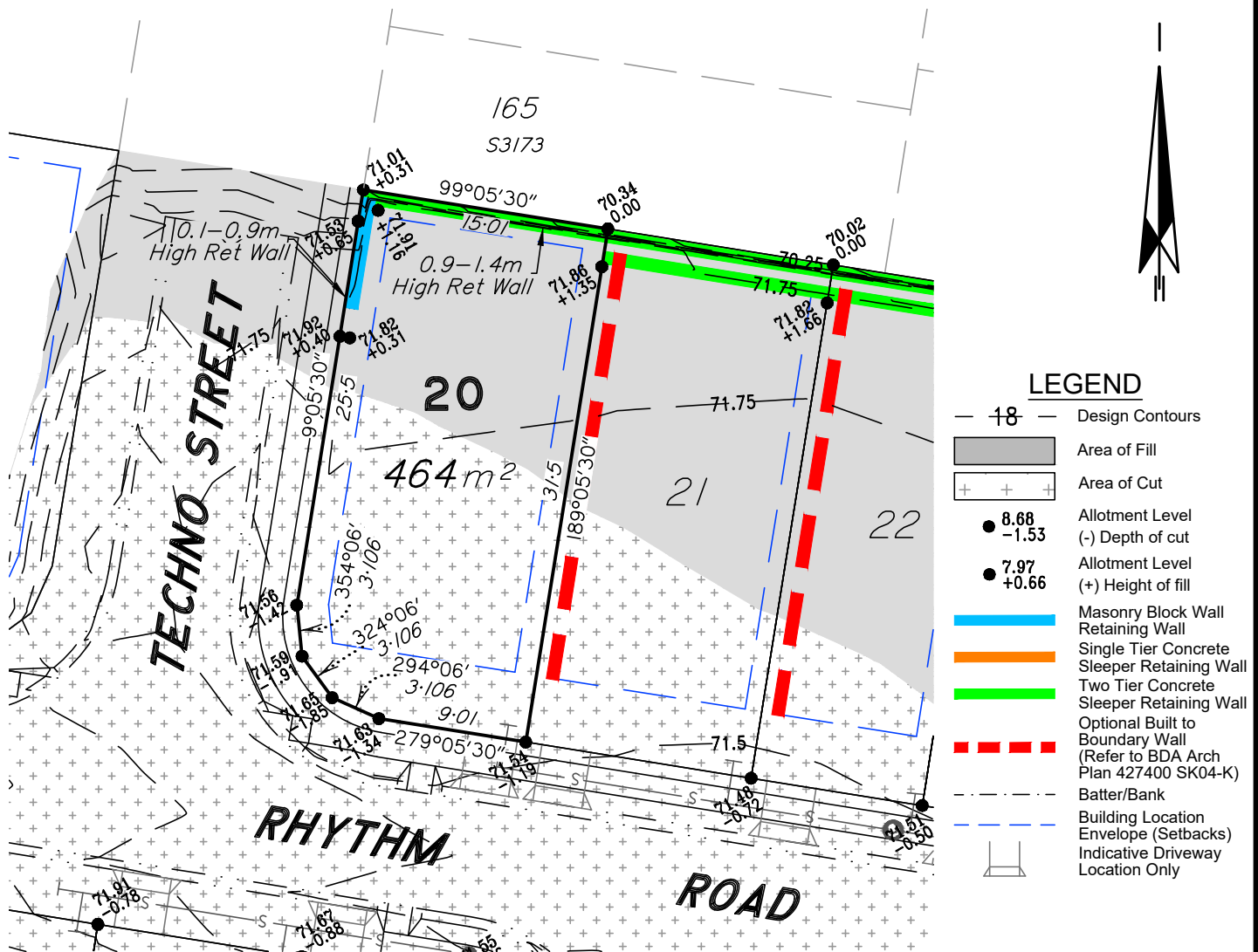
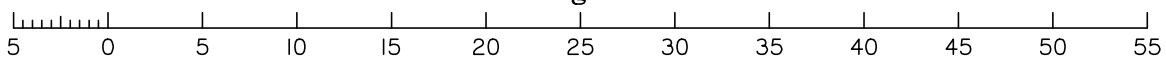


STAGE 2B



- ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
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Scale 1:400 - Lengths are in Metres.



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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description	PROPOSED LOT 20 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLY LOT 902 on SP327437
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants
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 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

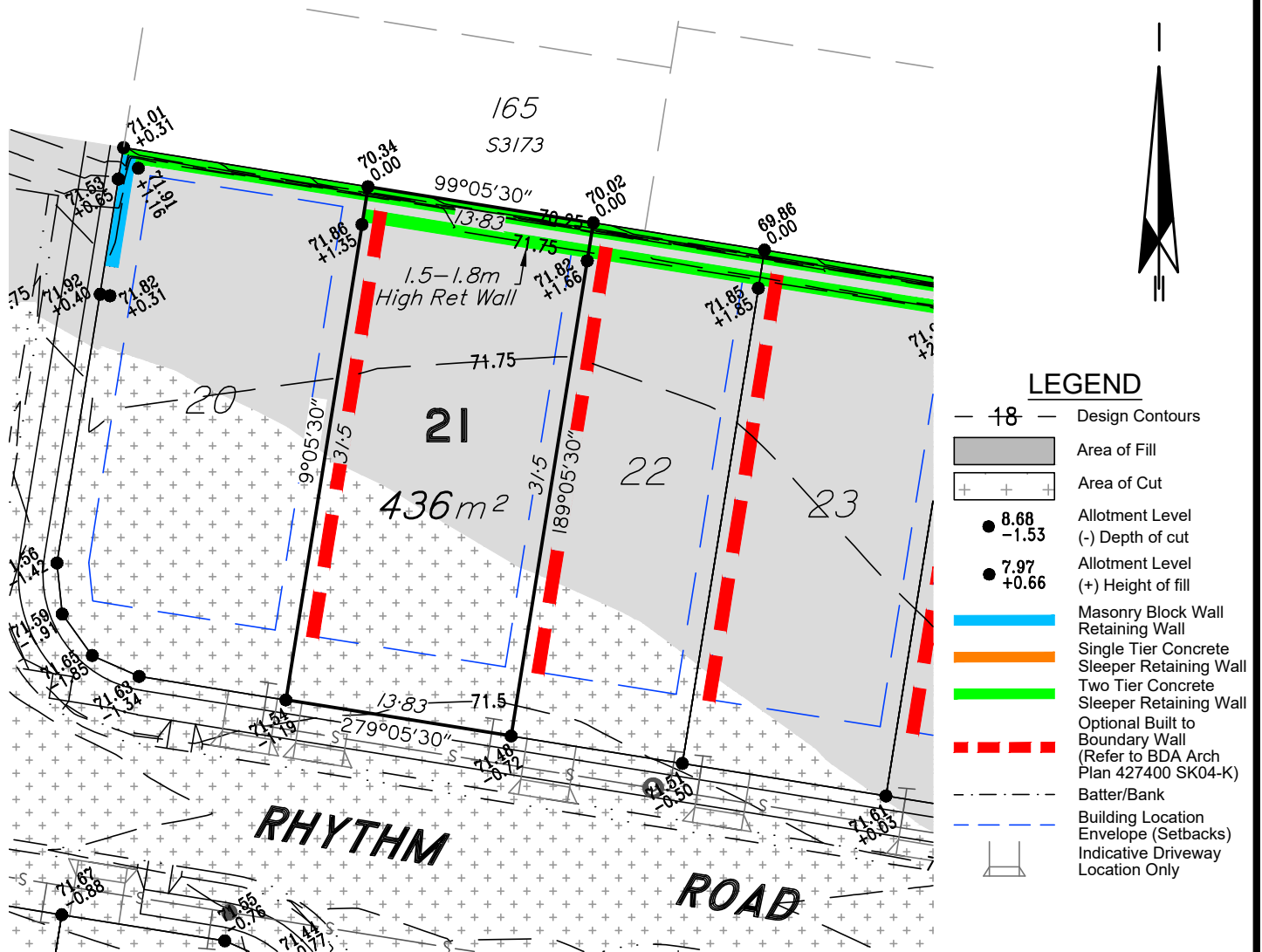
Digital File	10935DP-2B.DWG	Issue	A
Date	29/04/2021	Ref.	10935DP-20

STAGE 2B

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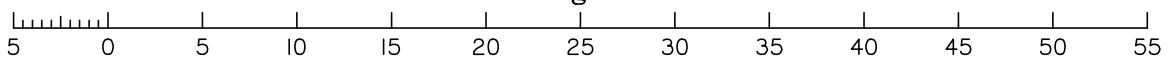
Cadence

RIPLY



- ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
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Scale 1:400 - Lengths are in Metres.



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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 21
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

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 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue

A

Date

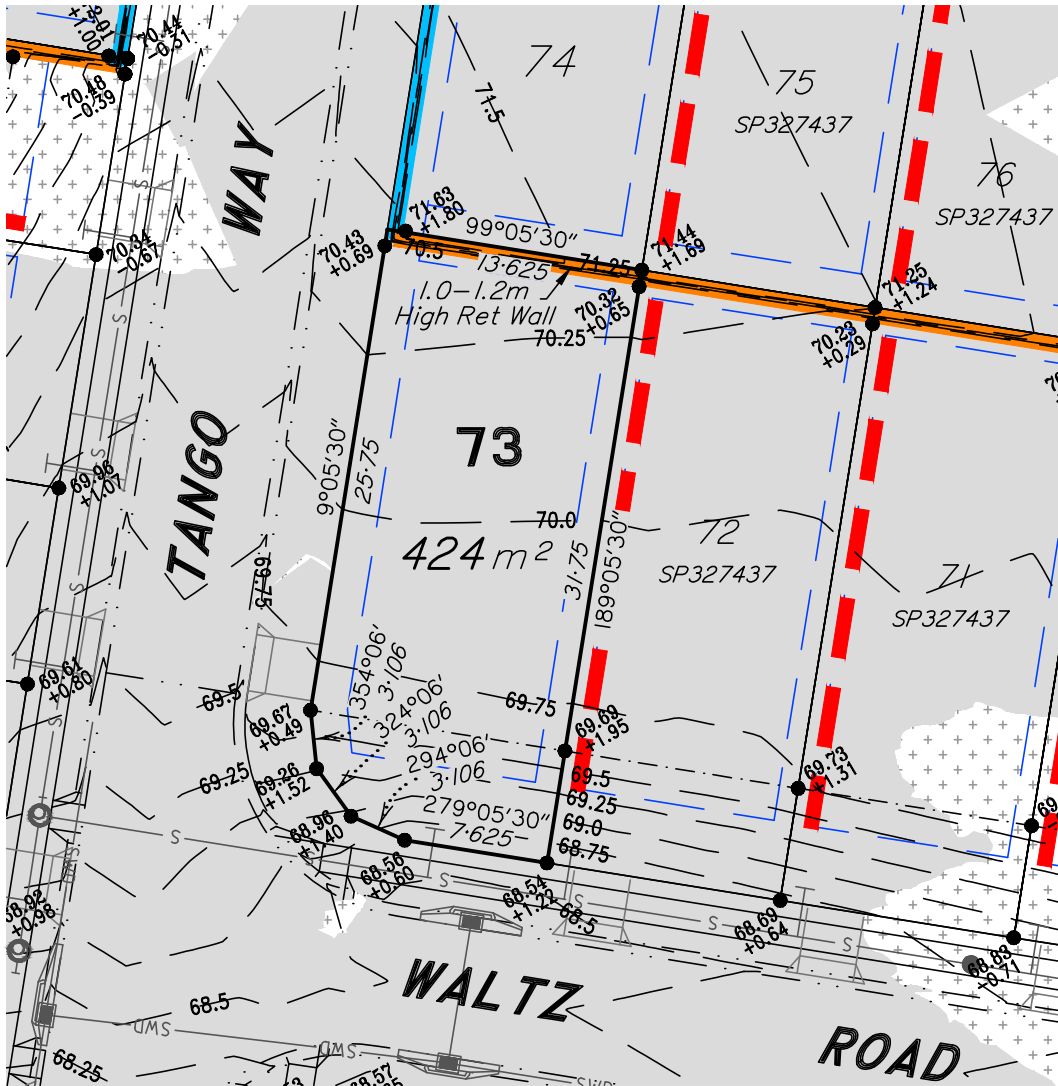
29/04/2021 Ref. 10935DP-21

STAGE 2B

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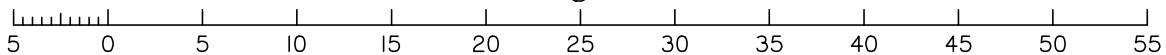


LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.68 Allotment Level
- -1.53 (-) Depth of cut
- 7.97 Allotment Level
- +0.66 (+) Height of fill
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 73
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

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 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
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 ACN 056 870 770 ABN 15 056 870 770

