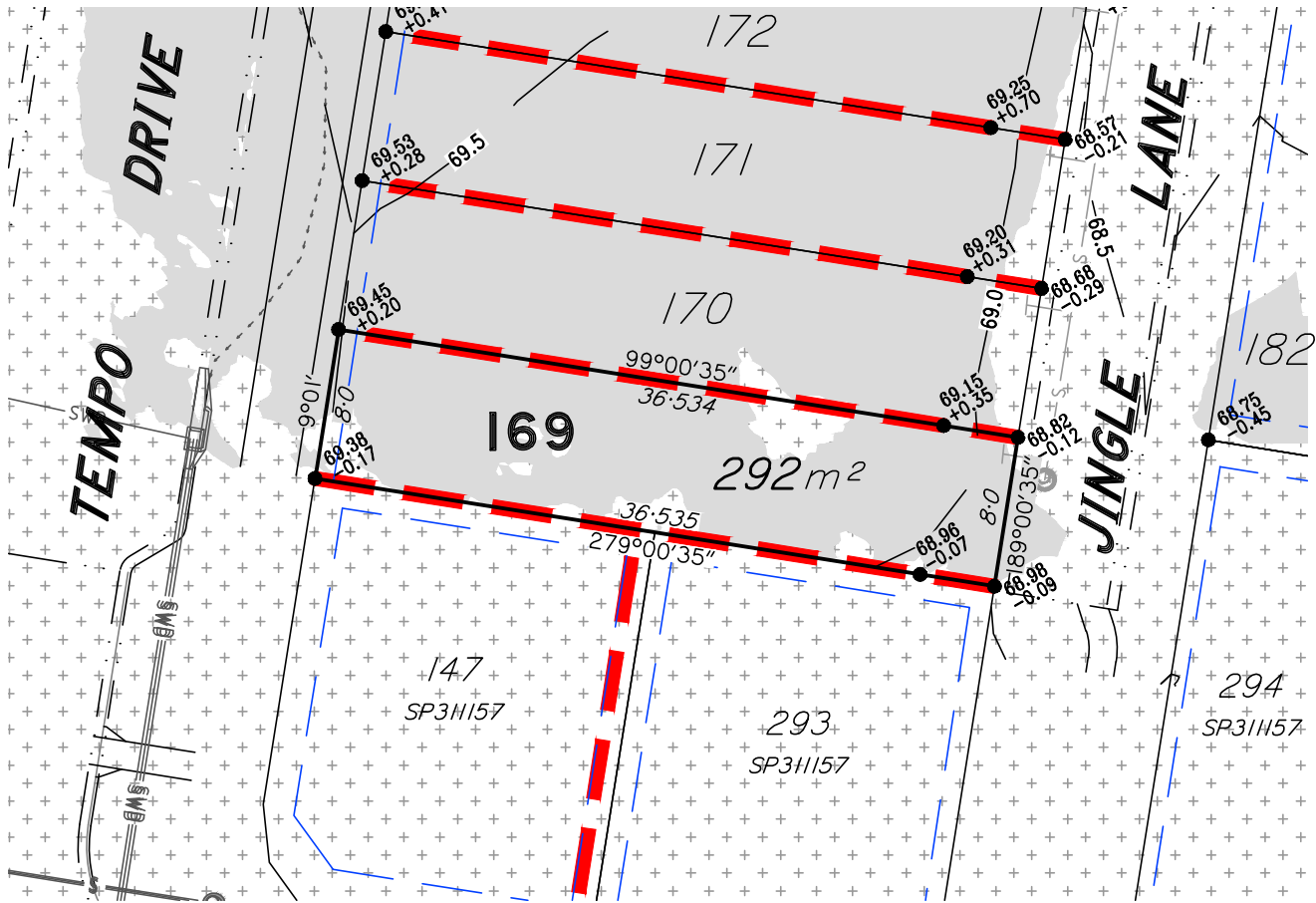


# STAGE 4A

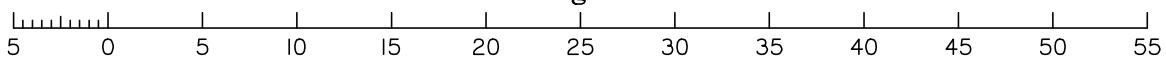


### LEGEND

- 18 -	Design Contours		8.68 Allotment Level		Masonry Block Wall Retaining Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill		-1.53 Allotment Level (-) Depth of cut		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut		7.97 Allotment Level (+) Height of fill		Two Tier Concrete Sleeper Retaining Wall		Building Location Envelope (Setbacks)
			+0.66 Allotment Level (+) Height of fill				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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- 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 0.5 Metres.  
 See draft plan SP327444 for more information.  
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.  
 Operation Works Approval TBD.  
 This note is an integral part of this plan.

### DISCLOSURE PLAN

Description

PROPOSED LOT 169  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

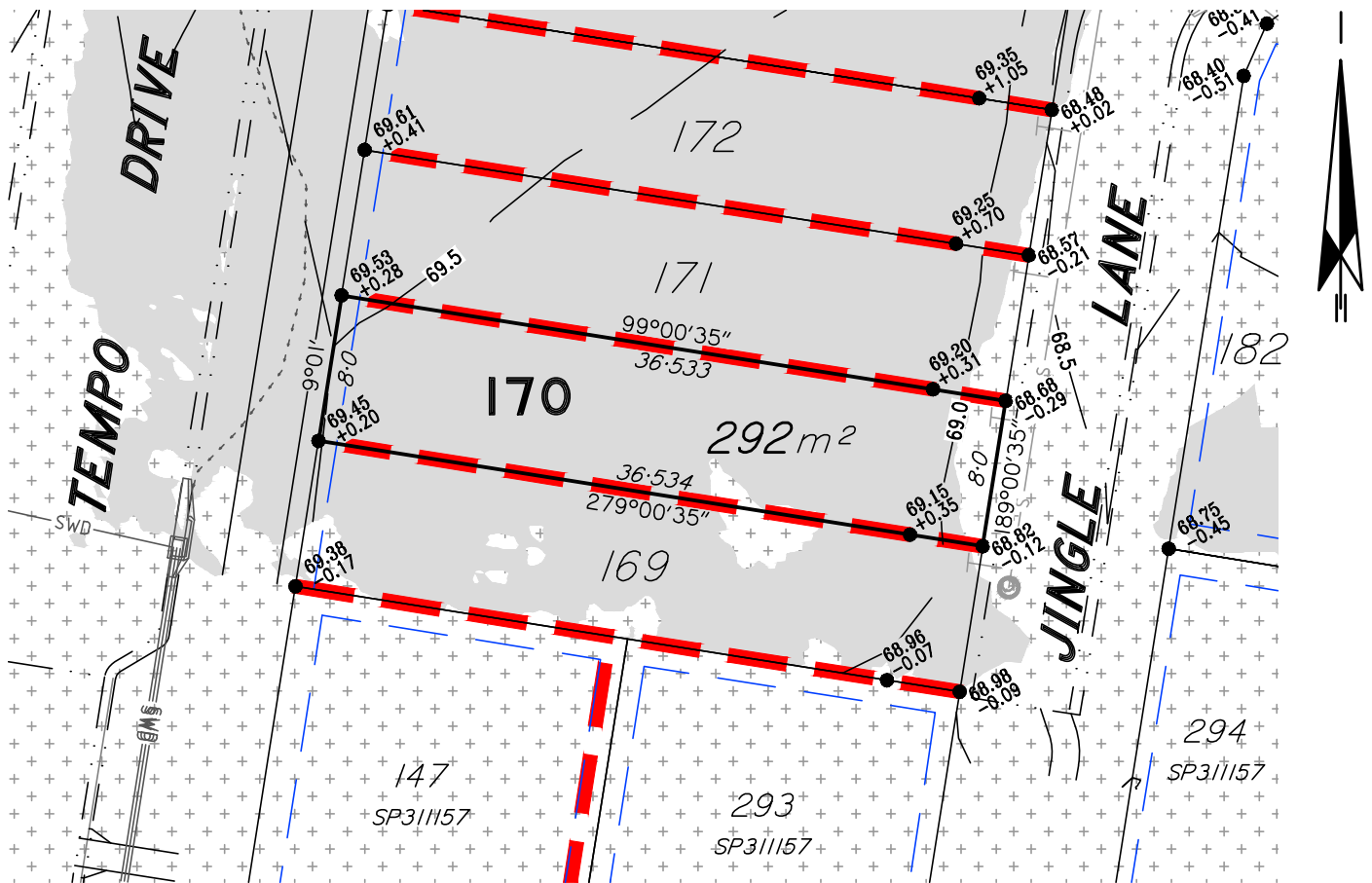
09/10/2022 Ref. 10935DP-169

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

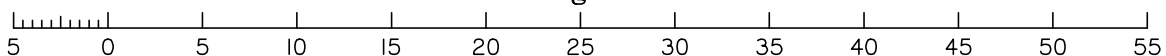


### LEGEND

Design Contours	Allotment Level	Masonry Block Wall Retaining Wall	Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
Area of Fill	(-) Depth of cut	Single Tier Concrete Sleeper Retaining Wall	Batter/Bank
Area of Cut	Allotment Level	Two Tier Concrete Sleeper Retaining Wall	Building Location Envelope (Setbacks)
	(+) Height of fill		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.
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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 170 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
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

