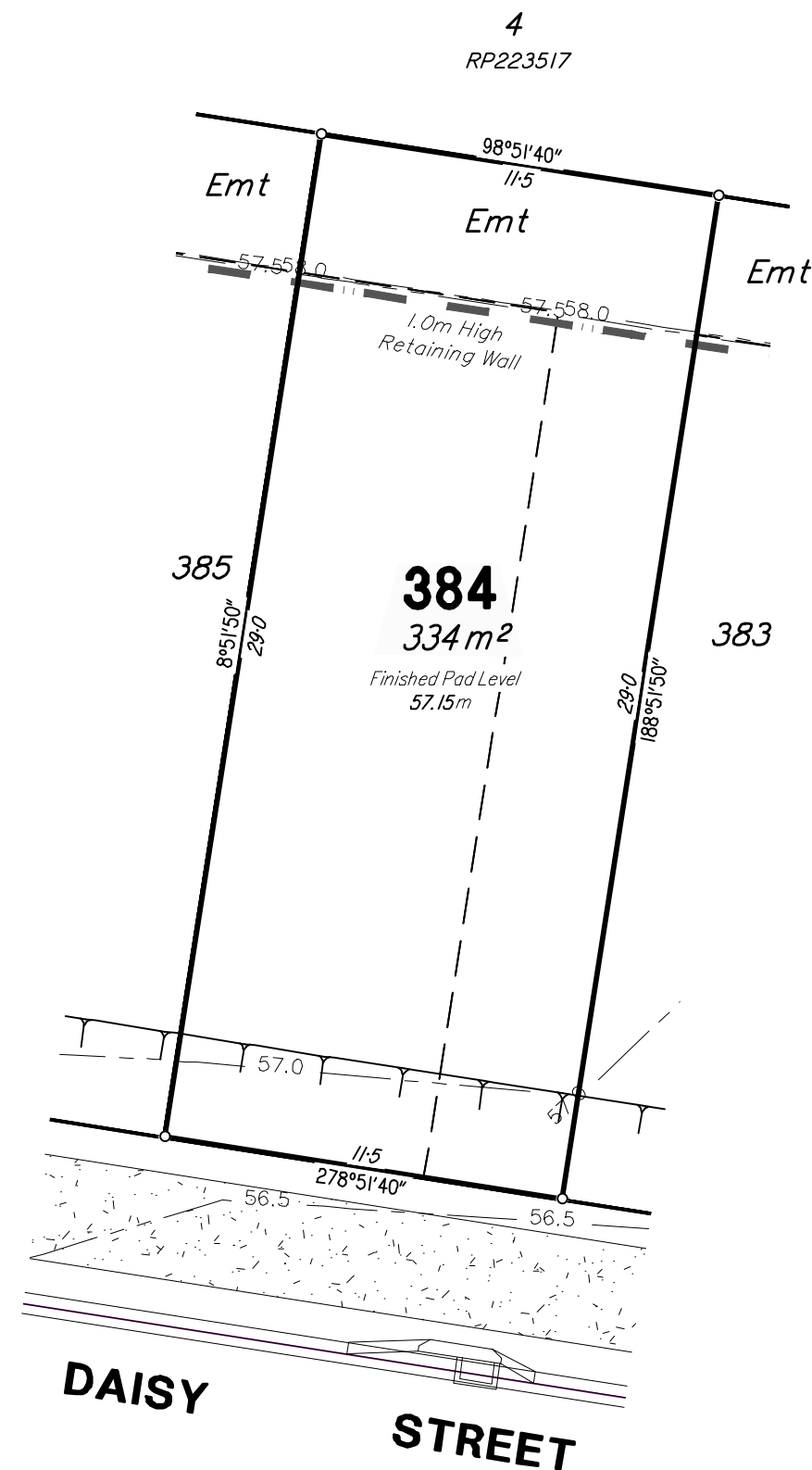
DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 25 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023



- ### 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 383 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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.