Digital File

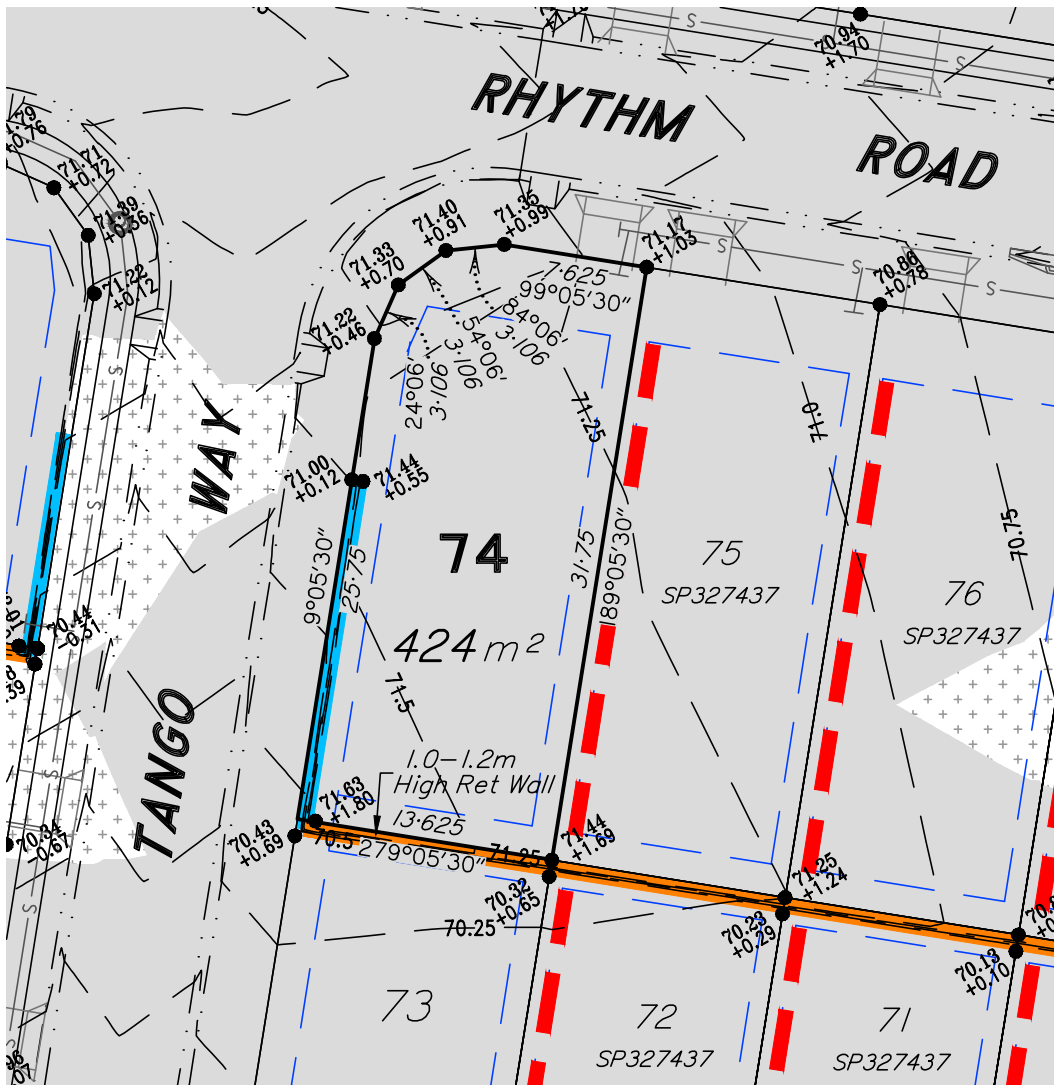
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Issue **A**

Date

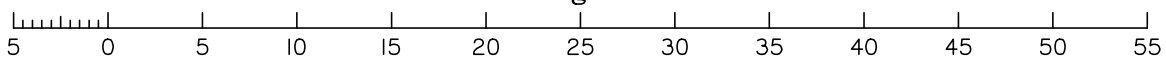
29/04/2021 Ref. 10935DP-73

STAGE 2B



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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 74
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

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 Kelvin Grove QLD 4059
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 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue **A**

Date

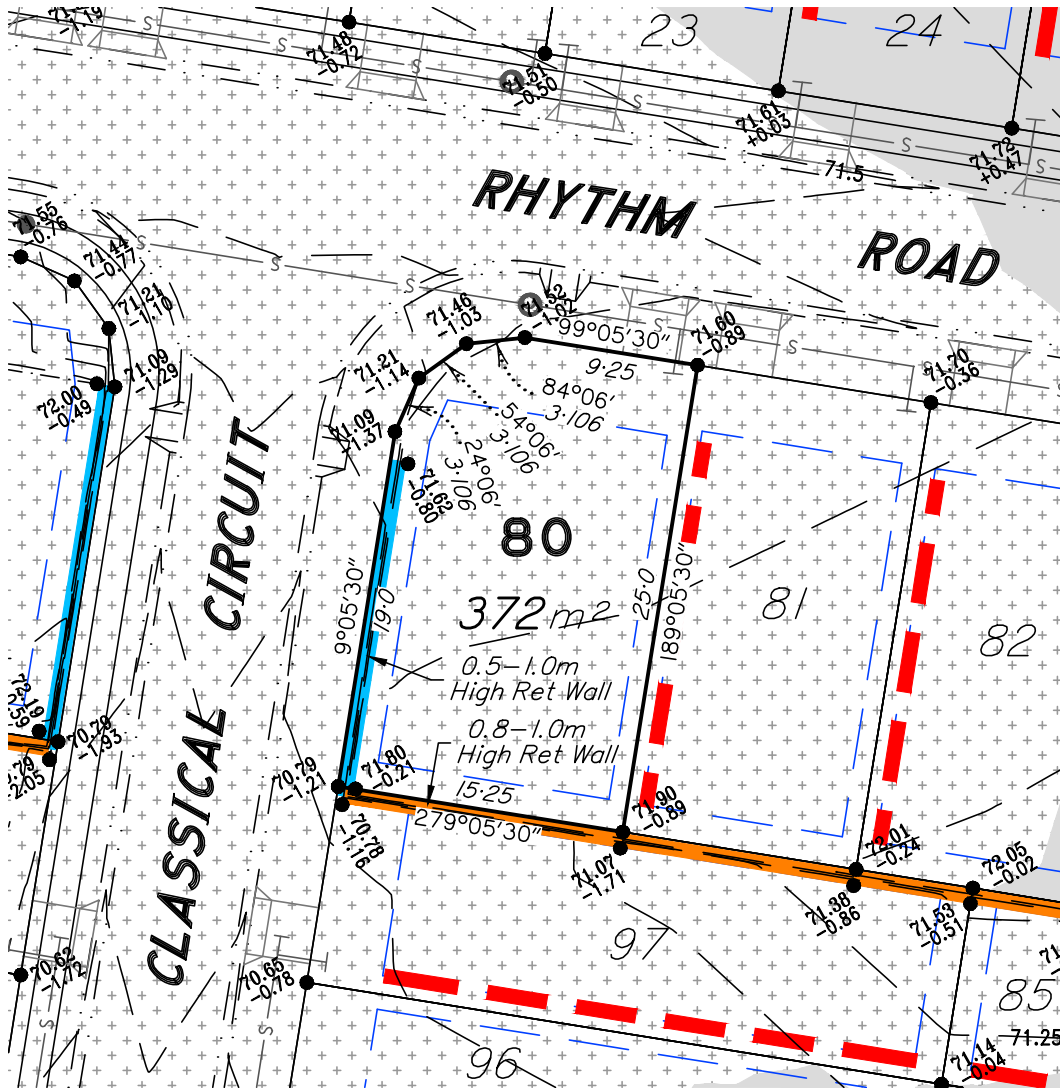
29/04/2021 Ref. 10935DP-74

STAGE 2B

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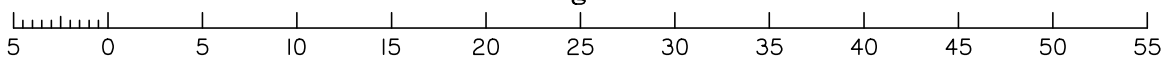


LEGEND

- 18 — Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
- 0.66 Allotment Level (+) Height of fill
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 80
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File

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Issue **A**

Date

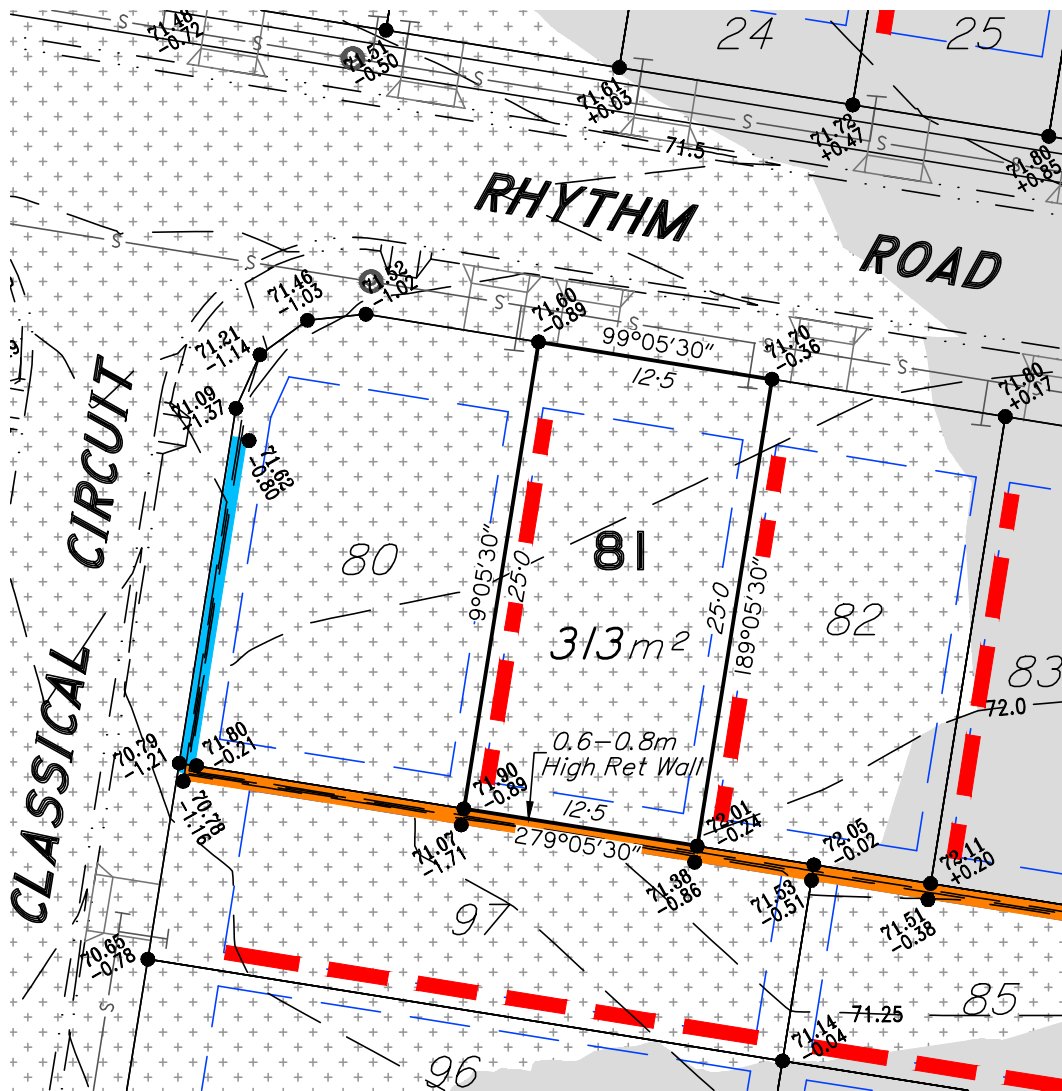
29/04/2021 Ref. 10935DP-80

STAGE 2B

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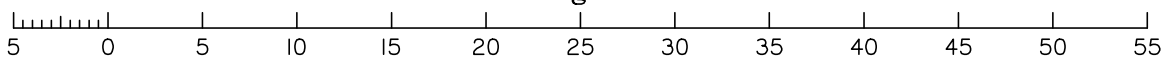


LEGEND

- 18 — Design Contours
- Area of Fill
- Area of Cut
- 8.68 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
- 1.53
- 0.66
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description
**PROPOSED LOT 81
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437**

Scale in Metres
1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
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Digital File
10935DP-2B.DWG