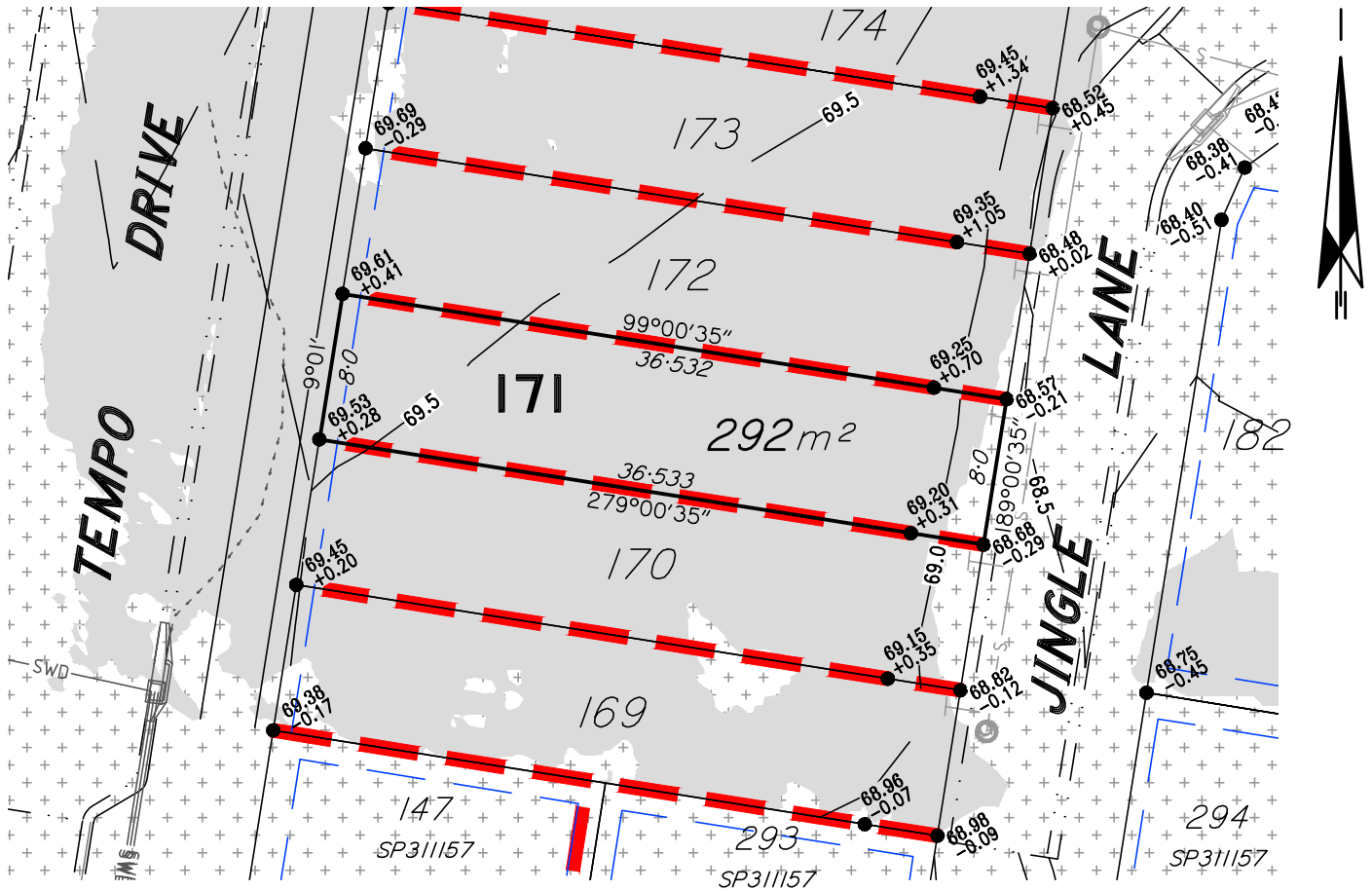
Digital File	10935DP-4A.DWG	Issue	A
Date	09/10/2022	Ref.	10935DP-170

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

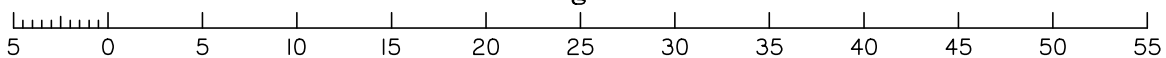


### LEGEND

- 18 -	Design Contours	● 8.68	Allotment Level		Masonry Block Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-0)
	Area of Fill	● -1.53	(-) Depth of cut		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	● 7.97	Allotment Level		Two Tier Concrete Sleeper Retaining Wall		Building Location Envelope (Setbacks)
		● +0.66	(+) Height of fill				Indicative Driveway Location Only

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Scale 1:400 - Lengths are in Metres.

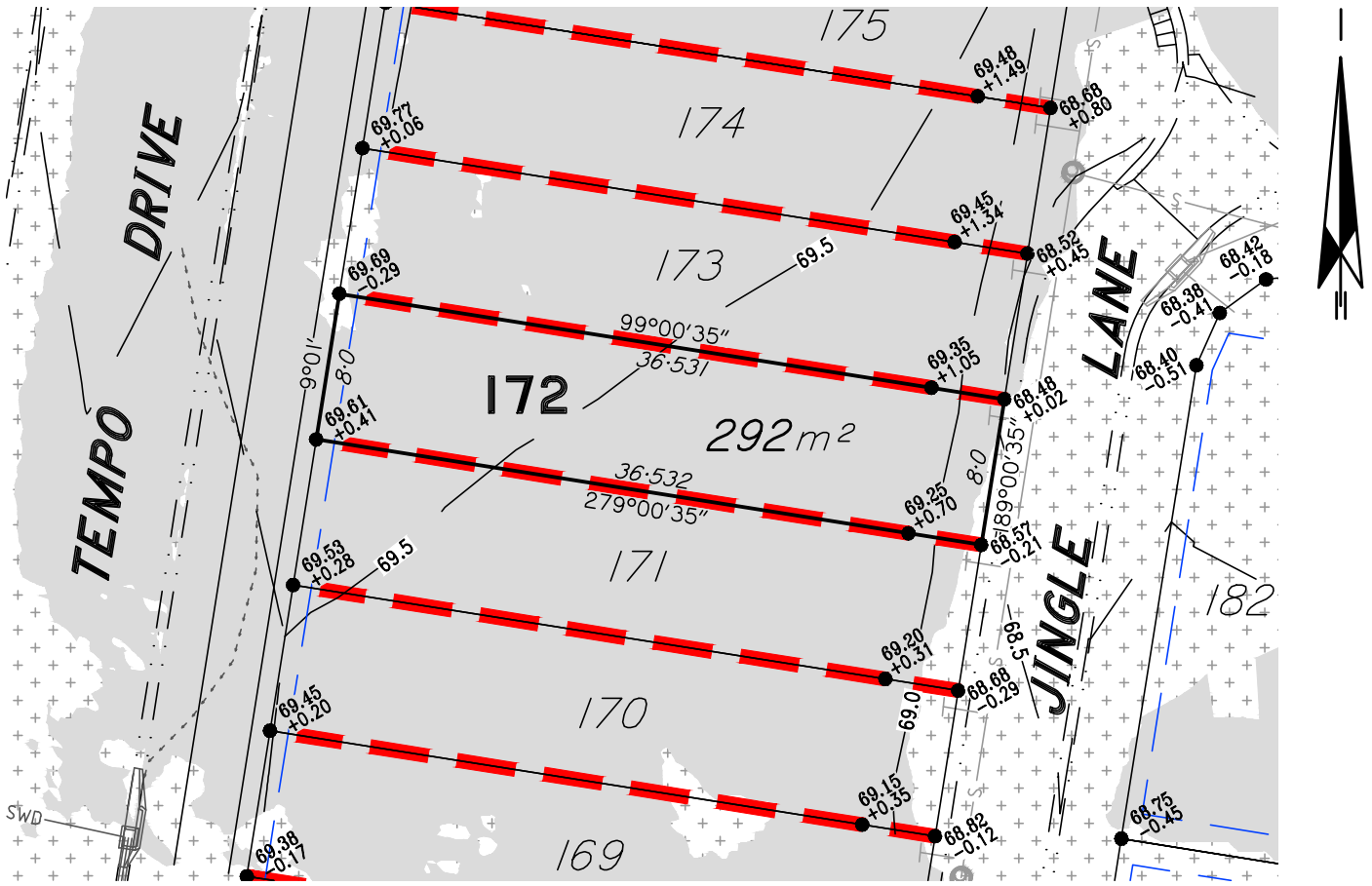


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Operation Works Approval TBD.  
This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 171 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
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-4A.DWG
Date	Ref. 10935DP-171
Issue	A

# STAGE 4A

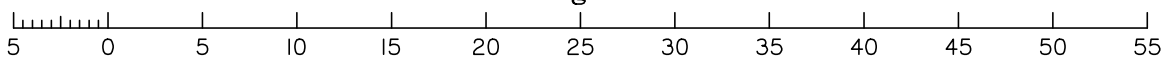


### LEGEND

- 18 -	Design Contours	● 8.68	Allotment Level		Masonry Block Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill	● -1.53	(-) Depth of cut		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	● 7.97	Allotment Level		Two Tier Concrete Sleeper Retaining Wall		Building Location Envelope (Setbacks)
		● +0.66	(+) Height of fill				Indicative Driveway Location Only

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See draft plan SP327444 for more information.  
Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.  
Operation Works Approval TBD.  
This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 172 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLY LOT 905 ON SP327443
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-4A.DWG
Date	09/10/2022
Issue	A
Ref.	10935DP-172