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



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 384 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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:

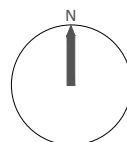
- DESIGNED CONTOURS
(as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

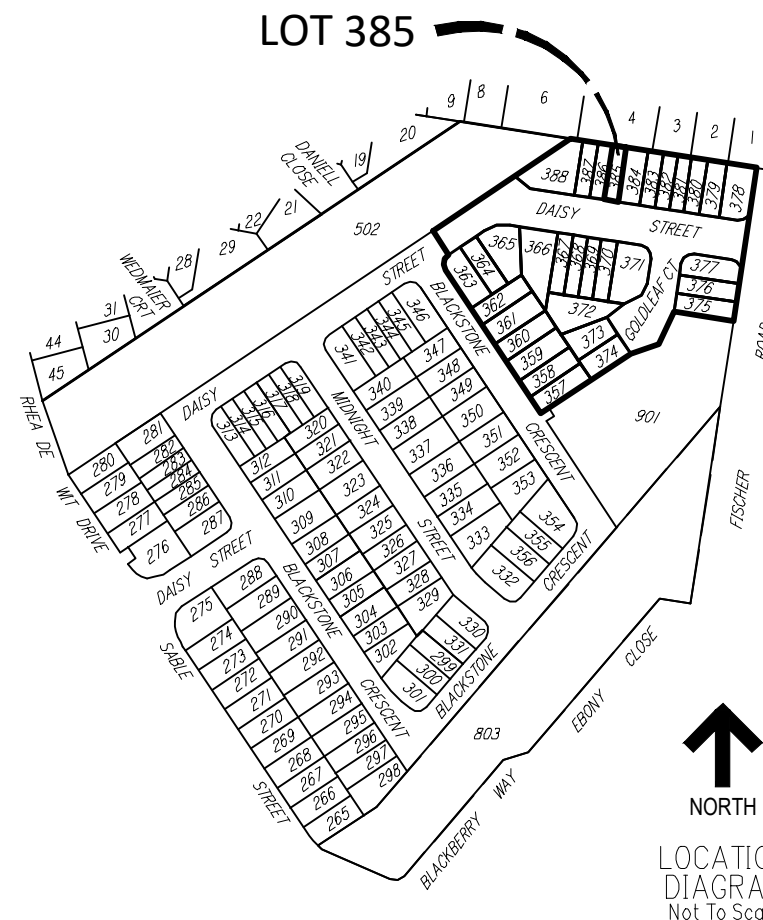
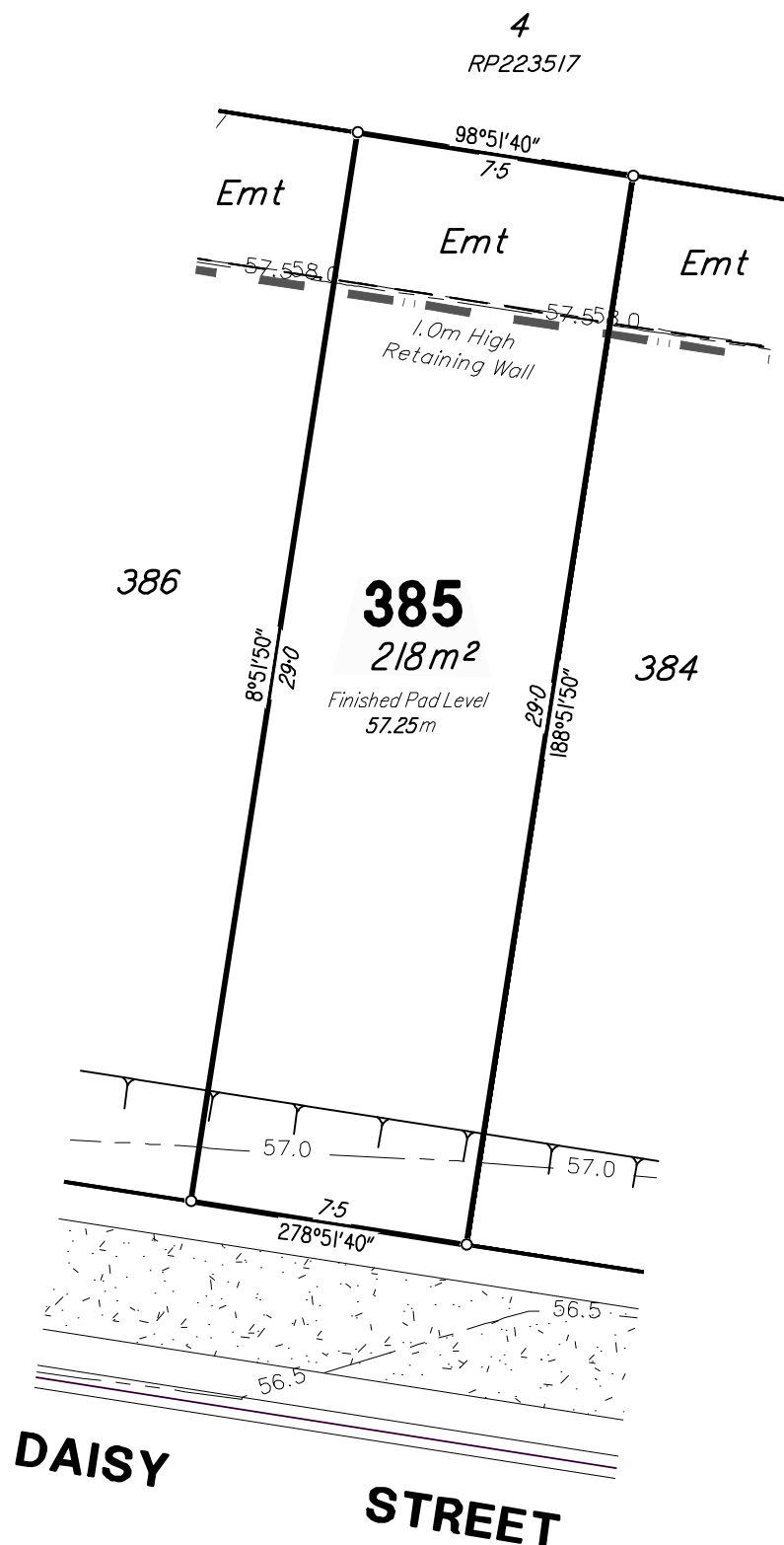
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 28 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023