Issue
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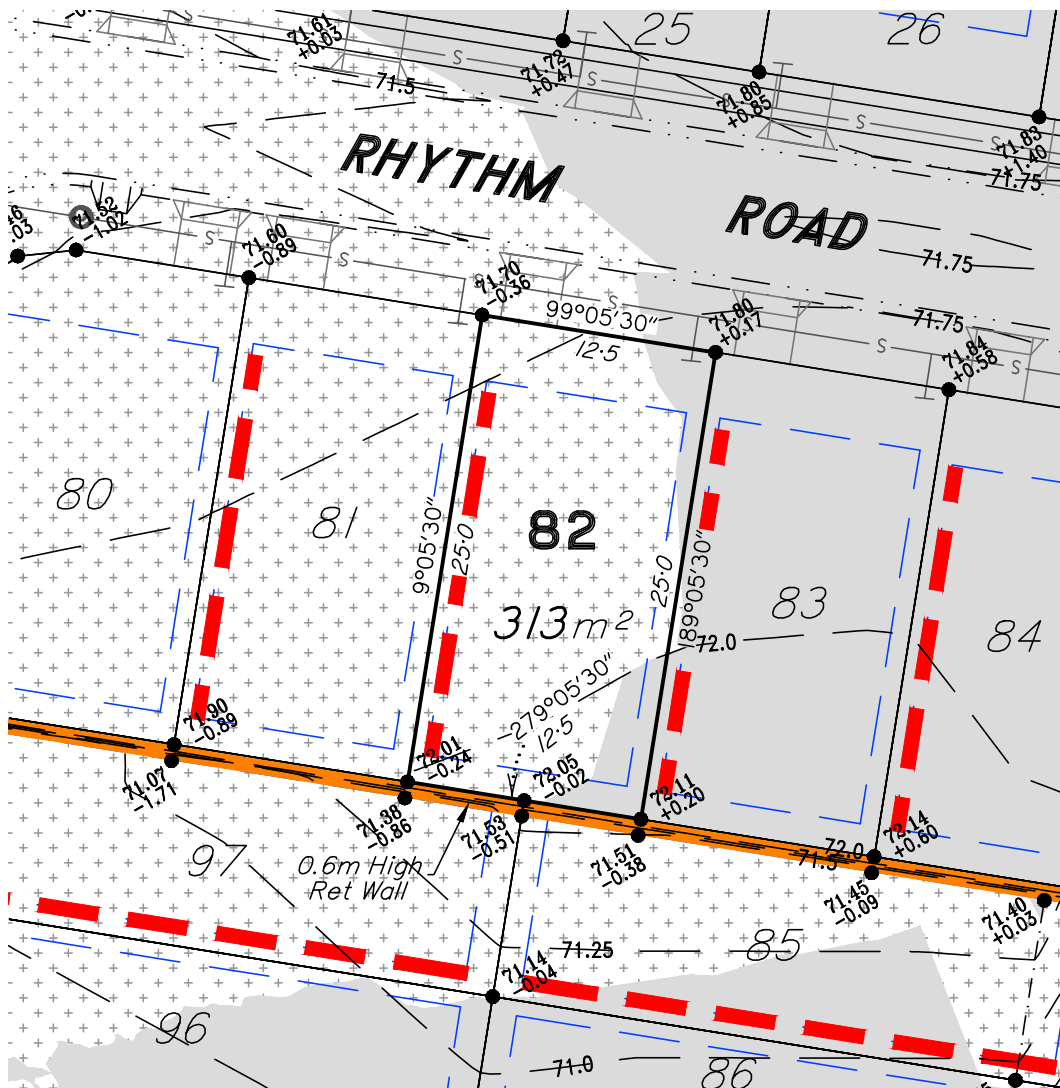
Date
29/04/2021 Ref. **10935DP-81**

STAGE 2B

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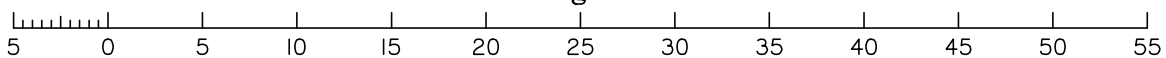


LEGEND

- 18 — Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- -1.53
- 7.97 Allotment Level (+) Height of fill
- +0.66
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 82
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

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Digital File

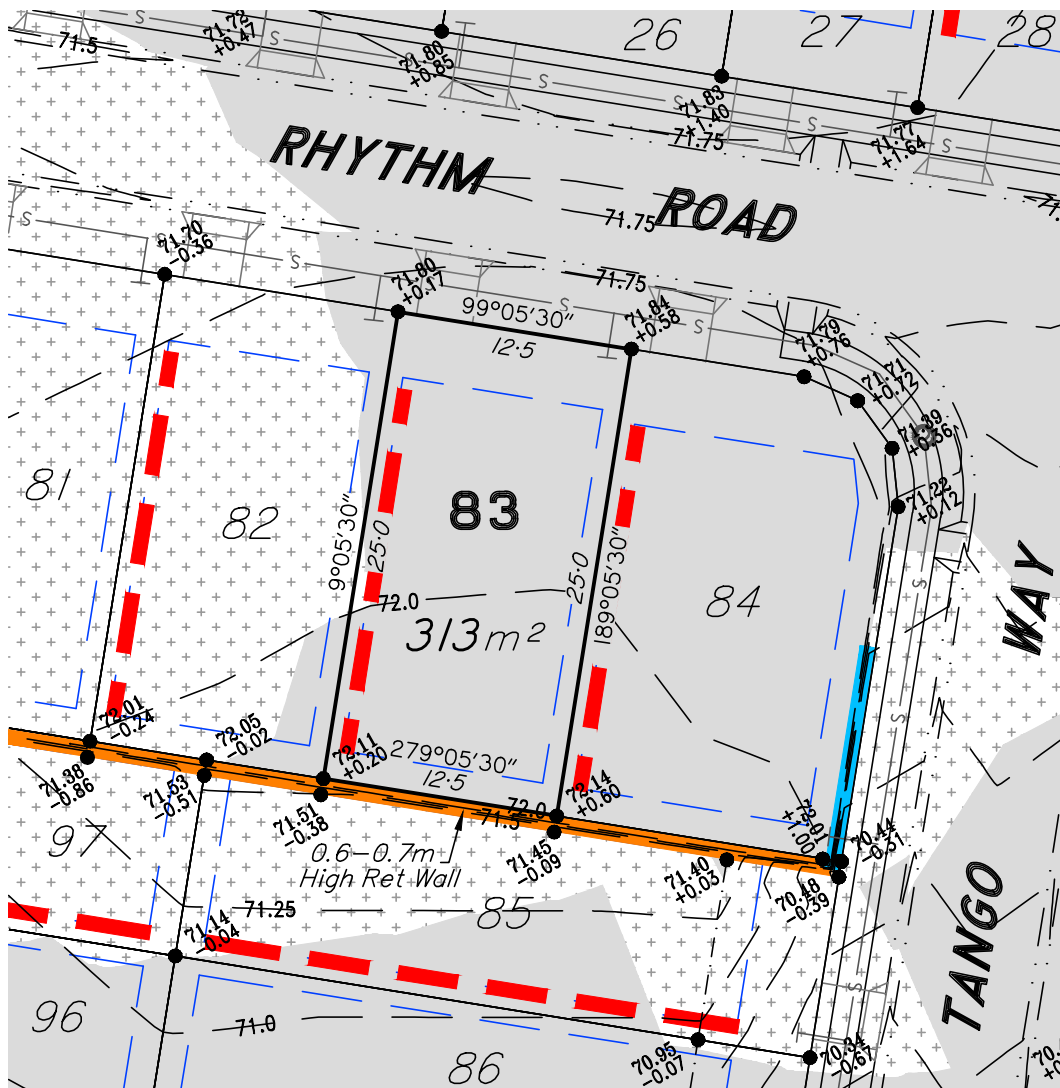
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Issue **A**

Date

29/04/2021 Ref. 10935DP-82

STAGE 2B

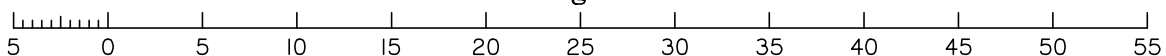


LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatched Box] Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
- [Blue Line] Masonry Block Wall Retaining Wall
- [Orange Line] Single Tier Concrete Sleeper Retaining Wall
- [Green Line] Two Tier Concrete Sleeper Retaining Wall
- [Red Dashed Line] Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- [Dotted Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [Trapezoid] Indicative Driveway Location Only

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Scale 1:400 - Lengths are in Metres.



NOTE:

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 Contour Interval 0.25 Metres.
 See draft plan SP327438 for more information.
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 4 March 2021 for full details.
 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description
PROPOSED LOT 83
'CADENCE RIPLEY'
LAND AT BINNIES ROAD
RIPLEY
LOT 902 on SP327437

Scale in Metres
1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

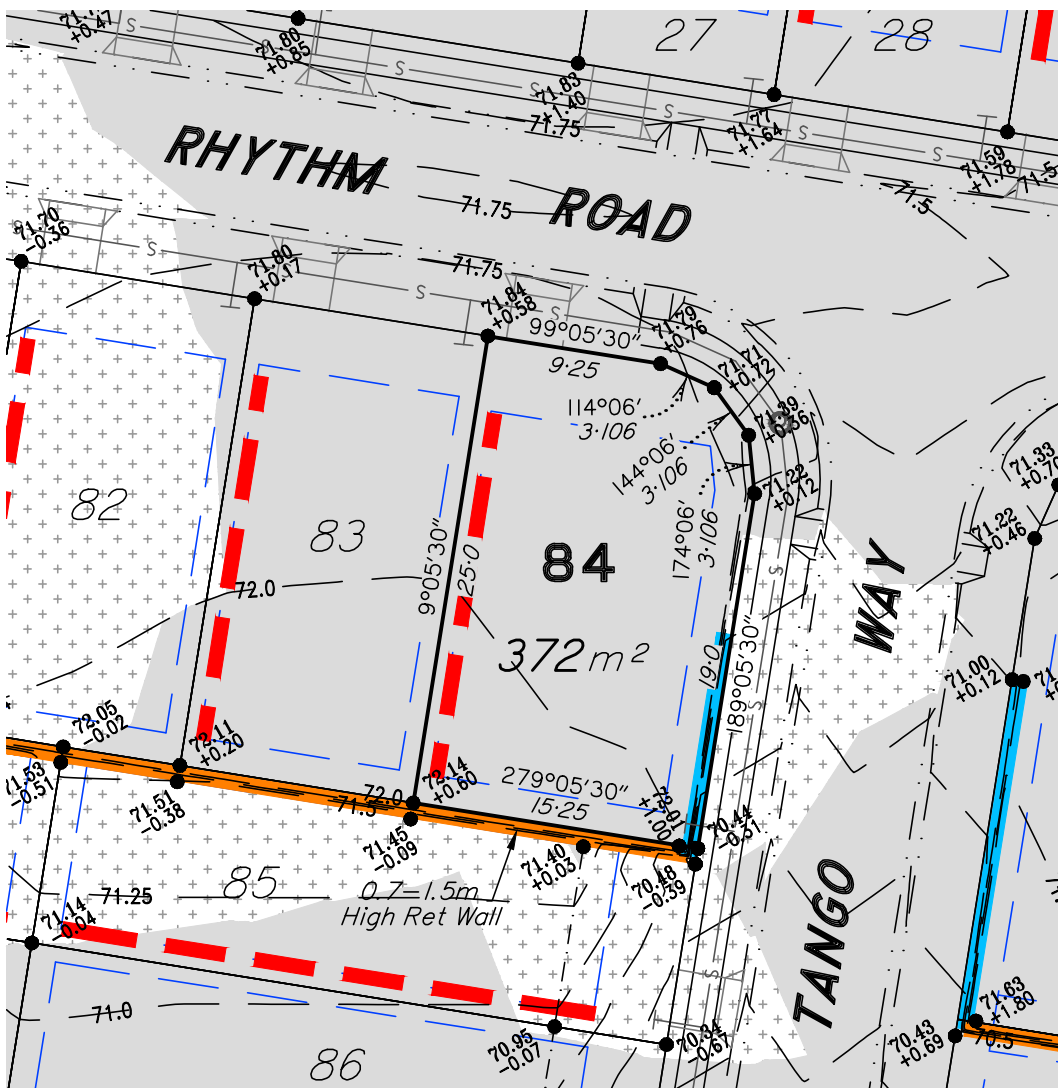
Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File 10935DP-2B.DWG

Issue **A**

Date 29/04/2021 Ref. 10935DP-83

STAGE 2B

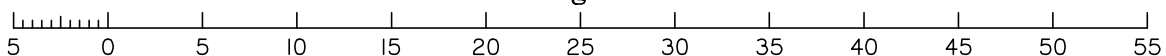


LEGEND

— 18 —	Design Contours
	Area of Fill
	Area of Cut
● 8.68	Allotment Level
○ (-) 1.53	(-) Depth of cut
● 7.97	Allotment Level
○ (+) 0.66	(+) Height of fill
	Masonry Block Wall
	Retaining Wall
	Single Tier Concrete
	Sleeper Retaining Wall
	Two Tier Concrete
	Sleeper Retaining Wall
	Optional Built to
	Boundary Wall
	(Refer to BDA Arch
	Plan 427400 SK04-K)
	Batter/Bank
	Building Location
	Envelope (Setbacks)
	Indicative Driveway
	Location Only

- ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
- IT IS THE PURCHASER'S RESPONSIBILITY TO ARRANGE THEIR OWN INDEPENDENT GEOTECHNICAL TESTING ON A FILLED OR ANY ALLOTMENT TO DETERMINE FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION.
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- EARTHWORKS FILL ON THE SUBJECT ALLOTMENT WILL BE UNDERTAKEN AND COMPACTED IN ACCORDANCE WITH THE PROVISIONS OF AS3798-2007 TABLES 5.1 AND 8.1 UNDER LEVEL 1 SUPERVISION.
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- FUTURE LOTS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S ABSOLUTE DISCRETION.

Scale 1:400 – Lengths are in Metres.