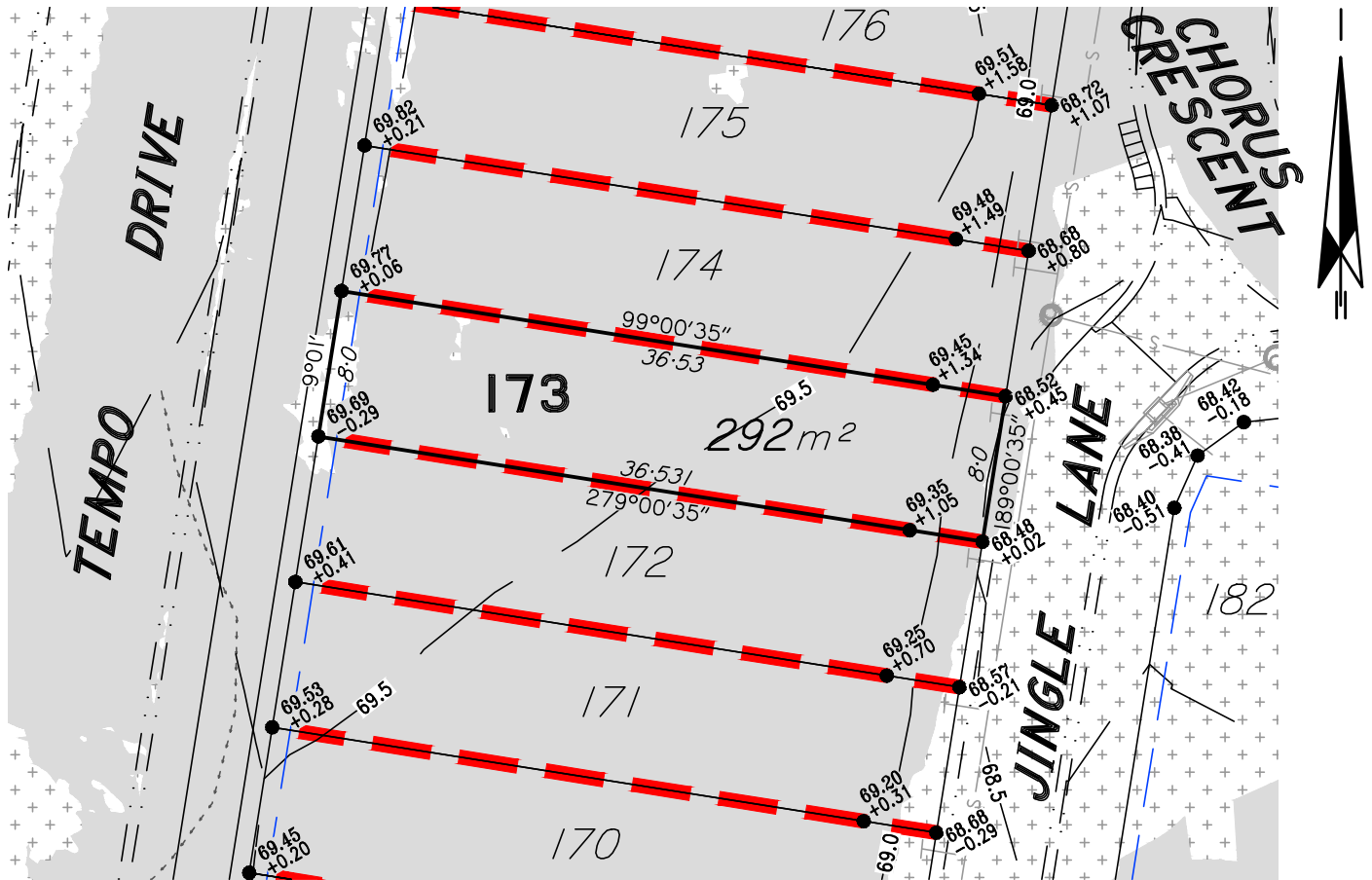


# STAGE 4A

# AVJennings®

# Cadence

RIPLY

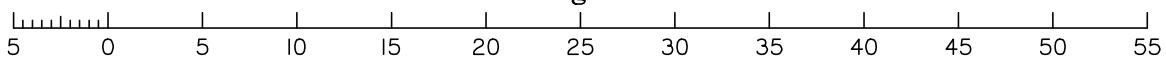


## LEGEND

- 18 -	Design Contours	8.68	Allotment Level		Masonry Block Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill	-1.53	Allotment Level (-) Depth of cut		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	7.97	Allotment Level (+) Height of fill		Two Tier Concrete Sleeper Retaining Wall		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 173 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
Scale in Metres	1:400 at A4

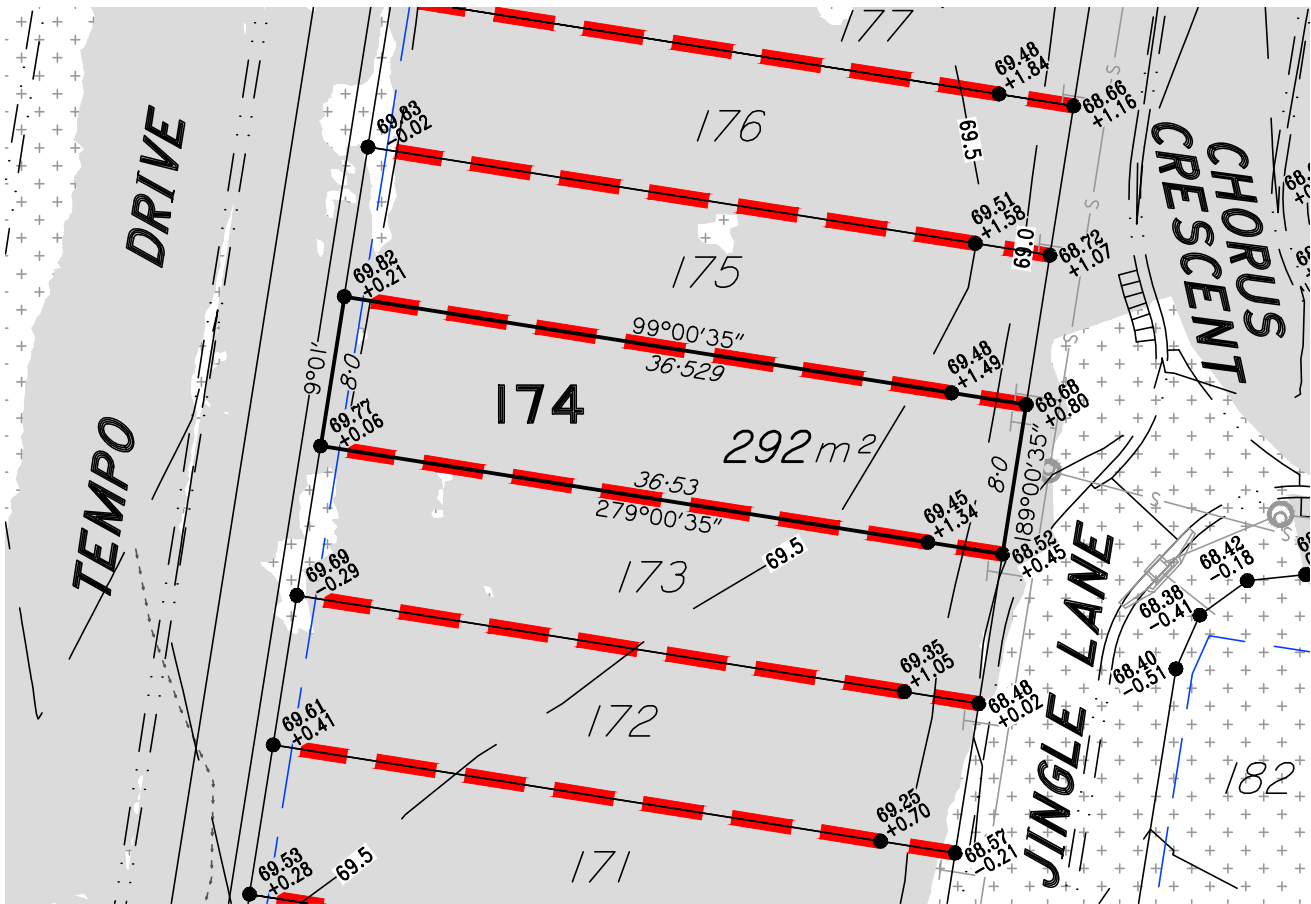
Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-4A.DWG
Date	09/10/2022
Issue	A
Ref.	10935DP-173

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY



### LEGEND

— 18 — Design Contours  
 [Grey Box] Area of Fill  
 [White Box with +] Area of Cut

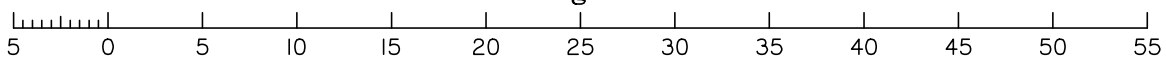
● 8.68 Allotment Level  
 ● -1.53 (-) Depth of cut  
 ● 7.97 Allotment Level  
 ● +0.66 (+) Height of fill

[Blue Box] Masonry Block Wall Retaining Wall  
 [Orange Box] Single Tier Concrete Sleeper Retaining Wall  
 [Green Box] Two Tier Concrete Sleeper Retaining Wall

[Red Dashed Line] Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)  
 [Dotted Line] Batter/Bank  
 [Blue Dashed Line] Building Location Envelope (Setbacks)  
 [Trapezoid] Indicative Driveway Location Only

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### DISCLOSURE PLAN

Description

PROPOSED LOT 174  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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

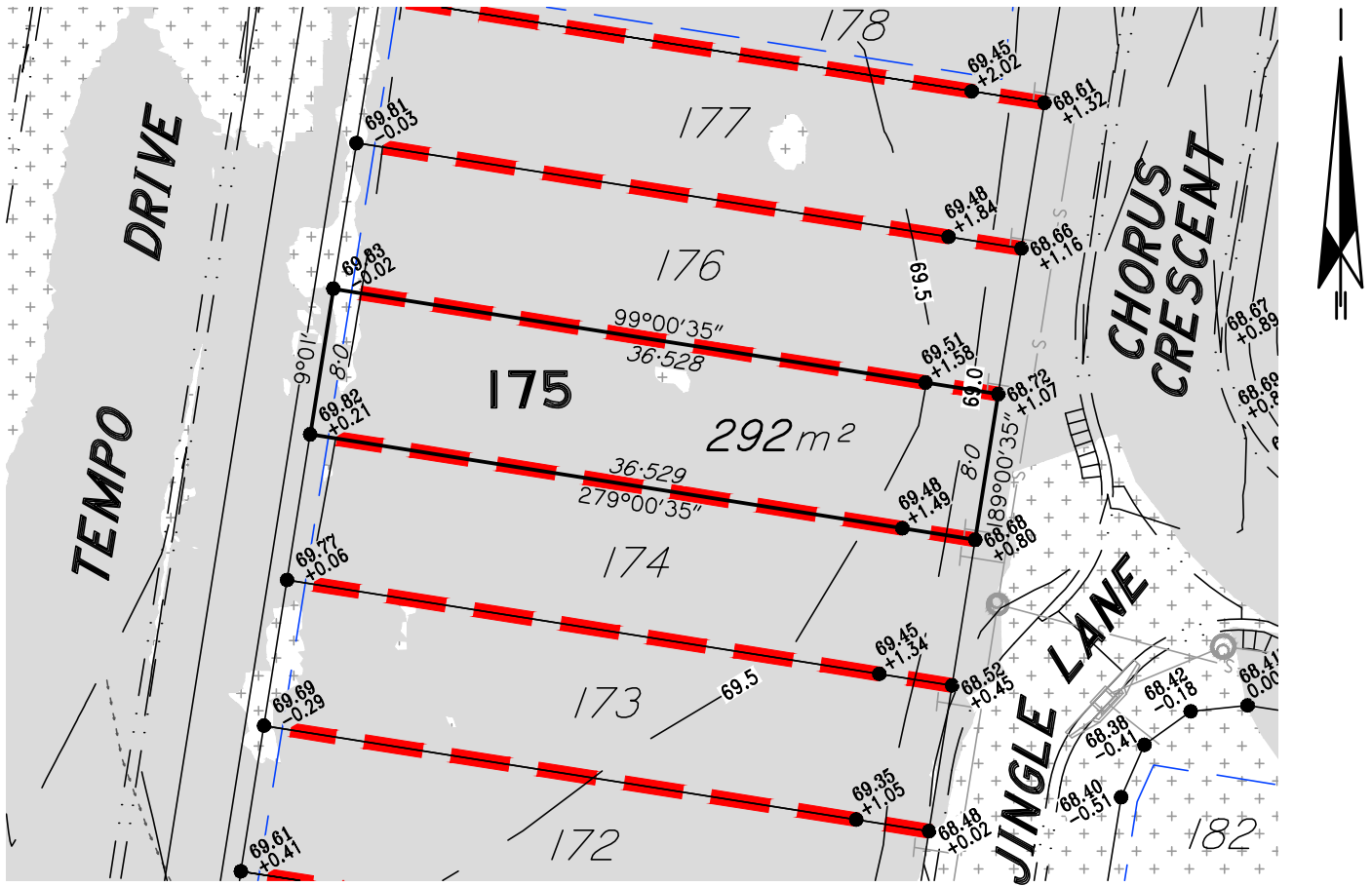
10935DP-4A.DWG

Issue **A**

Date

09/10/2022 Ref. 10935DP-174

# STAGE 4A

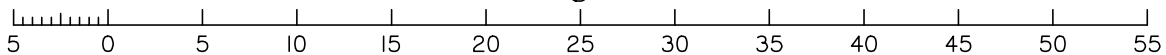


### LEGEND

18	Design Contours	8.68	Allotment Level		Masonry Block Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill	-1.53	Allotment Level (-) Depth of cut		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	7.97	Allotment Level (+) Height of fill		Two Tier Concrete Sleeper Retaining Wall		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 175  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