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 385 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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:

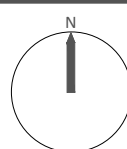
- DESIGNED CONTOURS
(as at the completion of the work)
- PROPOSED RETAINING WALL
- TOP BATTER
- EASEMENT/COVENANT



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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

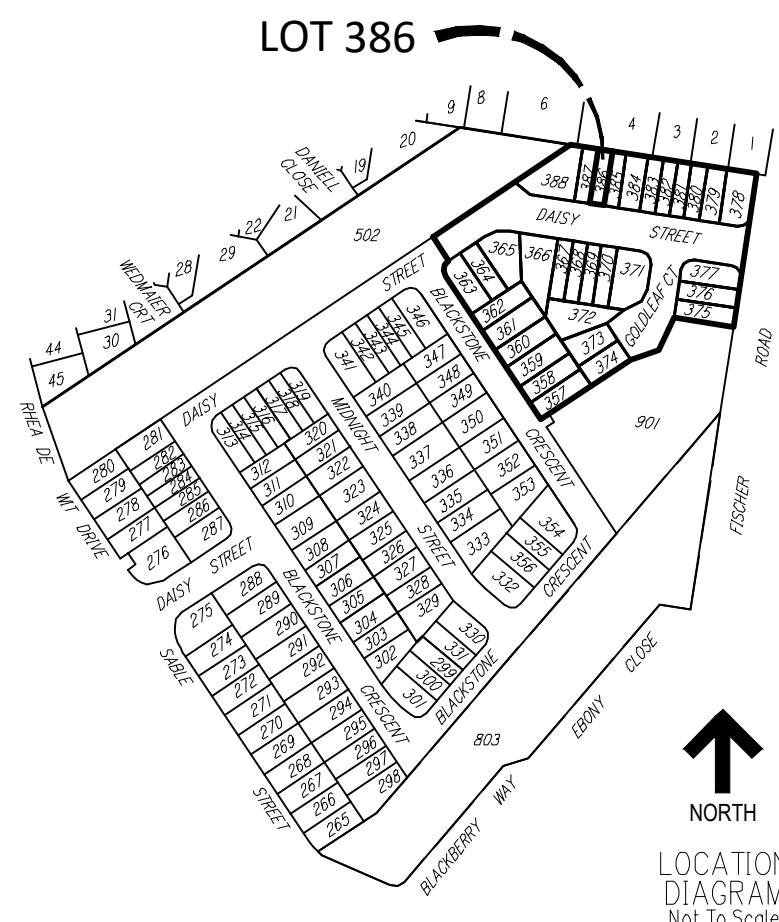
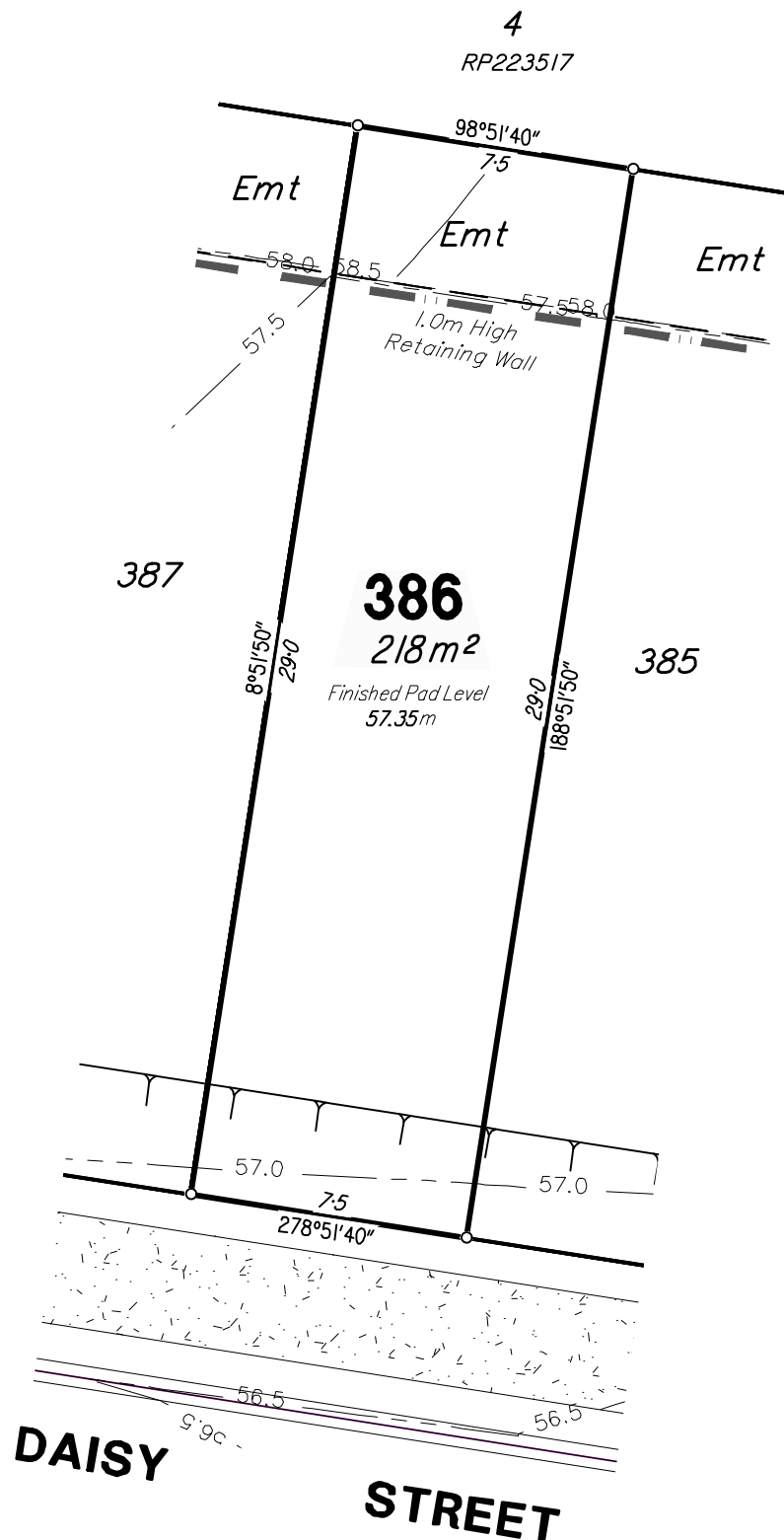
A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 29 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023