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Operation Works Approval TBD.
This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 84
'CADENCE RIPLEY'
LAND AT BINNIES ROAD
RIPLY
LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
Town Planners
Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
Kelvin Grove QLD 4059
ph: 07 3012 0000 fax: 07 3012 0099
email: info@ncob.com.au
ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue **A**

Date

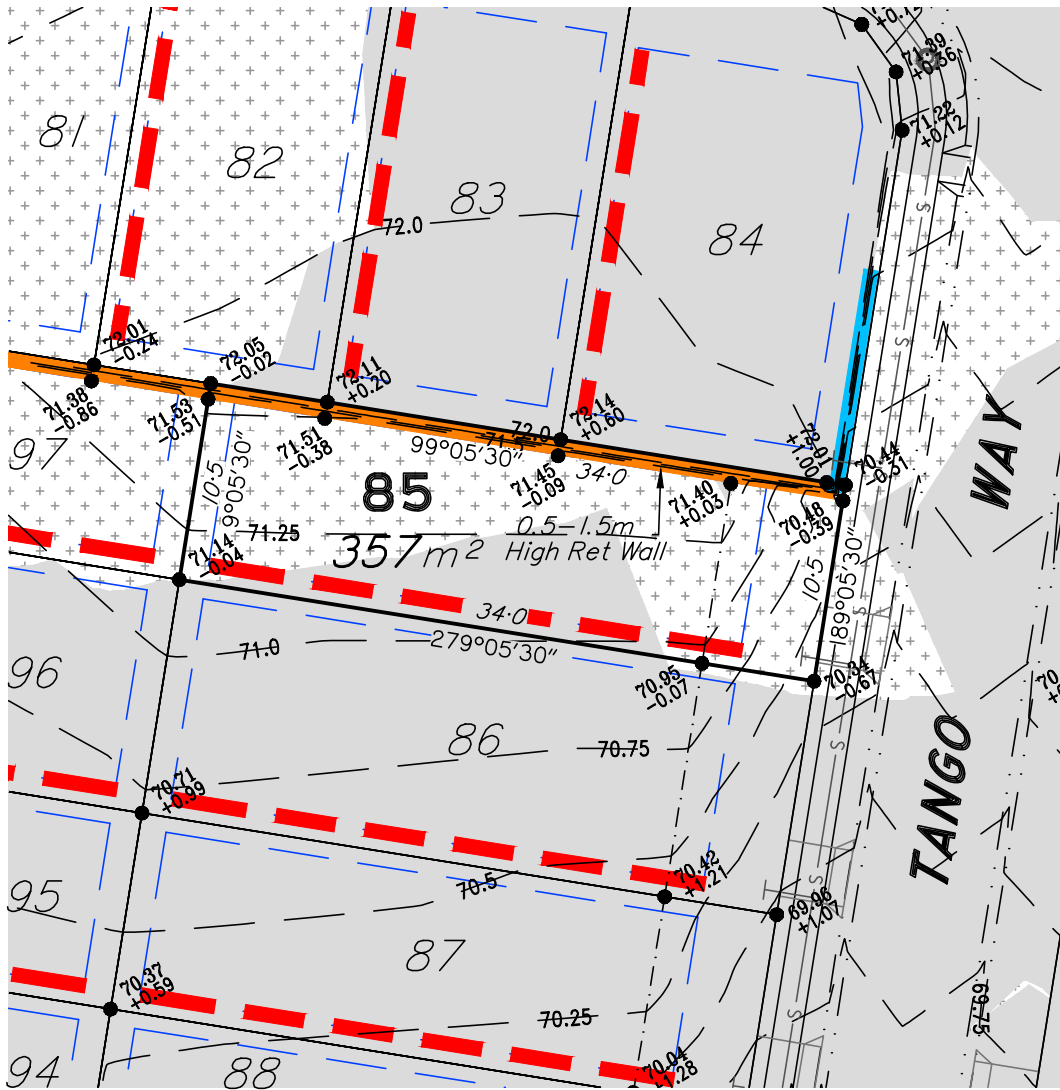
29/04/2021 Ref. 10935DP-84

STAGE 2B

AVJennings

Cadence

RIPLY



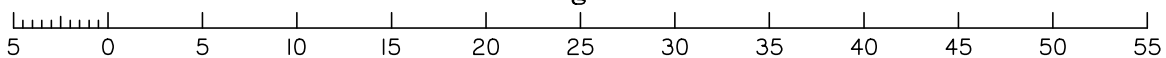
LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
- 1.53
- 0.66
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only



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Scale 1:400 - Lengths are in Metres.



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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

**PROPOSED LOT 85
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437**

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File

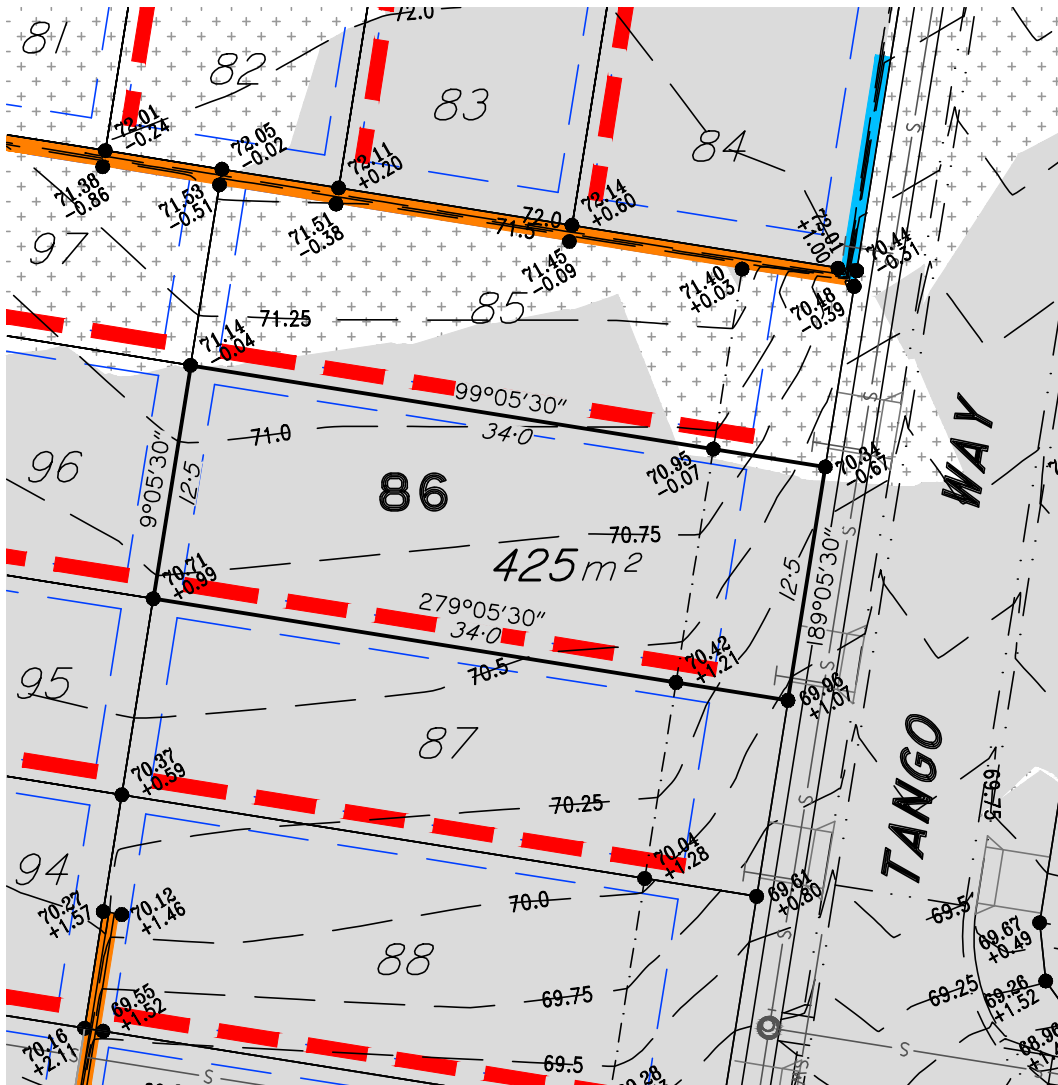
10935DP-2B.DWG

Issue **A**

Date

29/04/2021 Ref. 10935DP-85

STAGE 2B



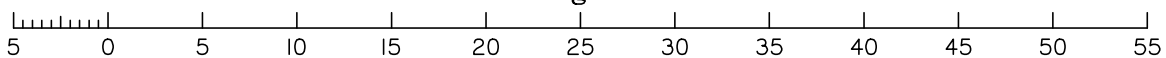
LEGEND

- 18- Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level
- 1.53 (-) Depth of cut
- 7.97 Allotment Level
- +0.66 (+) Height of fill
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only



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Scale 1:400 - Lengths are in Metres.



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Operation Works Approval TBD.
This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 86 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 902 on SP327437
Scale in Metres	1:400 at A4

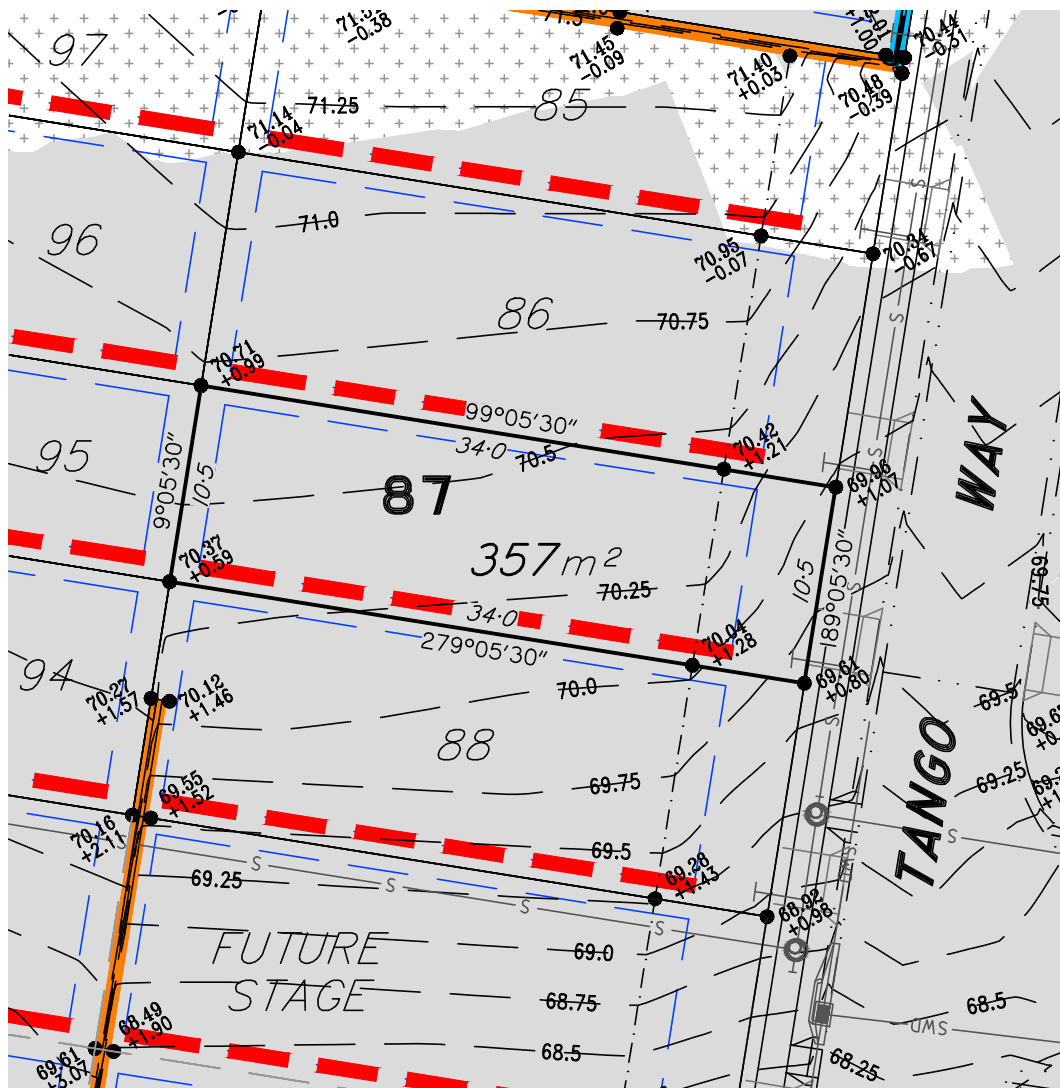
Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-2B.DWG
Date	29/04/2021
Issue	A
Ref.	10935DP-86

STAGE 2B

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Cadence

RIPLY

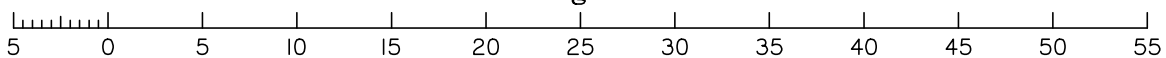


LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatched Box] Area of Cut
- 8.68 Allotment Level
- -1.53 (-) Depth of cut
- 7.97 Allotment Level
- +0.66 (+) Height of fill
- [Blue Line] Masonry Block Wall Retaining Wall
- [Orange Line] Single Tier Concrete Sleeper Retaining Wall
- [Green Line] Two Tier Concrete Sleeper Retaining Wall
- [Red Dashed Line] Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- [Black Dashed Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [Thin Line] Indicative Driveway Location Only