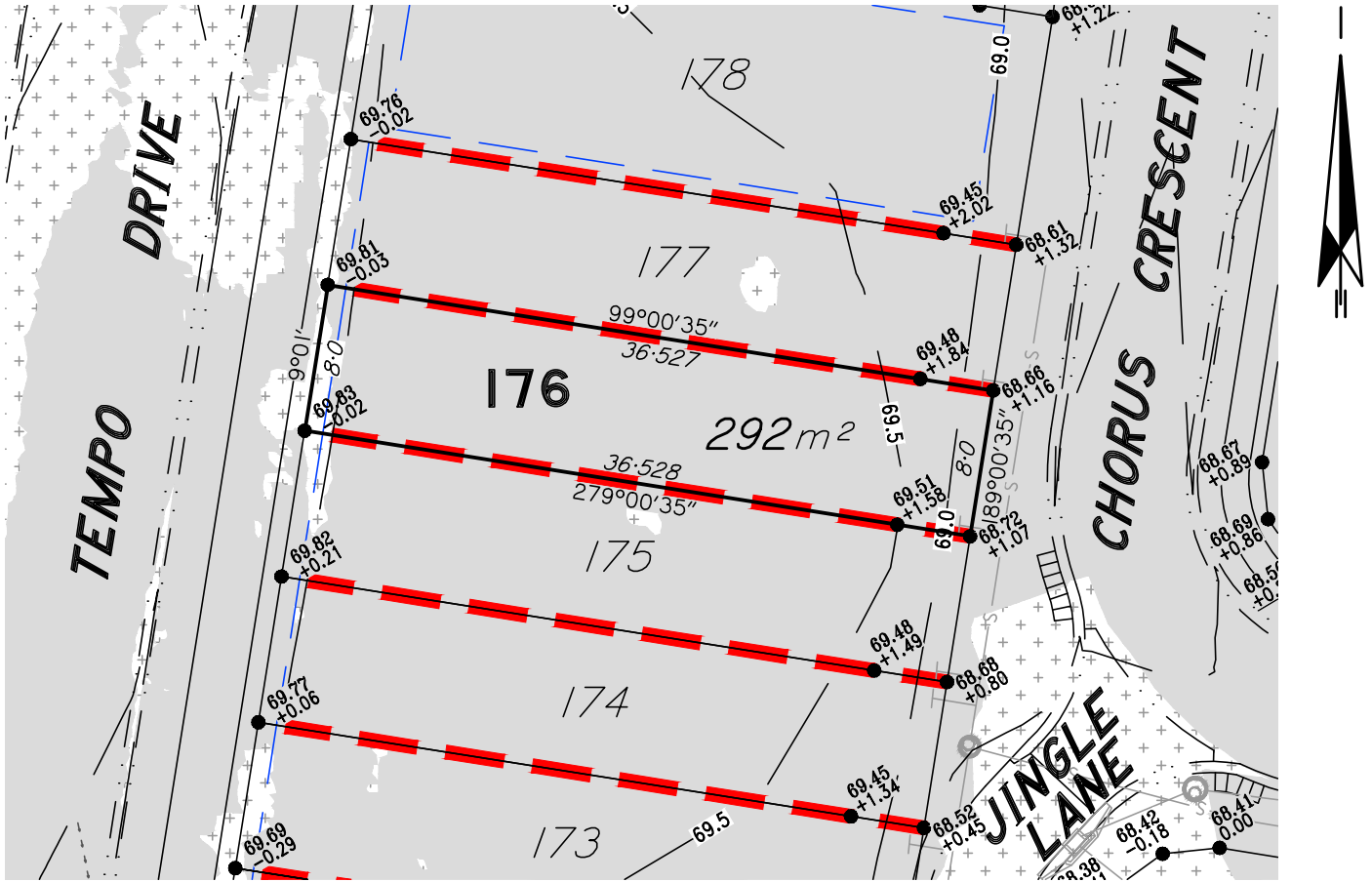
09/10/2022 Ref. 10935DP-175

# STAGE 4A

# AVJennings®

# Cadence

## RIPLBY

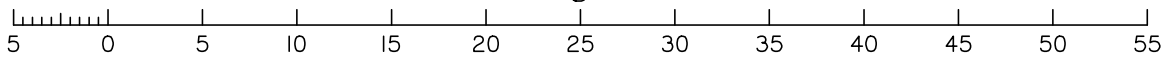


### LEGEND

- 18 -	Design Contours	8.68	Allotment Level		Masonry Block Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill	-1.53	Allotment Level (-) Depth of cut		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	7.97	Allotment Level (+) Height of fill		Two Tier Concrete Sleeper Retaining Wall		Building Location Envelope (Setbacks)
		+0.66					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.
- IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.
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- 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.
- 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 0.5 Metres.  
 See draft plan SP327444 for more information.  
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.  
 Operation Works Approval TBD.  
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 176 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLBY LOT 905 ON SP327443
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-4A.DWG
Date	09/10/2022
Issue	A
Ref.	10935DP-176

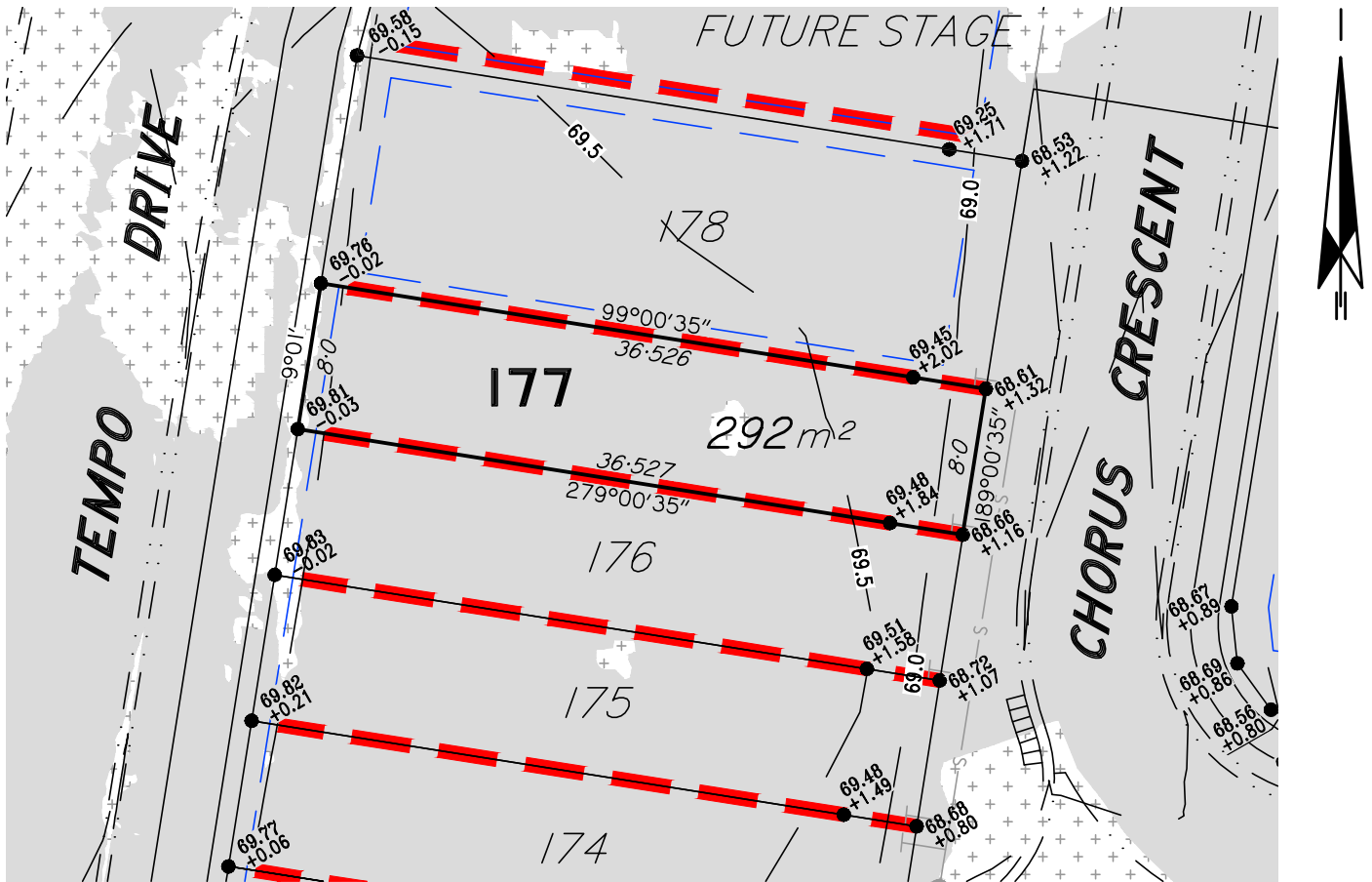


# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

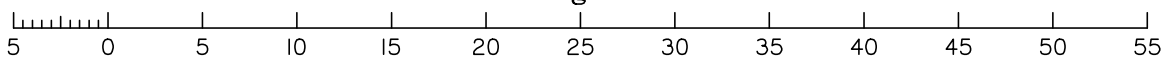


### LEGEND

- 18 -	Design Contours	8.68	Allotment Level (-) Depth of cut		Masonry Block Wall Retaining Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill	7.97	Allotment Level (+) Height of fill		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	+0.66	Allotment Level (+) Height of fill		Two Tier Concrete Sleeper Retaining Wall		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.
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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.