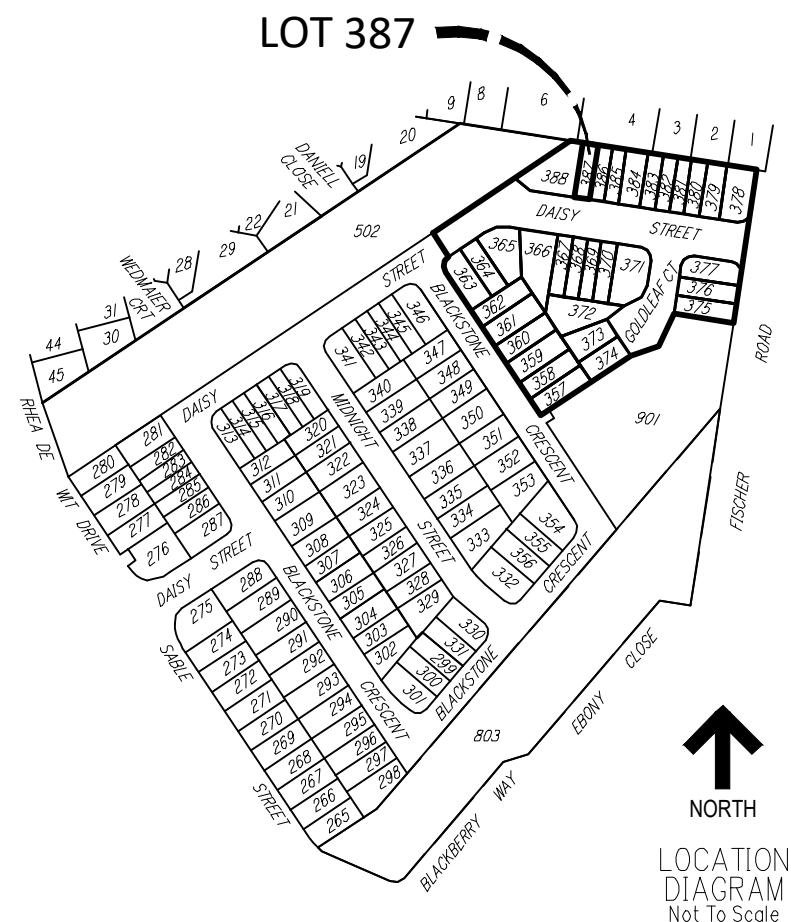
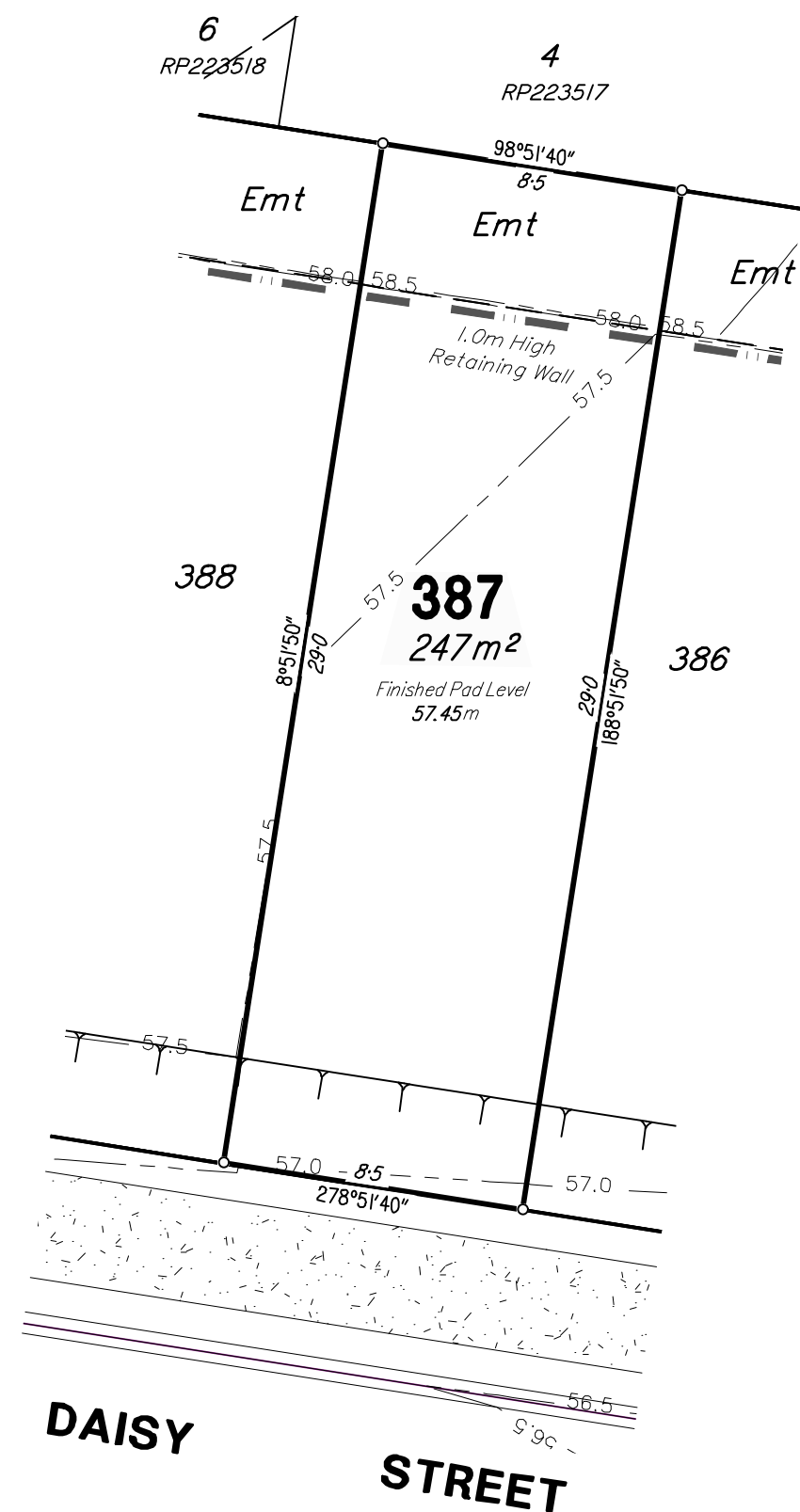
IMPORTANT NOTES