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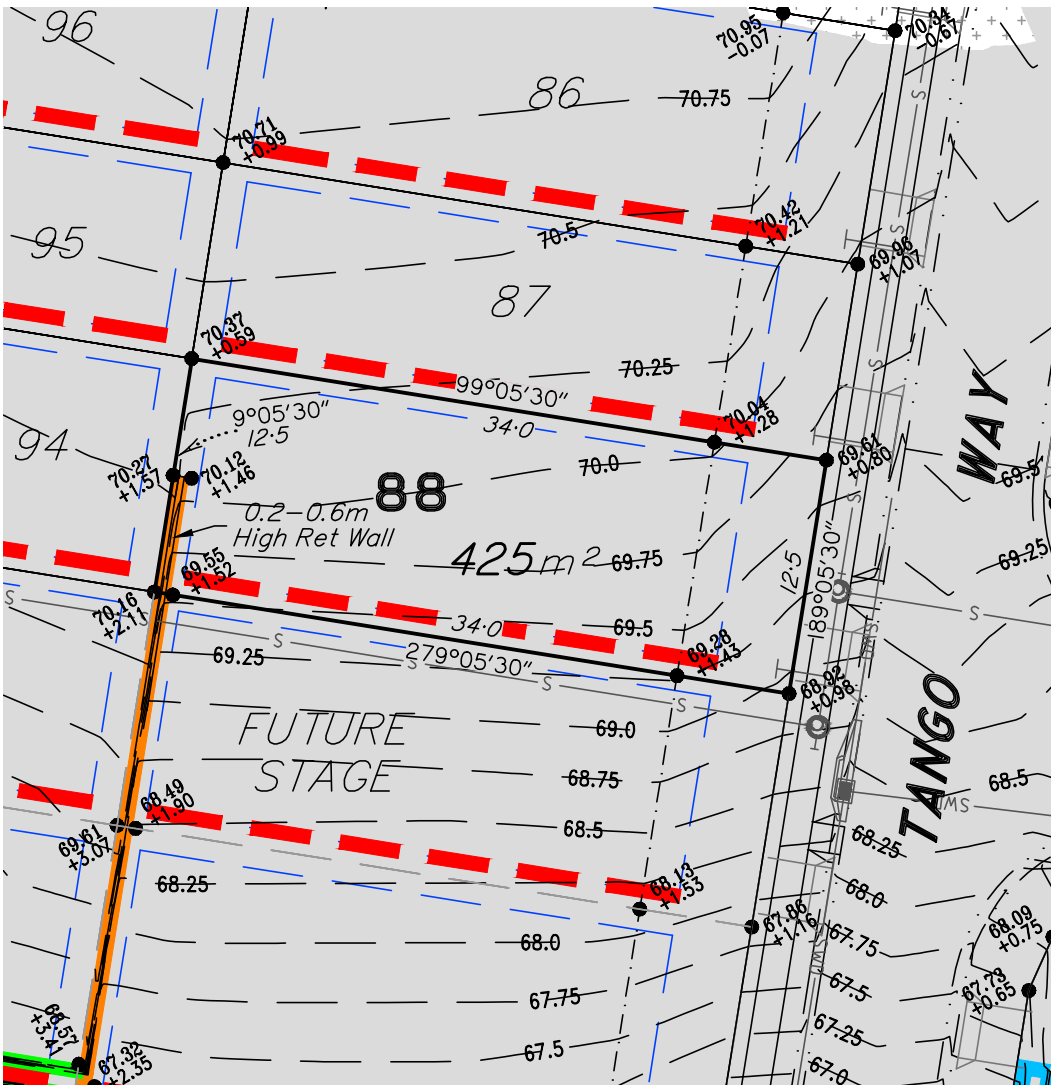


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DISCLOSURE PLAN	
Description	<p>PROPOSED LOT 87 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 902 on SP327437</p>
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	Issue
10935DP-2B.DWG	A
Date	Ref.
29/04/2021	10935DP-87

STAGE 2B

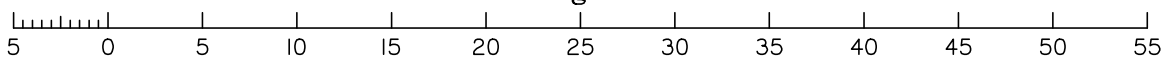


LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level
- -1.53 (-) Depth of cut
- 7.97 Allotment Level
- +0.66 (+) Height of fill
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 88
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
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 ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue **A**

Date

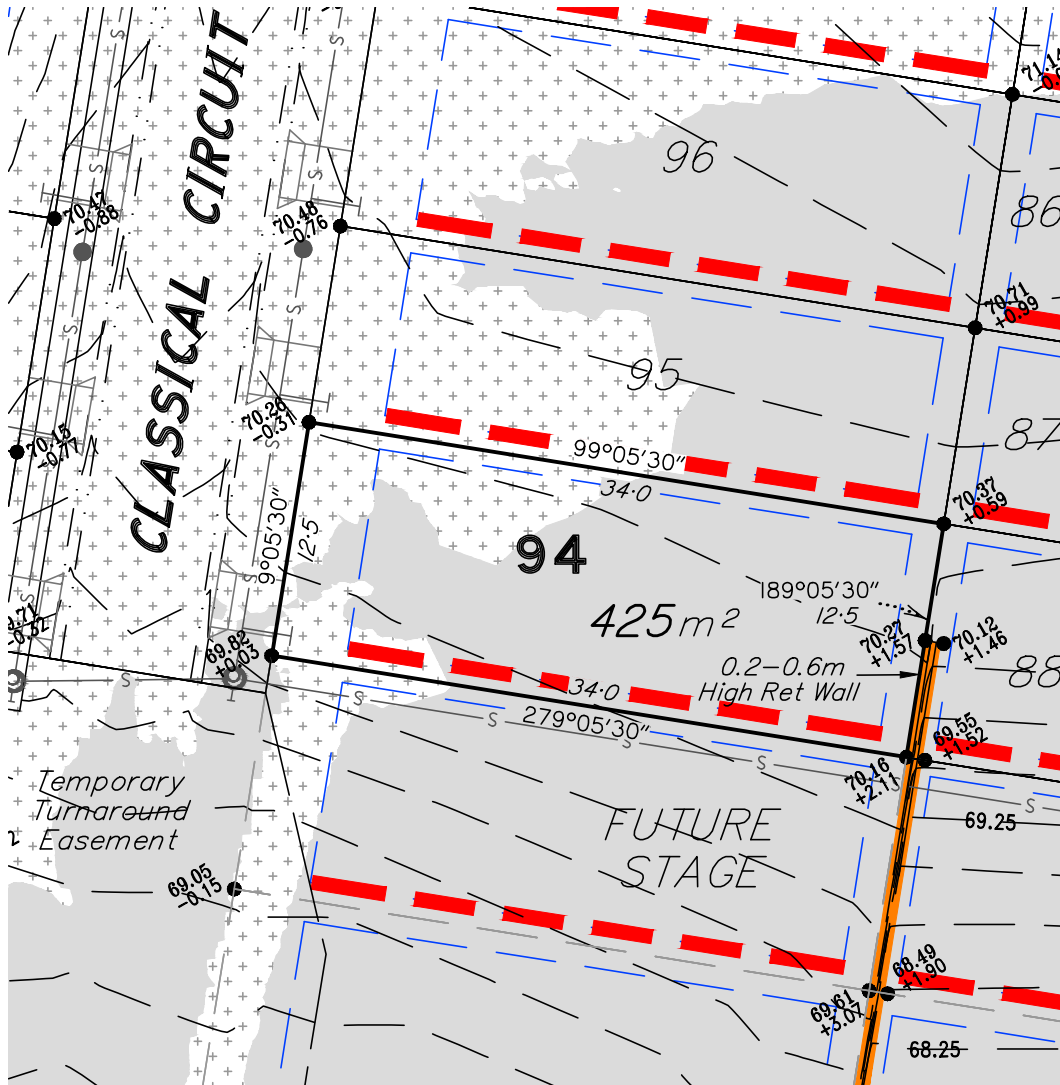
29/04/2021 Ref. 10935DP-88

STAGE 2B

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Cadence

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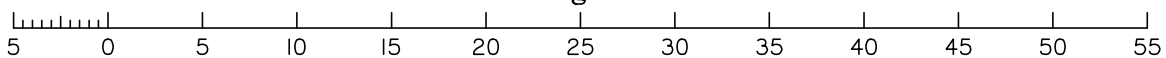


LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.68 Allotment Level (-) Depth of cut
- -1.53
- 7.97 Allotment Level (+) Height of fill
- +0.66
- Masonry Block Wall Retaining Wall
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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 94
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

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Digital File

10935DP-2B.DWG

Issue **A**

Date

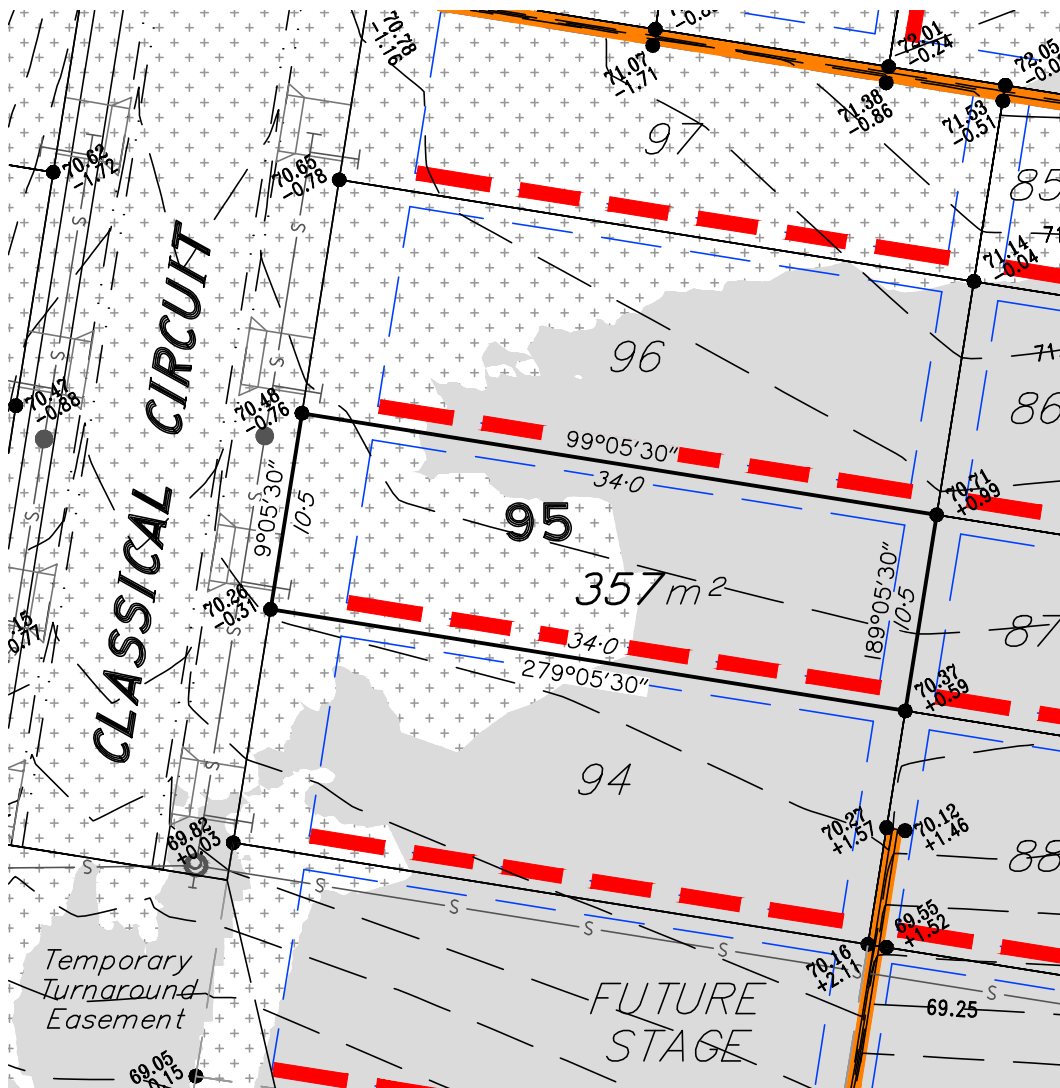
29/04/2021 Ref. 10935DP-94

STAGE 2B

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Cadence

RIPLY



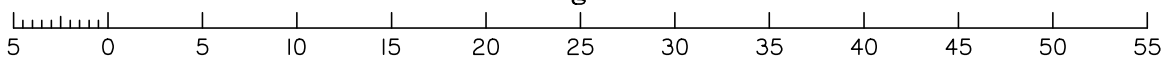
LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatched Box] Area of Cut
- 8.88 Allotment Level (-) Depth of cut
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- [Red Dashed Line] Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- [Black Dashed Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [Trapezoid] Indicative Driveway Location Only



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DISCLOSURE PLAN

Description

PROPOSED LOT 95
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



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 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue **A**