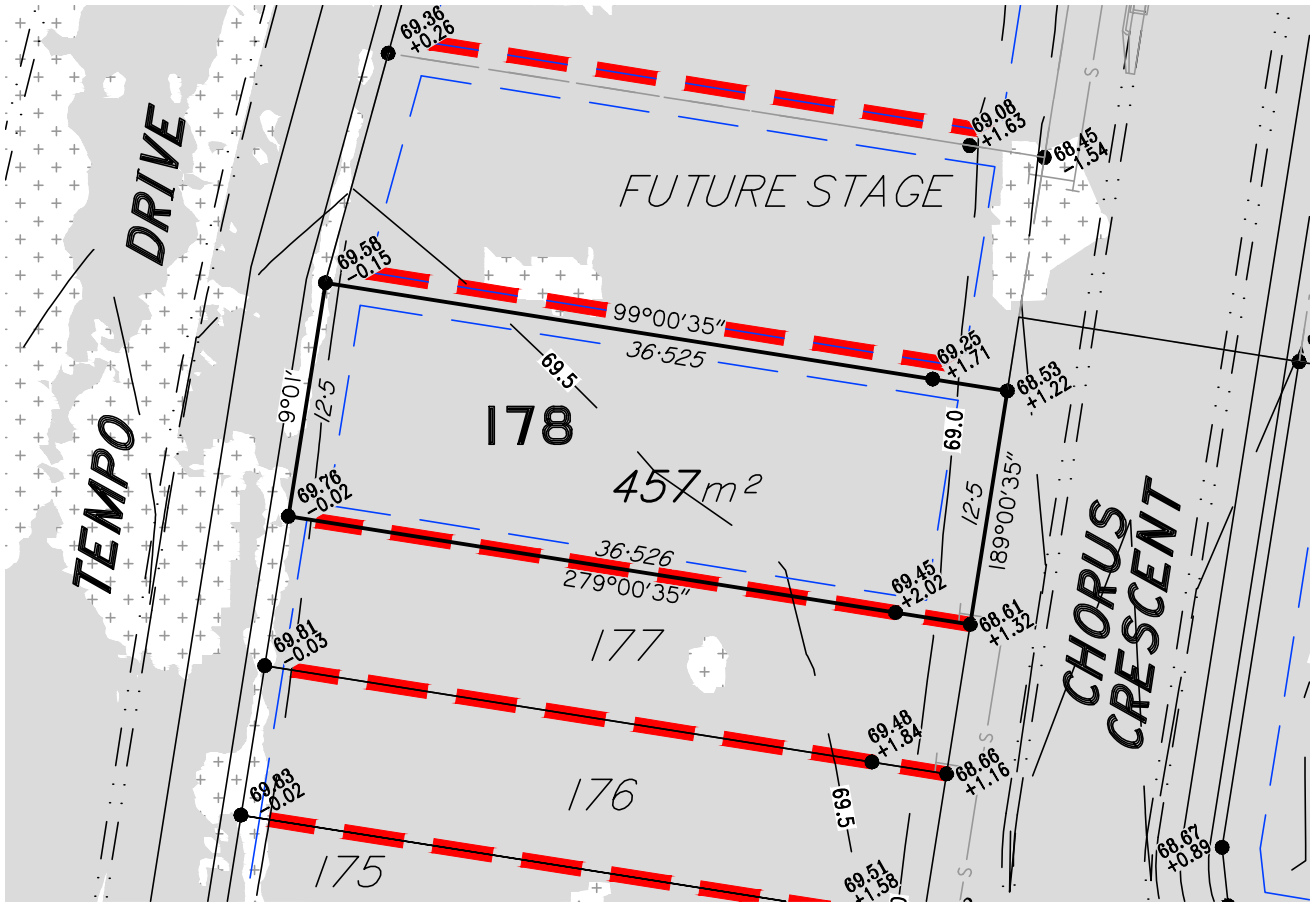


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 Operation Works Approval TBD.  
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 177 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
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-4A.DWG
Date	09/10/2022
Issue	A
Ref.	10935DP-177

# STAGE 4A

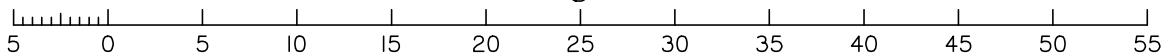


### LEGEND

- 18 -	Design Contours	8.68	Allotment Level (-) Depth of cut		Masonry Block Wall Retaining Wall		Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
	Area of Fill	-1.53	Allotment Level (+) Height of fill		Single Tier Concrete Sleeper Retaining Wall		Batter/Bank
	Area of Cut	7.97	Allotment Level (+) Height of fill		Two Tier Concrete Sleeper Retaining Wall		Building Location Envelope (Setbacks)
		+0.66	Allotment Level (+) Height of fill		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.
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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 178  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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

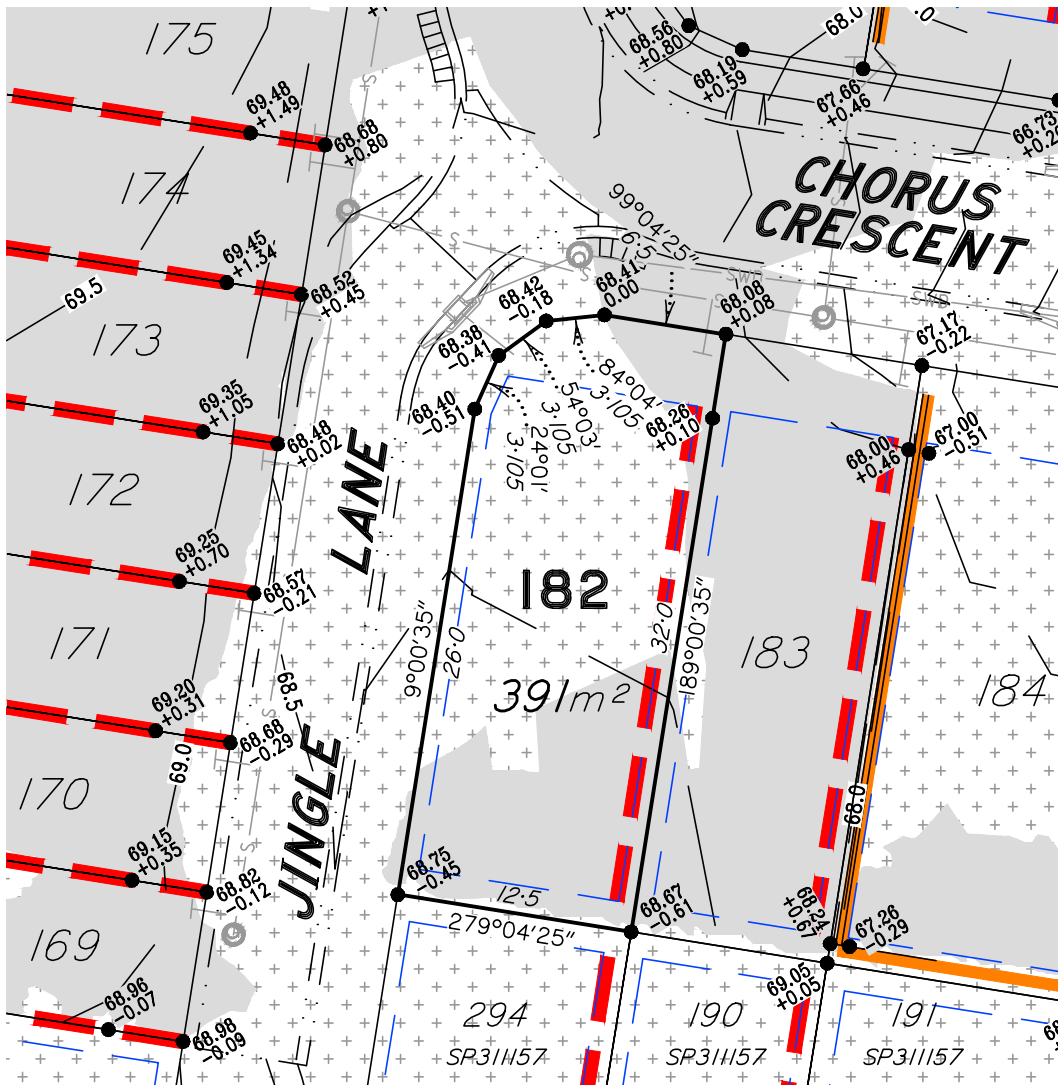
10935DP-4A.DWG

Issue **A**

Date

09/10/2022 Ref. 10935DP-178

# STAGE 4A

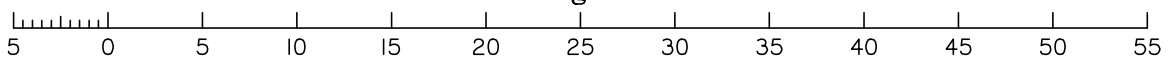


### LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatched 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 SK08-O)
- [Black Dashed Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [White Box with Lines] 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.



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 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.  
 Operation Works Approval TBD.  
 This note is an integral part of this plan.

### DISCLOSURE PLAN

Description	<b>PROPOSED LOT 182</b> <b>'CADENCE RIPLEY'</b> <b>LAND AT BINNIES ROAD</b> <b>RIPLBY</b> <b>LOT 905 ON SP327443</b>
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

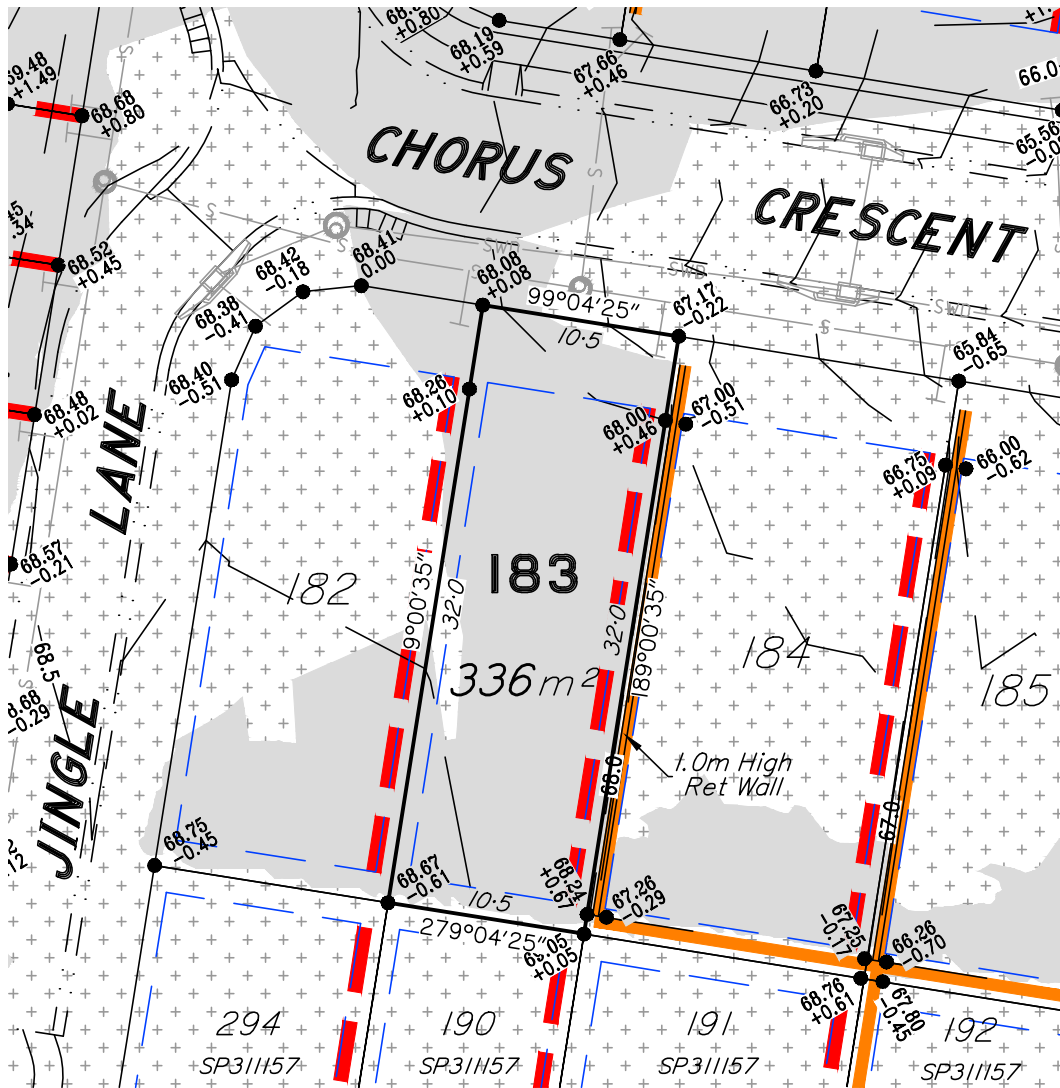
Digital File	10935DP-4A.DWG	Issue	A
Date	09/10/2022 Ref. 10935DP-182		