- (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 386 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.
- (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
	EASEMENT/COVENANT



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 387 as described as part of Lot 901 on SP317399 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 COLLIERS on the 12th September 2023.

(8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.

(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

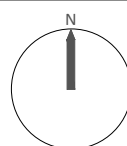
LEGEND:	
	DESIGNED CONTOURS (as at the completion of the work)
	PROPOSED RETAINING WALL
	TOP BATTER
	EASEMENT/COVENANT



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
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	DWW	APPROVED	CJM	ORIGIN (BM)	PM58130 RL 54.763m

ISSUES:

A	ORIGINAL ISSUE	20-09-23	DWW
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:

PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 31 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023

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 388 as described as part of Lot 901 on SP317399 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.

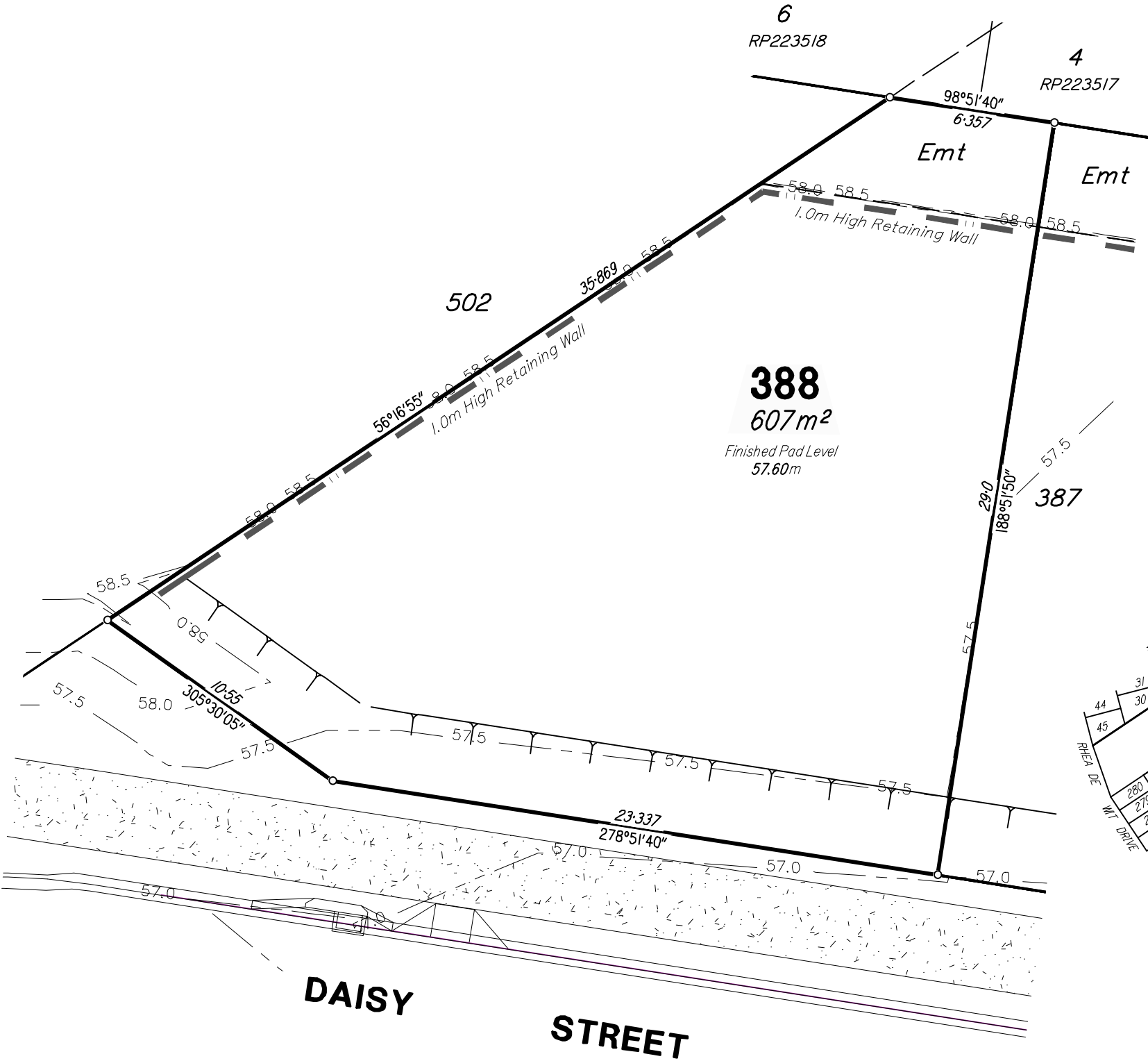
(6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals as applicable.