Date

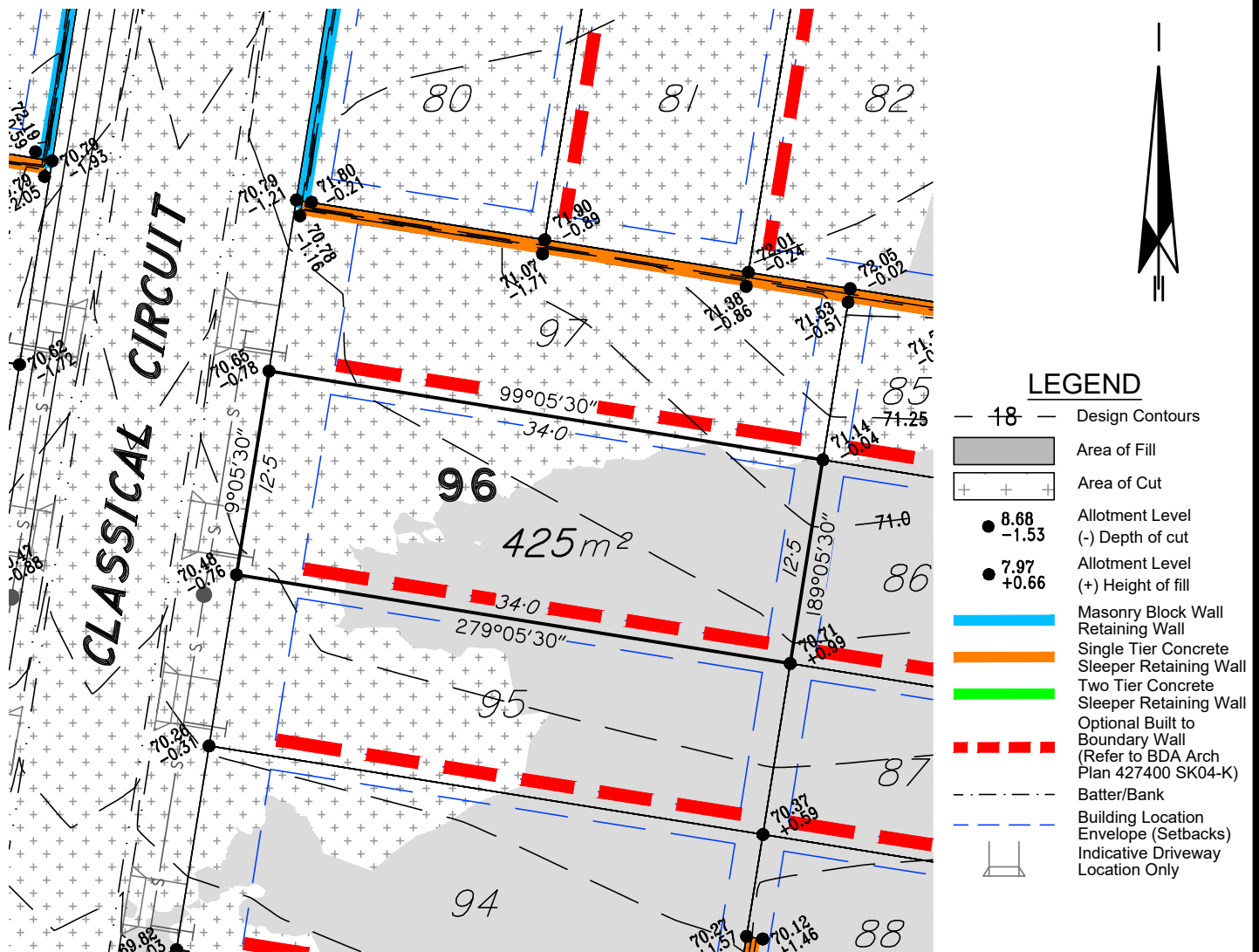
29/04/2021 Ref. 10935DP-95

STAGE 2B

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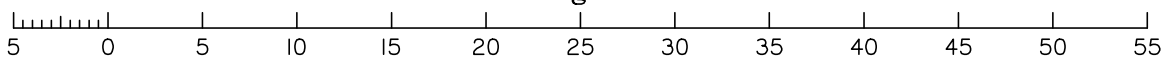


LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatch Box] Area of Cut
- 8.88 Allotment Level
- -1.53 (-) Depth of cut
- 7.97 Allotment Level
- +0.66 (+) Height of fill
- [Blue Line] Masonry Block Wall Retaining Wall
- [Orange Line] Single Tier Concrete Sleeper Retaining Wall
- [Green Line] Two Tier Concrete Sleeper Retaining Wall
- [Red Dashed Line] Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- [Black Dashed Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [Trapezoid] Indicative Driveway Location Only

1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
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7. FUTURE LOTS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S ABSOLUTE DISCRETION.

Scale 1:400 – Lengths are in Metres.



NOTE:

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 Contour Interval 0.25 Metres.
 See draft plan SP327438 for more information.
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 4 March 2021 for full details.
 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description
**PROPOSED LOT 96
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437**

Scale in Metres
1:400 at A4

Norris Clarke & O'Brien Pty Ltd

NCB Licensed Surveyors
 Town Planners
 Development Consultants

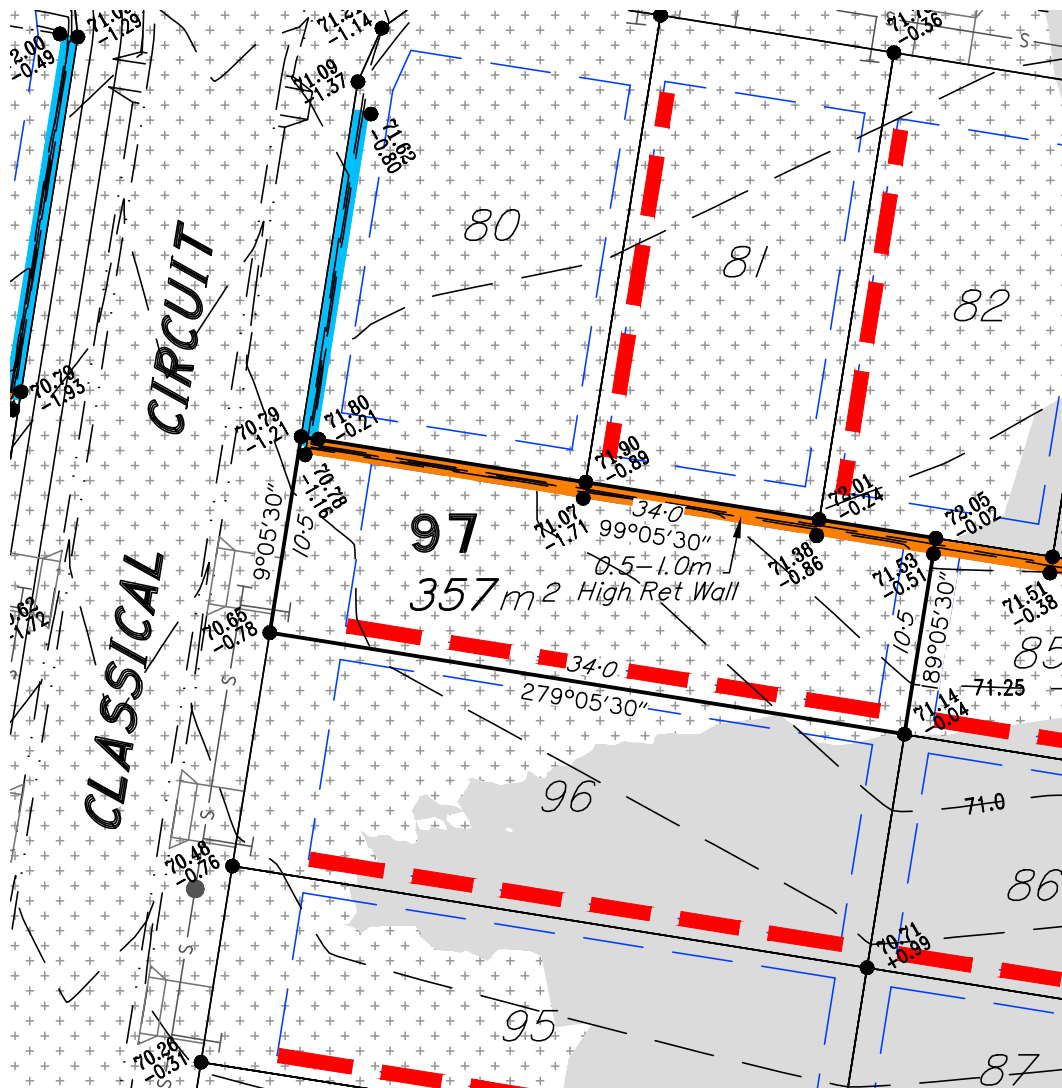
Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File
10935DP-2B.DWG

Issue
A

Date
29/04/2021 Ref. **10935DP-96**

STAGE 2B

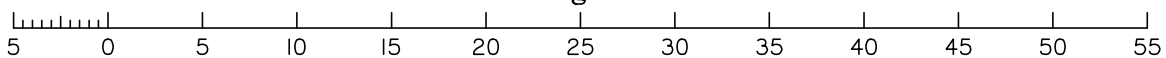


LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level
- -1.53 (-) Depth of cut
- 7.97 Allotment Level
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 Operation Works Approval TBD.
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DISCLOSURE PLAN

Description

PROPOSED LOT 97
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
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 ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue **A**

Date

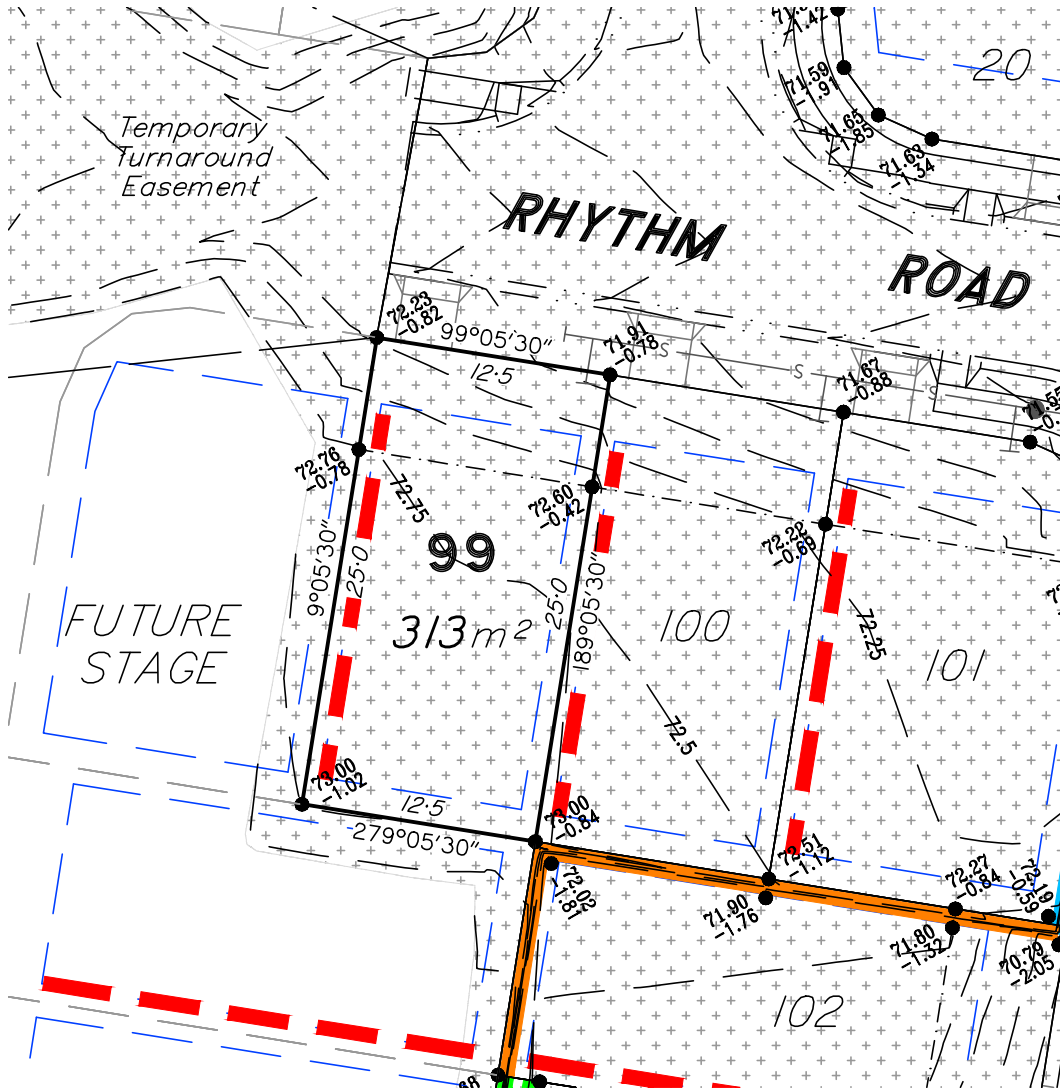
29/04/2021 Ref. 10935DP-97

STAGE 2B

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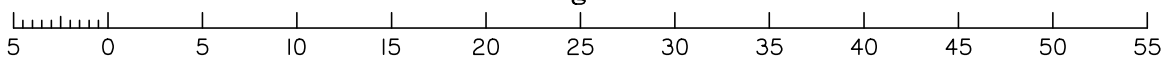


LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
- -1.53
- +0.66
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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 99
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437

Scale in Metres

1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
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 ACN 056 870 770 ABN 15 056 870 770