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

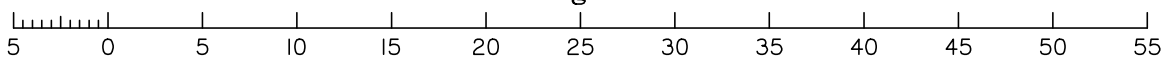


### LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.68 (-) 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
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
- 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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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 183  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443**

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-4A.DWG**

Issue  
**A**

Date  
**09/10/2022** Ref. **10935DP-183**

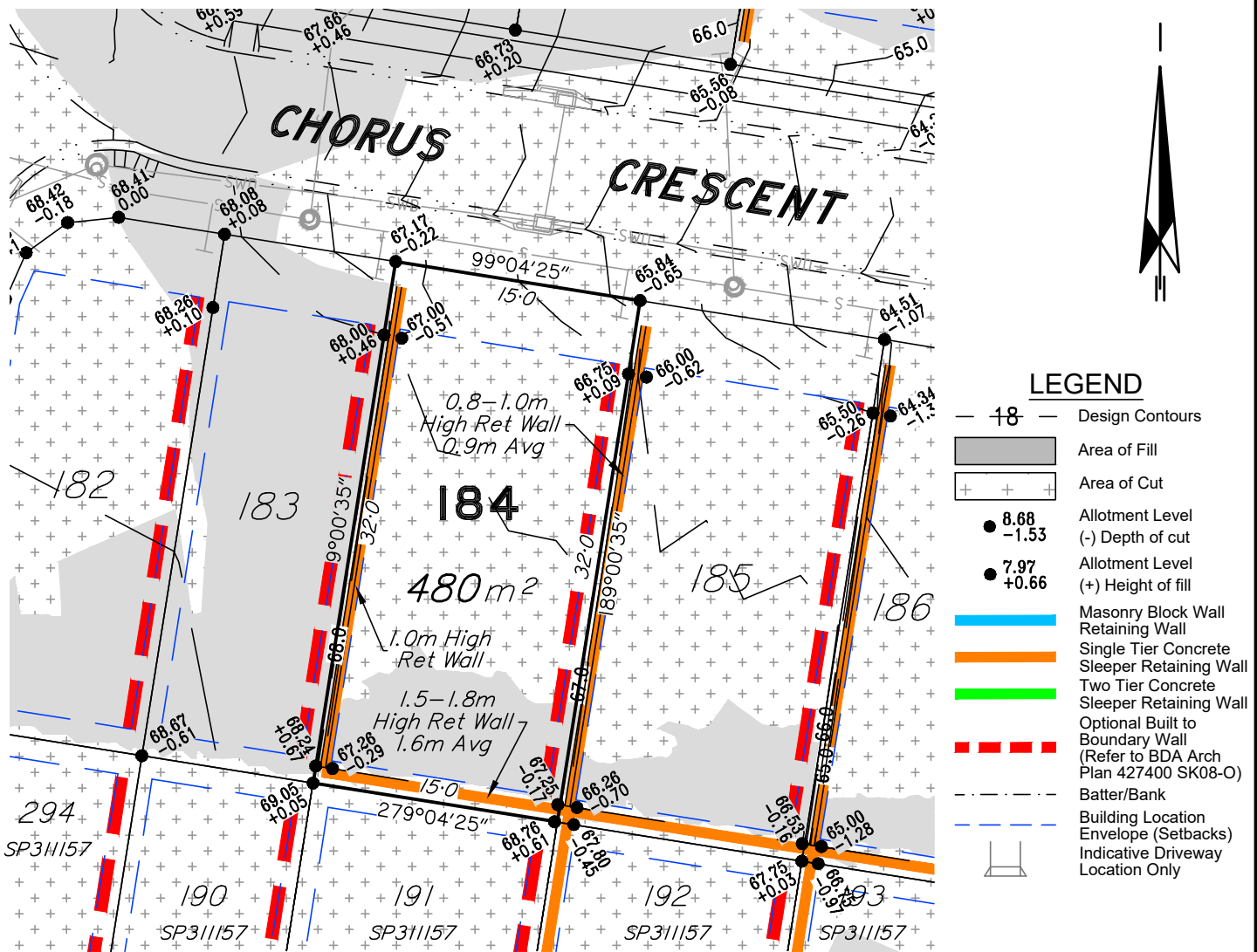


# STAGE 4A

# AVJennings®

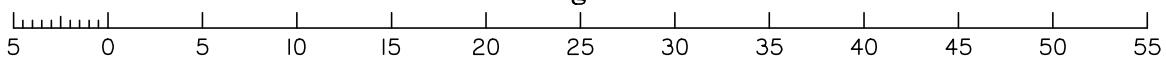
# Cadence

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

DISCLOSURE PLAN	
Description	PROPOSED LOT 184 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
Scale in Metres	1:400 at A4

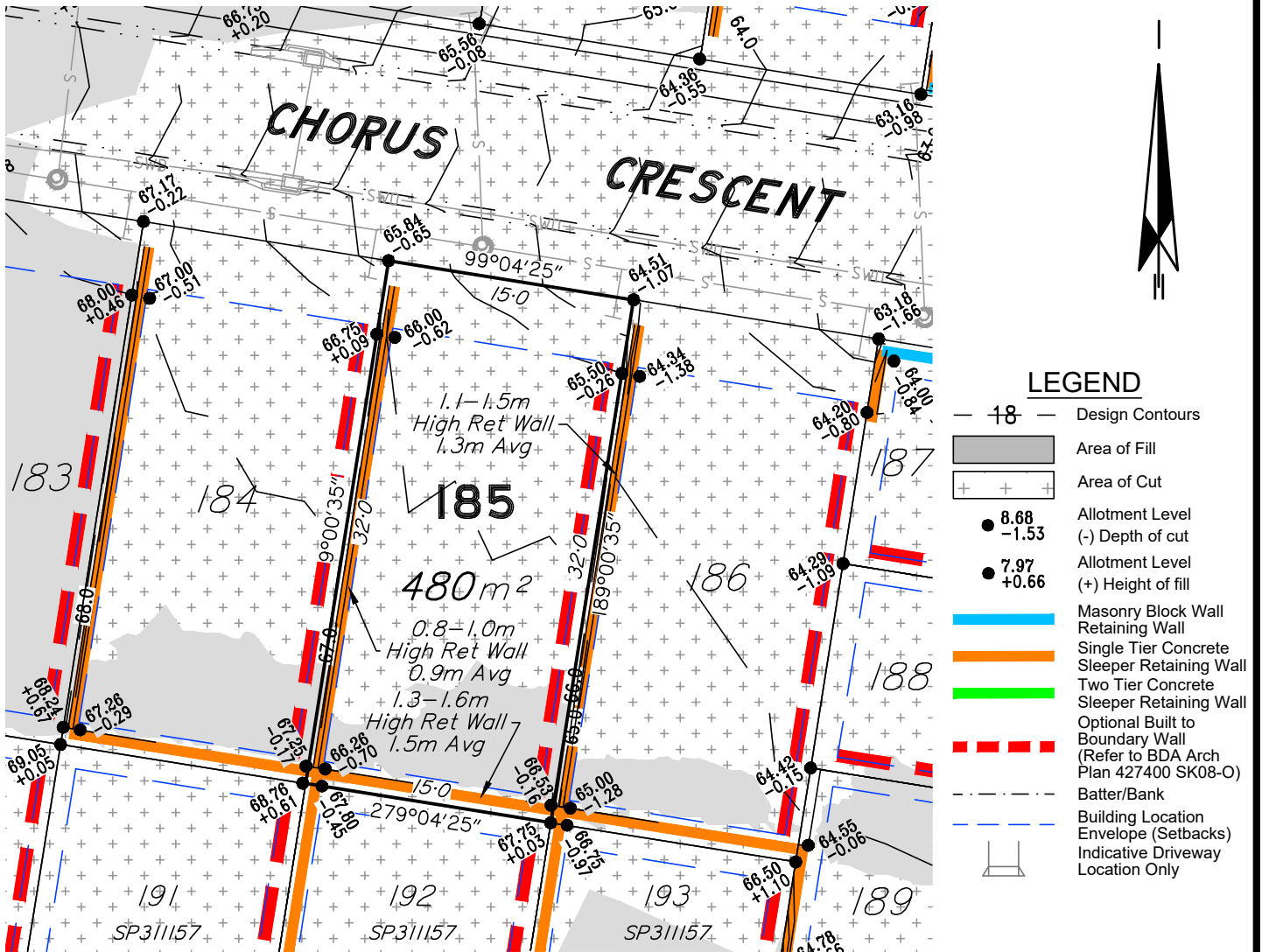
Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-4A.DWG
Date	09/10/2022
Issue	A
Ref. 10935DP-184	

# STAGE 4A

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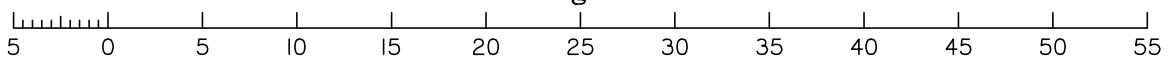
# Cadence

## RIPLY



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DISCLOSURE PLAN	
Description	PROPOSED LOT 185 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
Scale in Metres	1:400 at A4