(7) Engineering design received from COLLIERS on the 12th September 2023.

(8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 L dated 17th July 2023. Approved by Ipswich City Council on the 26th July 2023.

(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
	EASEMENT/COVENANT

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
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 DWW APPROVED CJM ORIGIN (BM) PM58130 RL 54.763m

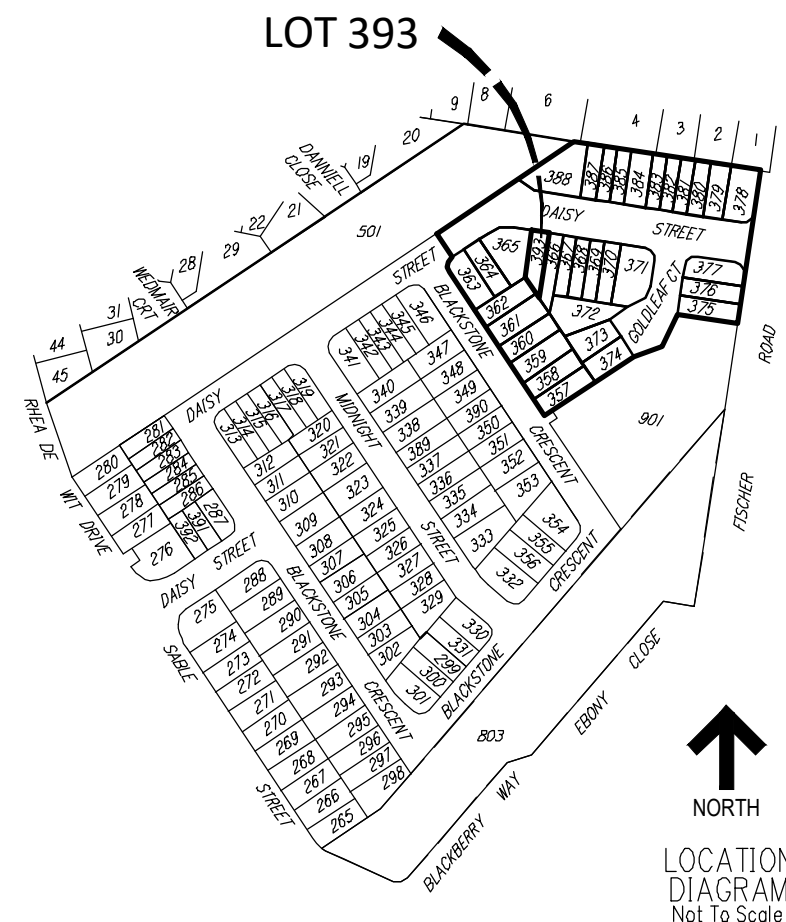
ISSUES:
A ORIGINAL ISSUE 20-09-23 DWW
ISSUE: DETAILS: DATE: INIT:

TITLE:
DISCLOSURE PLAN
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY VALLEY-Stage 5C
RIPLEY ROAD, RIPLEY

DETAILS:
PROJECT: B3742SA0_5C 79 A
PLAN: ISSUE: A
SHEET: 32 OF 32
FILE: B3742-79A_Stg 5C DISCLOSURE.dwg
DATE: 20th September 2023





365
 366
 362
 361
 393
 272m²
 Finished Pad Level
 57.40m
 8°51'40" 25.033
 57.5
 98°51'40" 9.062
 0.15
 34.915
 188°51'40"
 13.393
 326°16'50"

- (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 393 as described as part of Lot 901 on SP317399 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 COLLIERS on the 1st February 2024.
- (8) Proposed Lot Layout taken from ROL plan B3742P_DA5_D1 S dated 18th January 2024.
- (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:

	<p>DESIGNED CONTOURS (as at the completion of the work)</p>
	<p>PROPOSED RETAINING WALL</p>
	<p>TOP BATTER</p>
	<p>EASEMENT/COVENANT</p>