Digital File

10935DP-2B.DWG

Issue **A**

Date

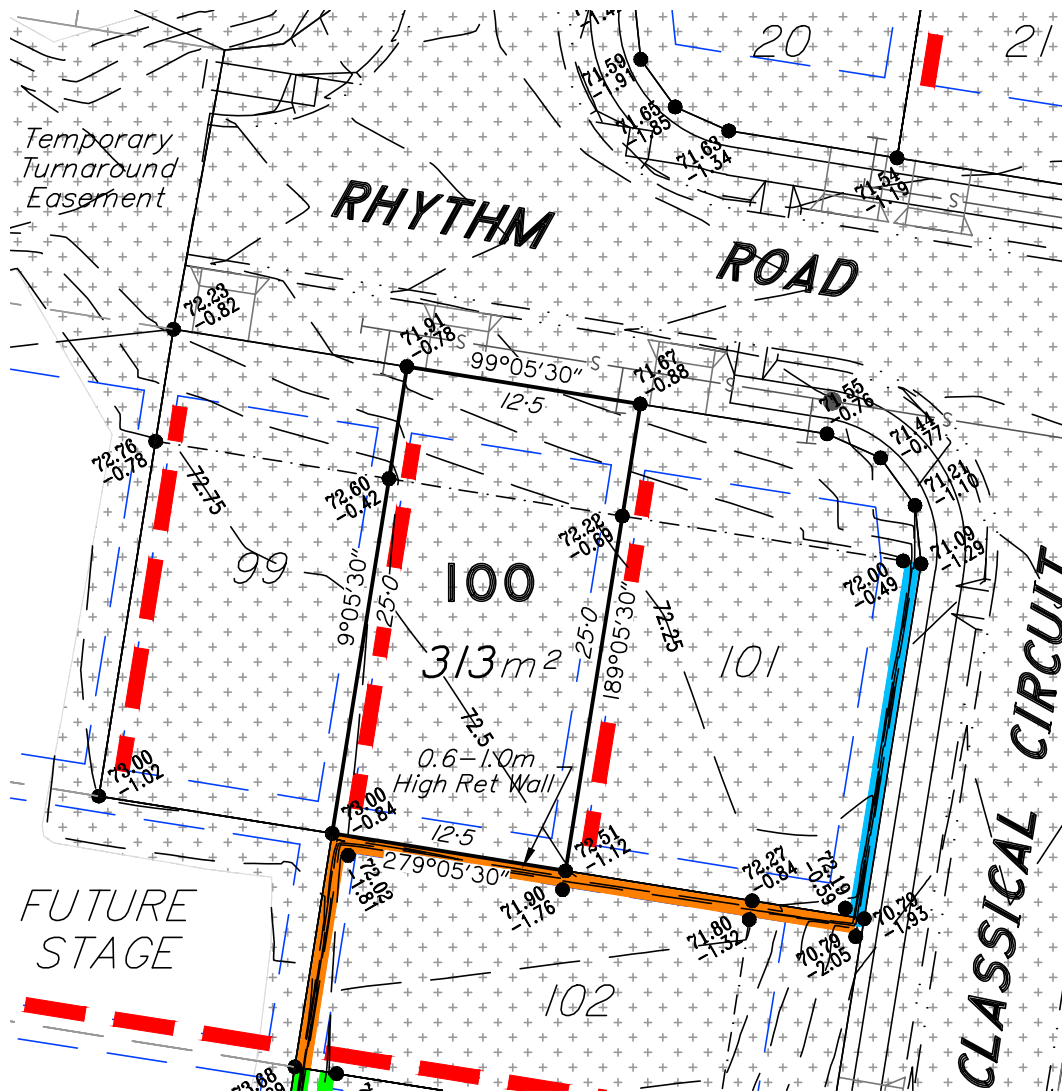
29/04/2021 Ref. 10935DP-99

STAGE 2B

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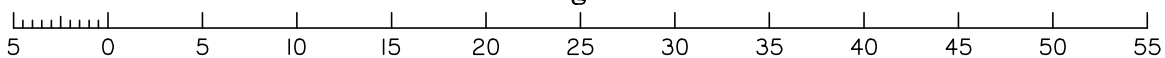


LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatched Box] Area of Cut
- 8.88 (-) Depth of cut
- 7.97 (+) Height of fill
- 0.66 (+) Height of fill
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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN

Description
**PROPOSED LOT 100
 'CADENCE RIPLEY'
 LAND AT BINNIES ROAD
 RIPLEY
 LOT 902 on SP327437**

Scale in Metres
1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
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 ph: 07 3012 0000 fax: 07 3012 0099
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 ACN 056 870 770 ABN 15 056 870 770

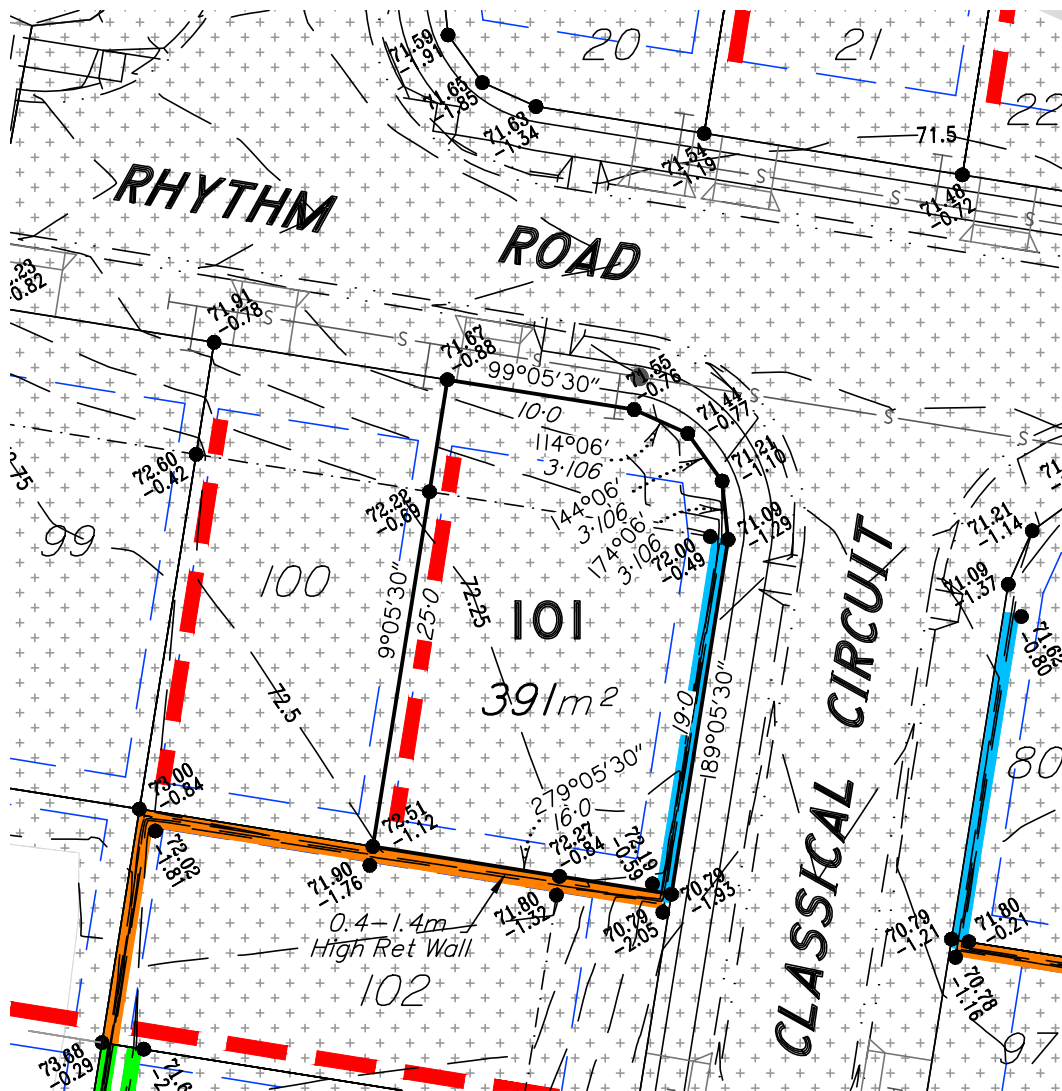
Digital File 10935DP-2B.DWG Issue **A**
 Date 29/04/2021 Ref. 10935DP-100

STAGE 2B

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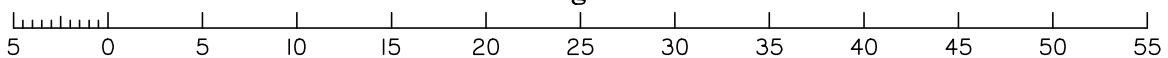
LEGEND

- 18 - Design Contours
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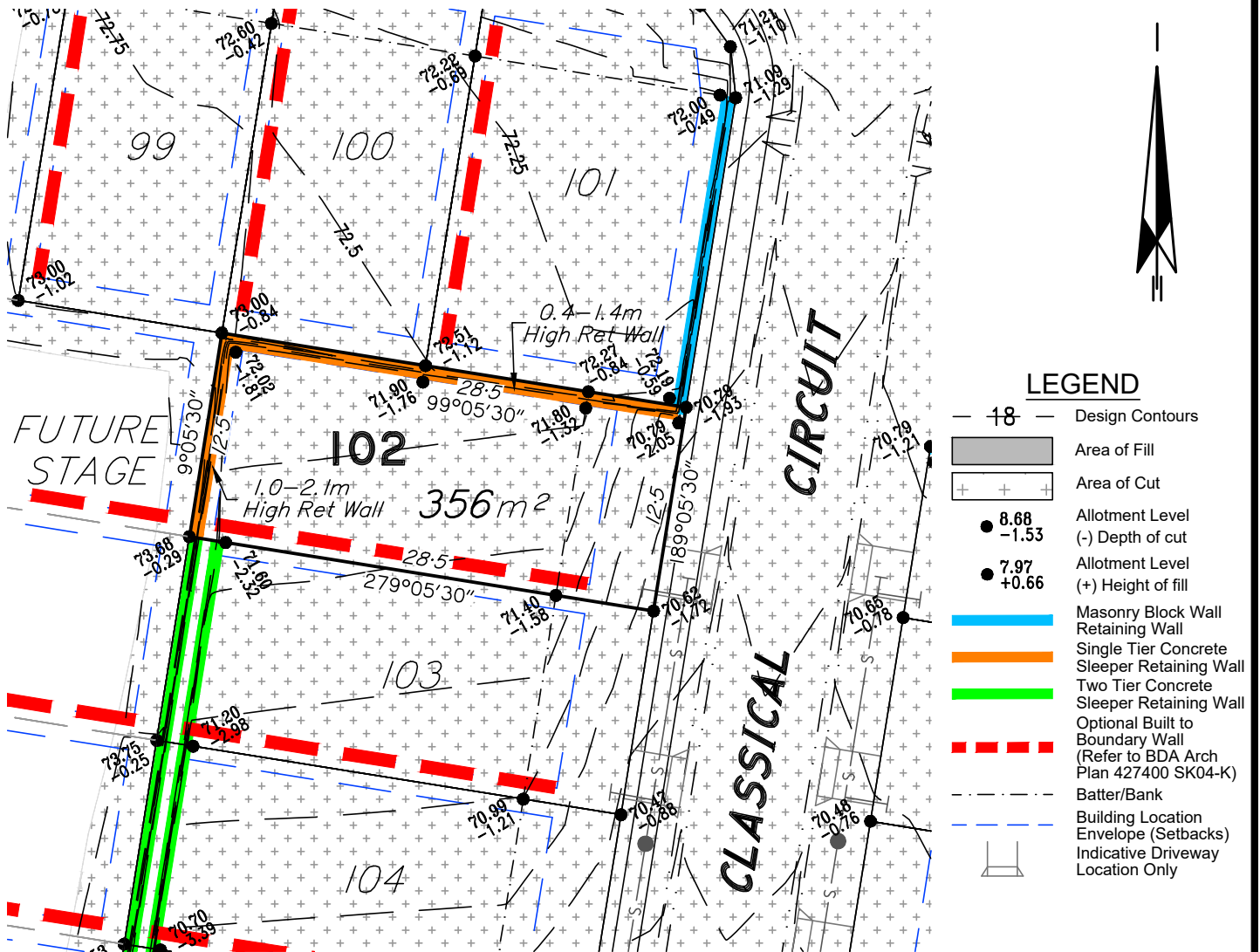
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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 101 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 902 on SP327437
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd
NCB Licensed Surveyors
 Town Planners
 Development Consultants
 Level 1 - Aldi Centre, 12 Bishop Street
 Kelvin Grove QLD 4059
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Digital File	10935DP-2B.DWG	Issue	A
Date	29/04/2021	Ref.	10935DP-101