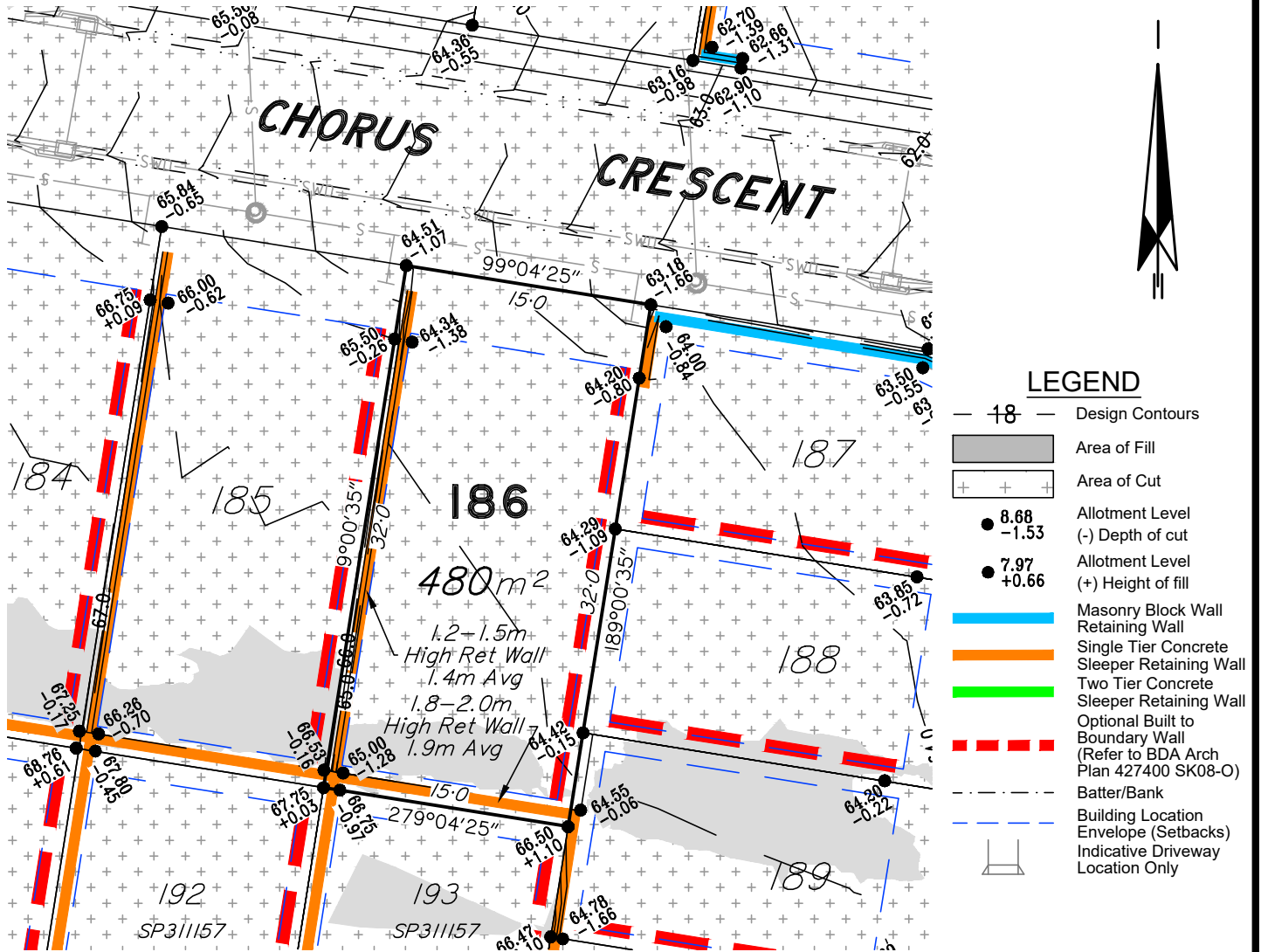
Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-4A.DWG
Date	09/10/2022
Issue	A
Ref. 10935DP-185	

# STAGE 4A

**AVJennings**

**Cadence**

**RIPLY**

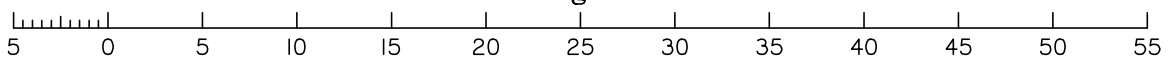


### LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Grid Box] Area of Cut
- 8.68 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 SK08-O)
- [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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Scale 1:400 - Lengths are in Metres.



**NOTE:**  
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 Contour Interval 0.5 Metres.  
 See draft plan SP327444 for more information.  
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.  
 Operation Works Approval TBD.  
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 186 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
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-4A.DWG
Date	09/10/2022
Issue	A
Ref	10935DP-186

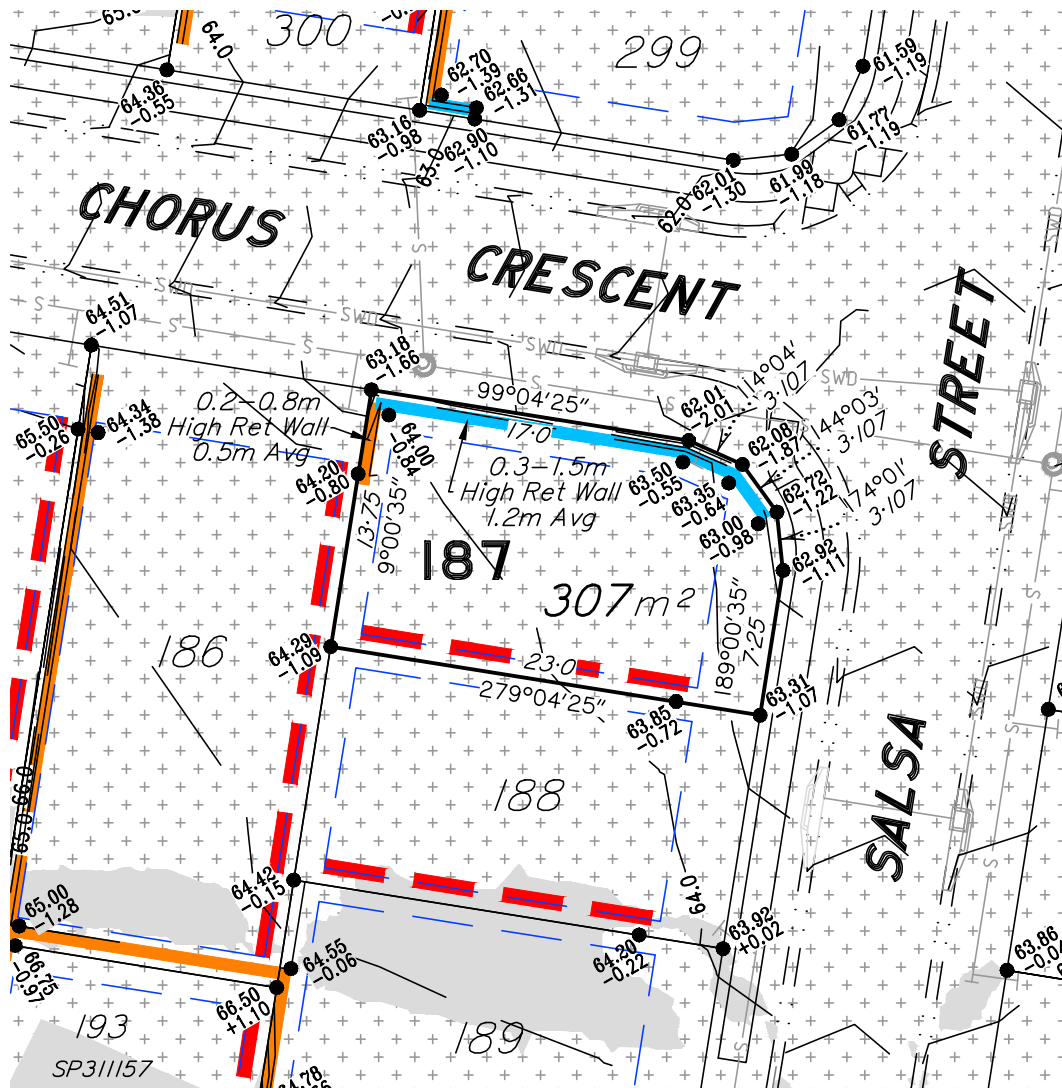


# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

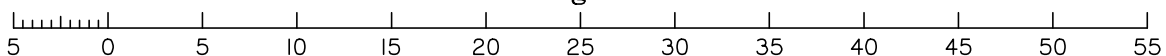


### LEGEND

- 18 - Design Contours
- [Grey Area] Area of Fill
- [Cross-hatched Area] Area of Cut
- 8.88 (-) Depth of cut
- 7.97 (+) 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 SK08-O)
- Black Dashed Line Batter/Bank
- Blue Dashed Line Building Location Envelope (Setbacks)
- White Outline 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.
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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.