STAGE 2B

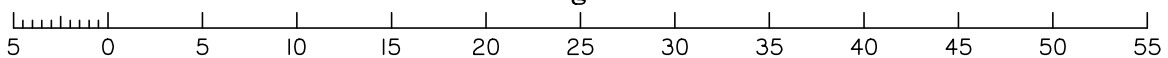


LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 (-) Depth of cut
- 7.97 (+) Height of fill
- Masonry Block Wall Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
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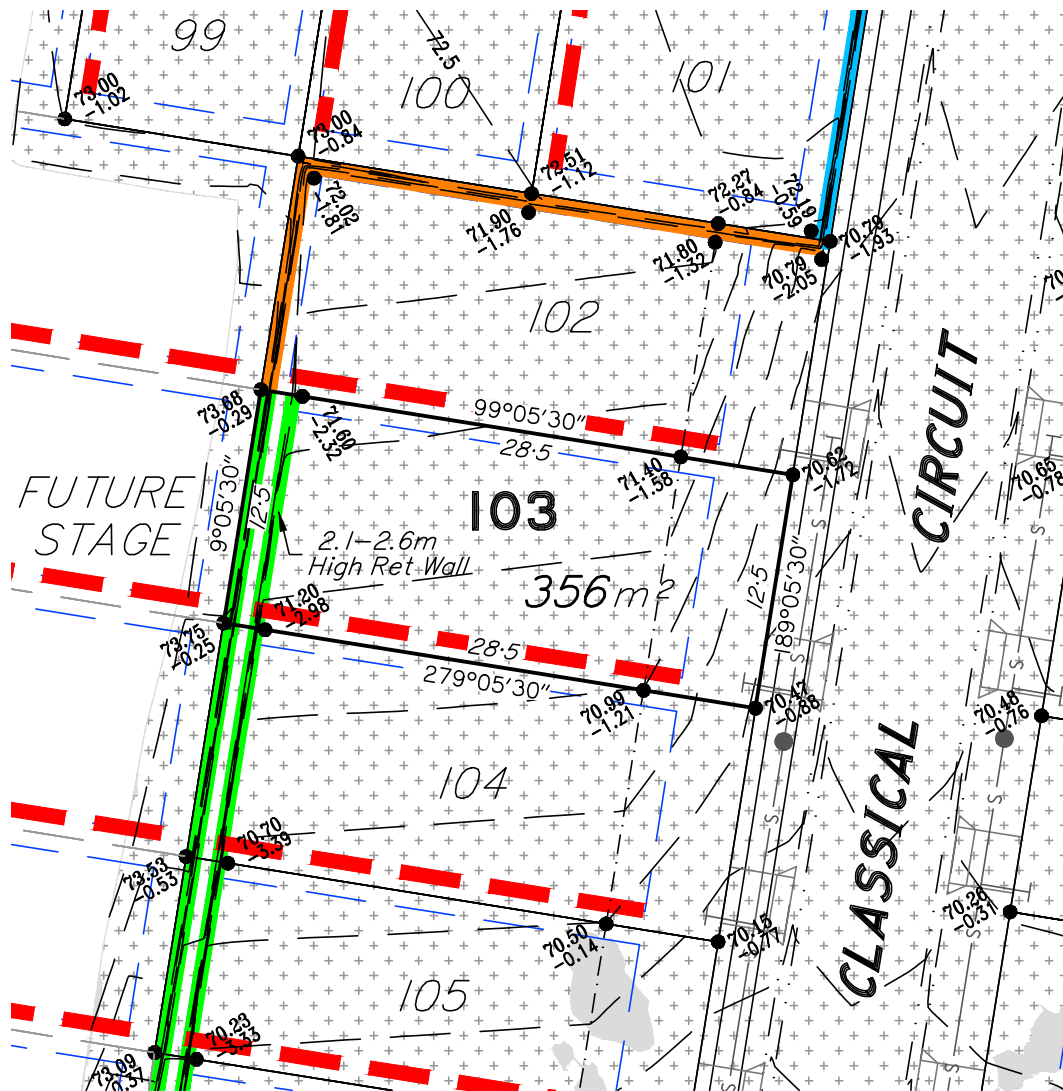


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 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 102 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 902 on SP327437
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-2B.DWG
Date	29/04/2021
Issue	A
Ref.	10935DP-102

STAGE 2B



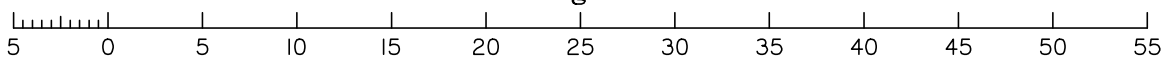
LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatch Box] Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
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 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 103 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLBY LOT 902 on SP327437
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd
NCB Licensed Surveyors
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 Development Consultants
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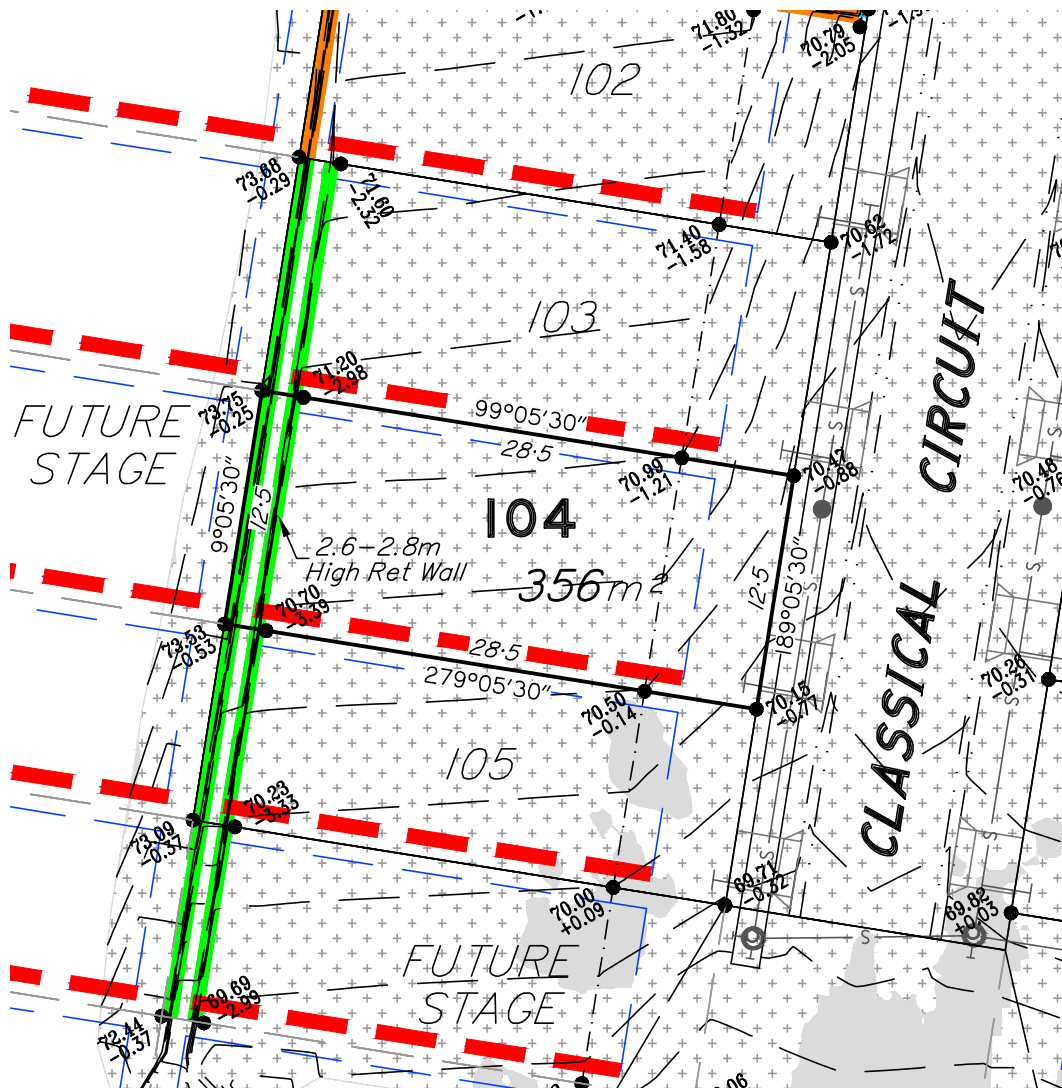
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Date	29/04/2021	Ref.	10935DP-103

STAGE 2B

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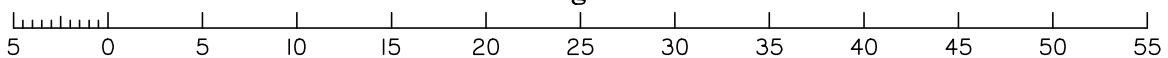
LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatch Box] Area of Cut
- 8.88 Allotment Level
- -1.53 (-) Depth of cut
- 7.97 Allotment Level
- +0.66 (+) Height of fill
- [Blue Line] Masonry Block Wall Retaining Wall
- [Orange Line] Single Tier Concrete Sleeper Retaining Wall
- [Green Line] Two Tier Concrete Sleeper Retaining Wall
- [Red Dashed Line] Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK04-K)
- [Black Dashed Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [Trapezoid] Indicative Driveway Location Only



1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
2. IT IS THE PURCHASER'S RESPONSIBILITY TO ARRANGE THEIR OWN INDEPENDENT GEOTECHNICAL TESTING ON A FILLED OR ANY ALLOTMENT TO DETERMINE FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION.
3. IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.
4. THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF RESOURCES.
5. EARTHWORKS FILL ON THE SUBJECT ALLOTMENT WILL BE UNDERTAKEN AND COMPACTED IN ACCORDANCE WITH THE PROVISIONS OF AS3798-2007 TABLES 5.1 AND 8.1 UNDER LEVEL 1 SUPERVISION.
6. ALL CIVIL SERVICES SHOWN ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT REQUIRED UNDER THE PROVISIONS OF THE LAND SALES ACT. THE LOCATION OF SERVICES IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS THE PURCHASER'S RESPONSIBILITY TO CONFIRM THE LOCATION OF THE SERVICES BY FIELD SURVEY.
7. FUTURE LOTS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S ABSOLUTE DISCRETION.

Scale 1:400 – Lengths are in Metres.



NOTE:
 The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.
 Contour Interval 0.25 Metres.
 See draft plan SP327438 for more information.
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 4 March 2021 for full details.
 Operation Works Approval TBD.
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 104 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 902 on SP327437
Scale in Metres	1:400 at A4

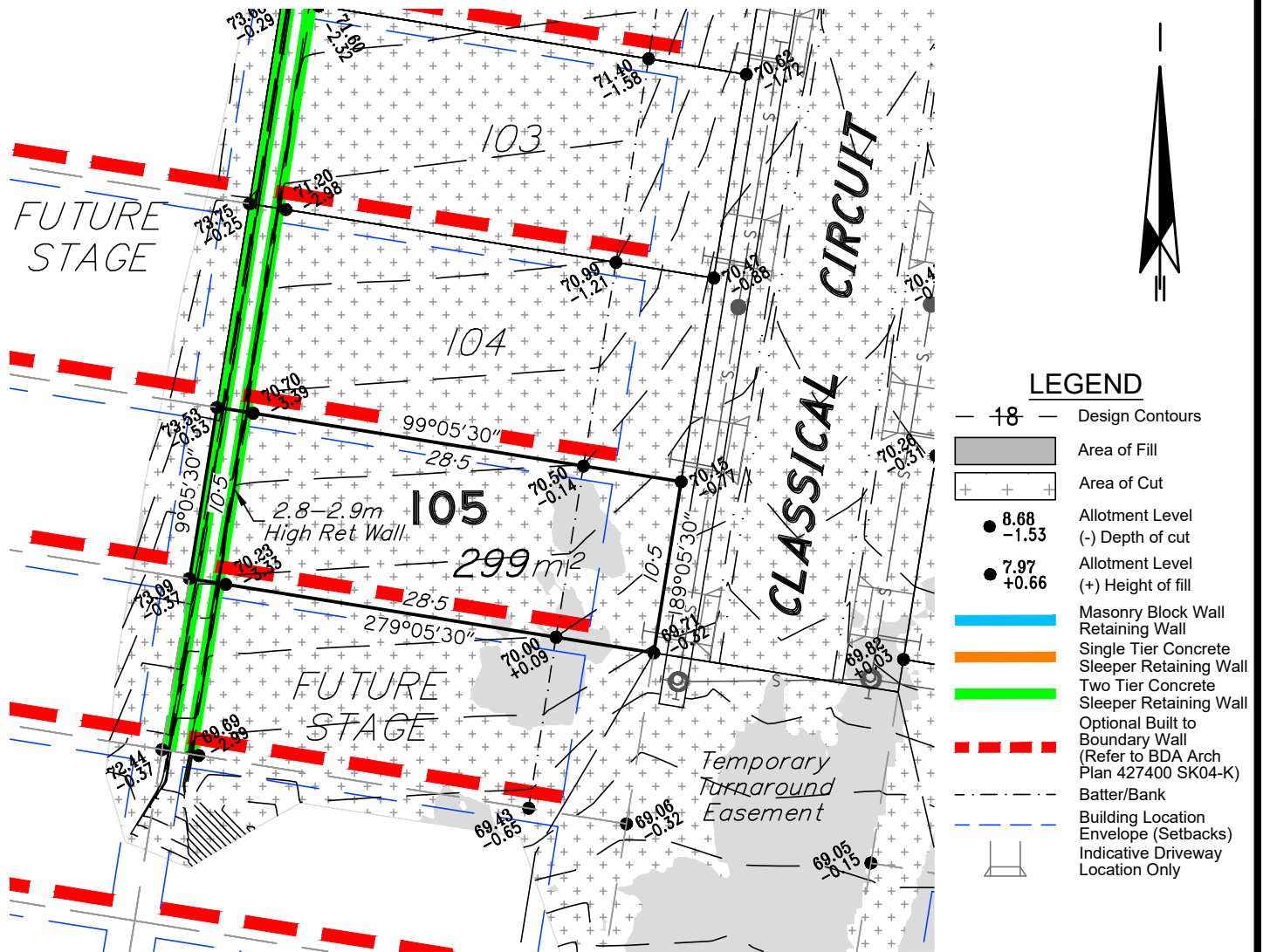
Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-2B.DWG
Issue	A
Date	29/04/2021
Ref.	10935DP-104

STAGE 2B

AVJennings®

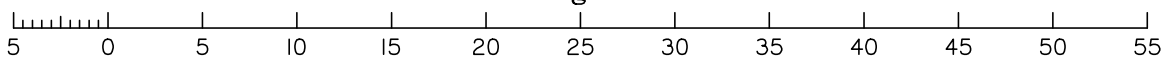
Cadence

RIPLY



1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THAT DEPTH MAY OCCUR.
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DISCLOSURE PLAN

Description	PROPOSED LOT 105 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 902 on SP327437
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
Town Planners
Development Consultants

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