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

### DISCLOSURE PLAN

Description

PROPOSED LOT 187  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

09/10/2022 Ref. 10935DP-187

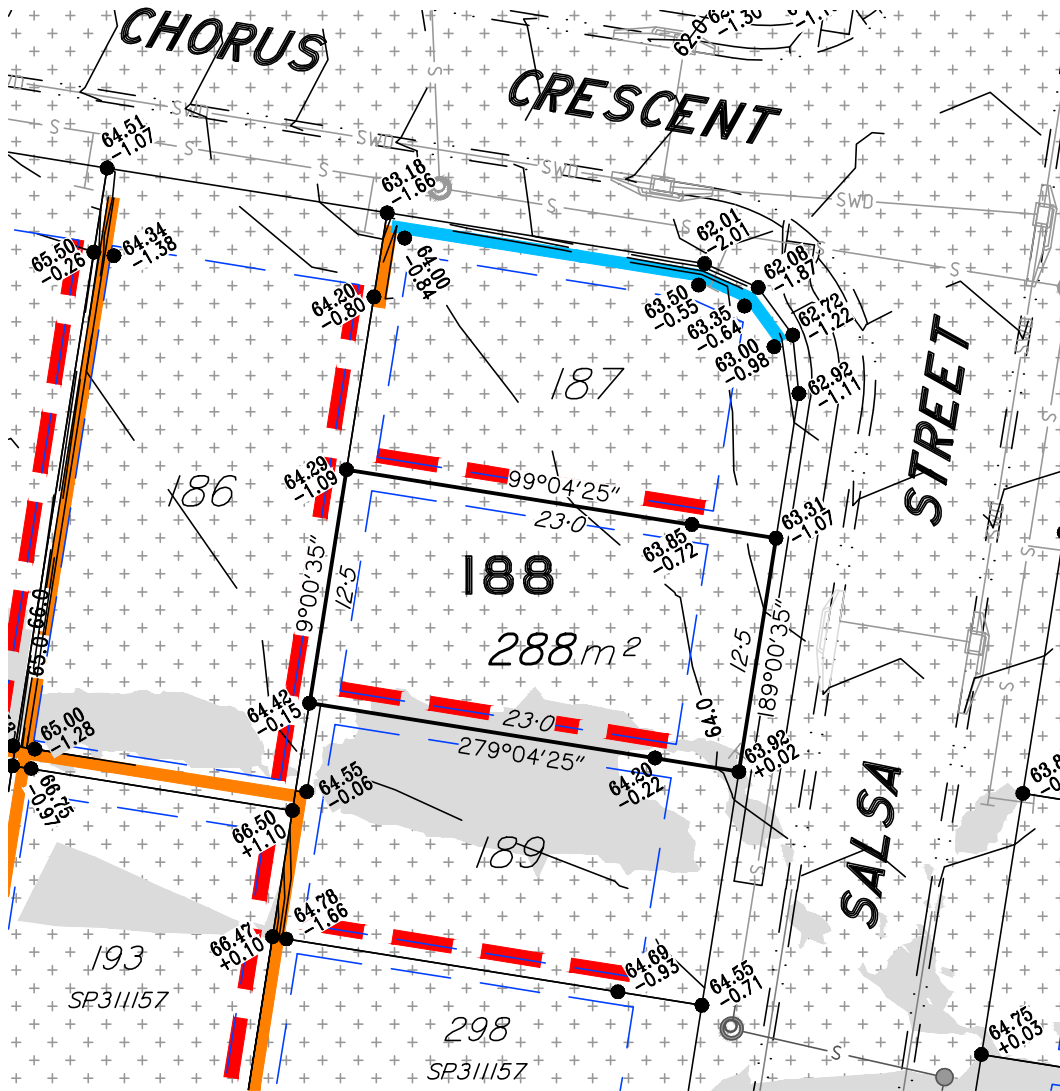


# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

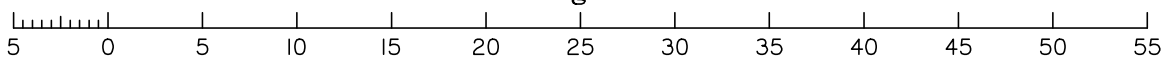


### LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 (-) Depth of cut
- 7.97 (+) Height of fill
- 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 SK08-O)
- 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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7. 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 188 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
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-4A.DWG
Issue	A
Date	09/10/2022 Ref. 10935DP-188

# STAGE 4A

# AVJennings®

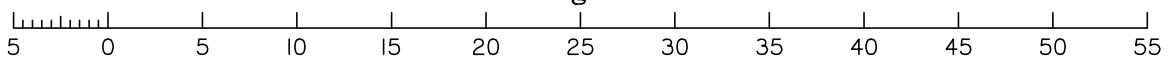
# Cadence

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

## DISCLOSURE PLAN

Description

PROPOSED LOT 189  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

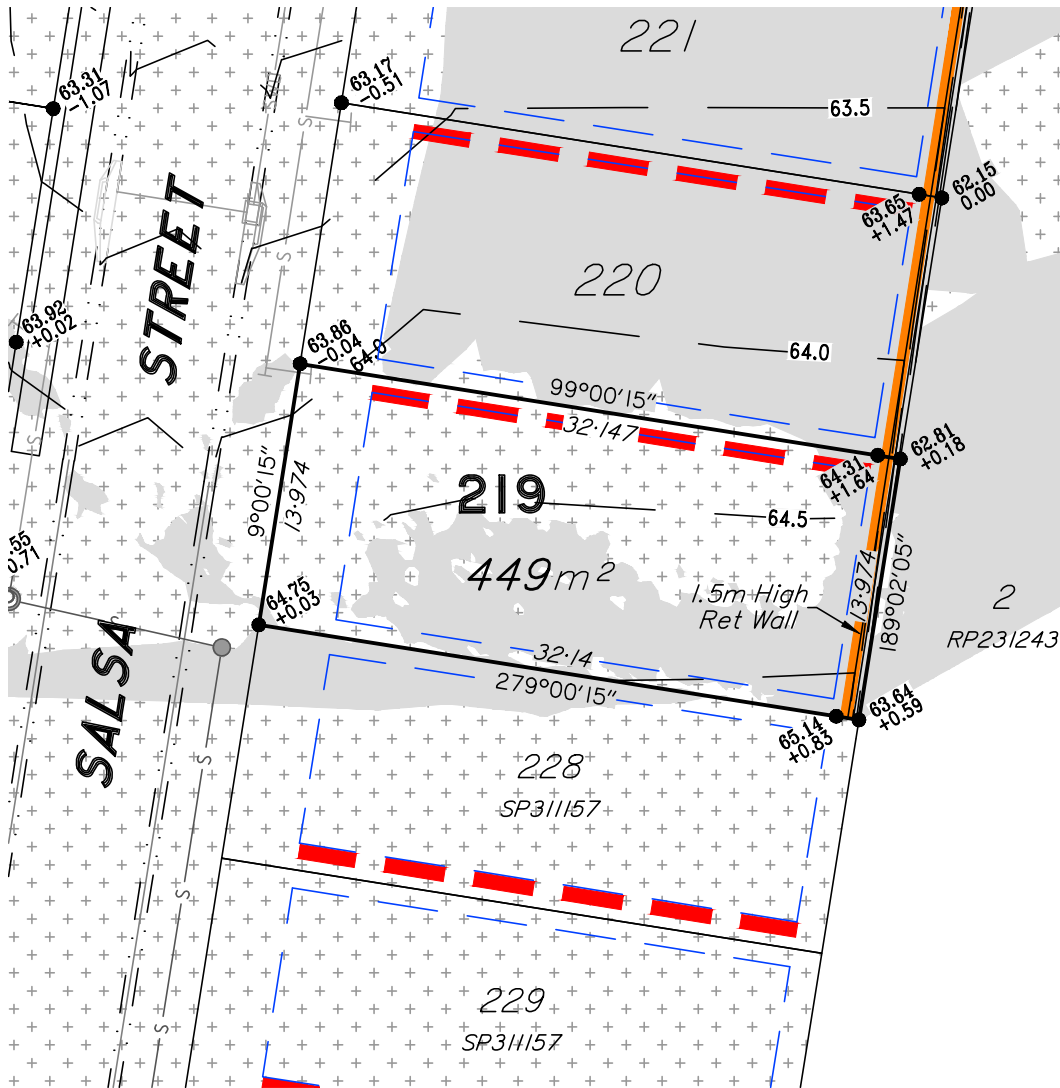
09/10/2022 Ref. 10935DP-189

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

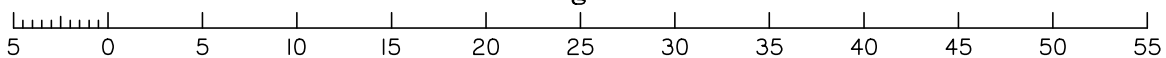


### LEGEND

- 18 — Design Contours
- Area of Fill
- Area of Cut
- 8.88  
-1.53 Allotment Level (-) Depth of cut
- 7.97  
+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 SK08-O)
- 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 219  
'CADENCE RIPLEY'  
LAND AT BINNIES ROAD  
RIPLEY  
LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

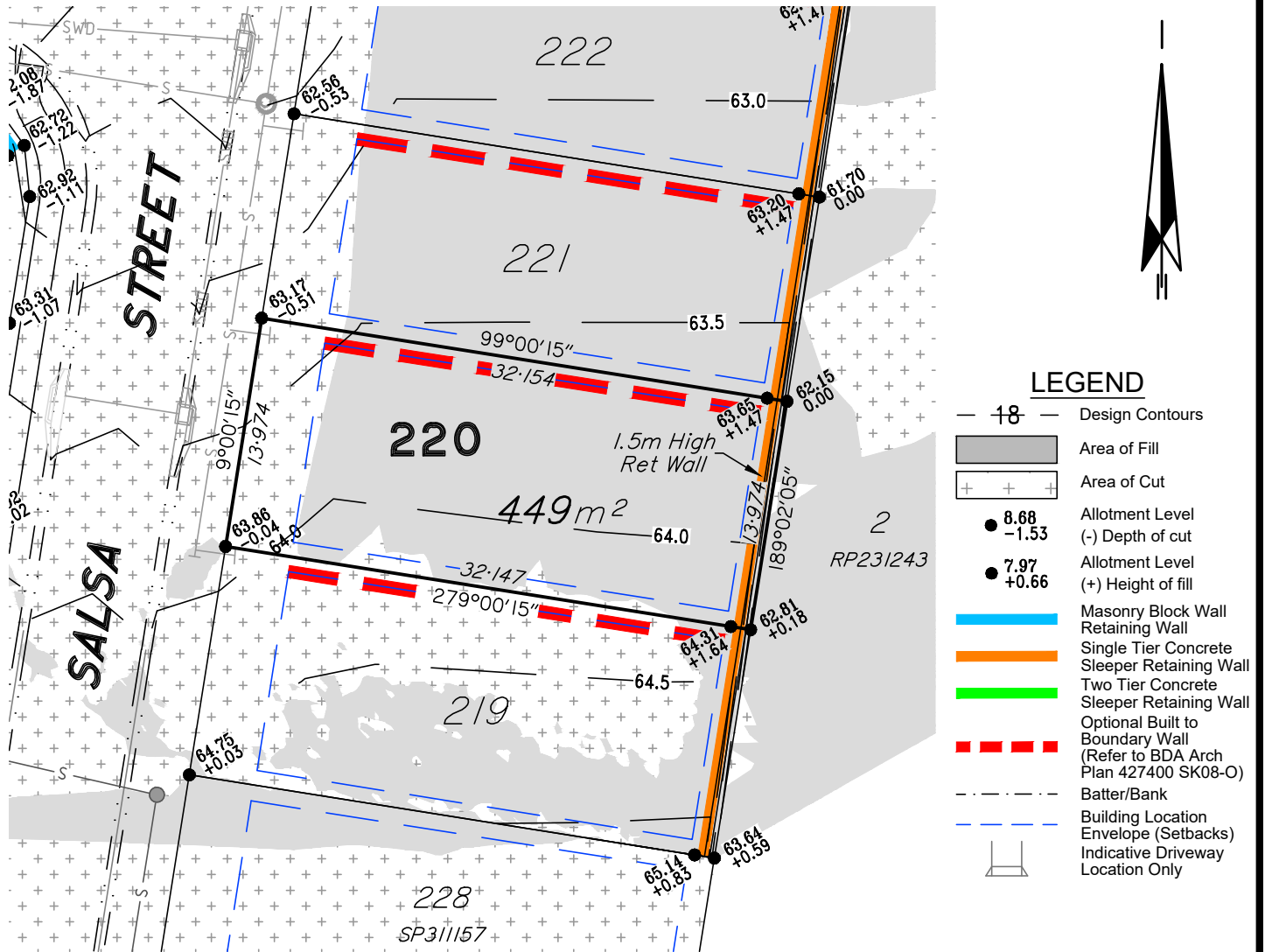
09/10/2022 Ref. 10935DP-219

# STAGE 4A

# AVJennings®

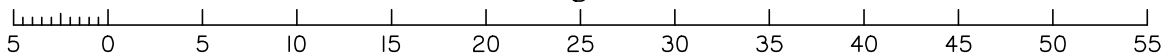
# Cadence

## 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 220  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

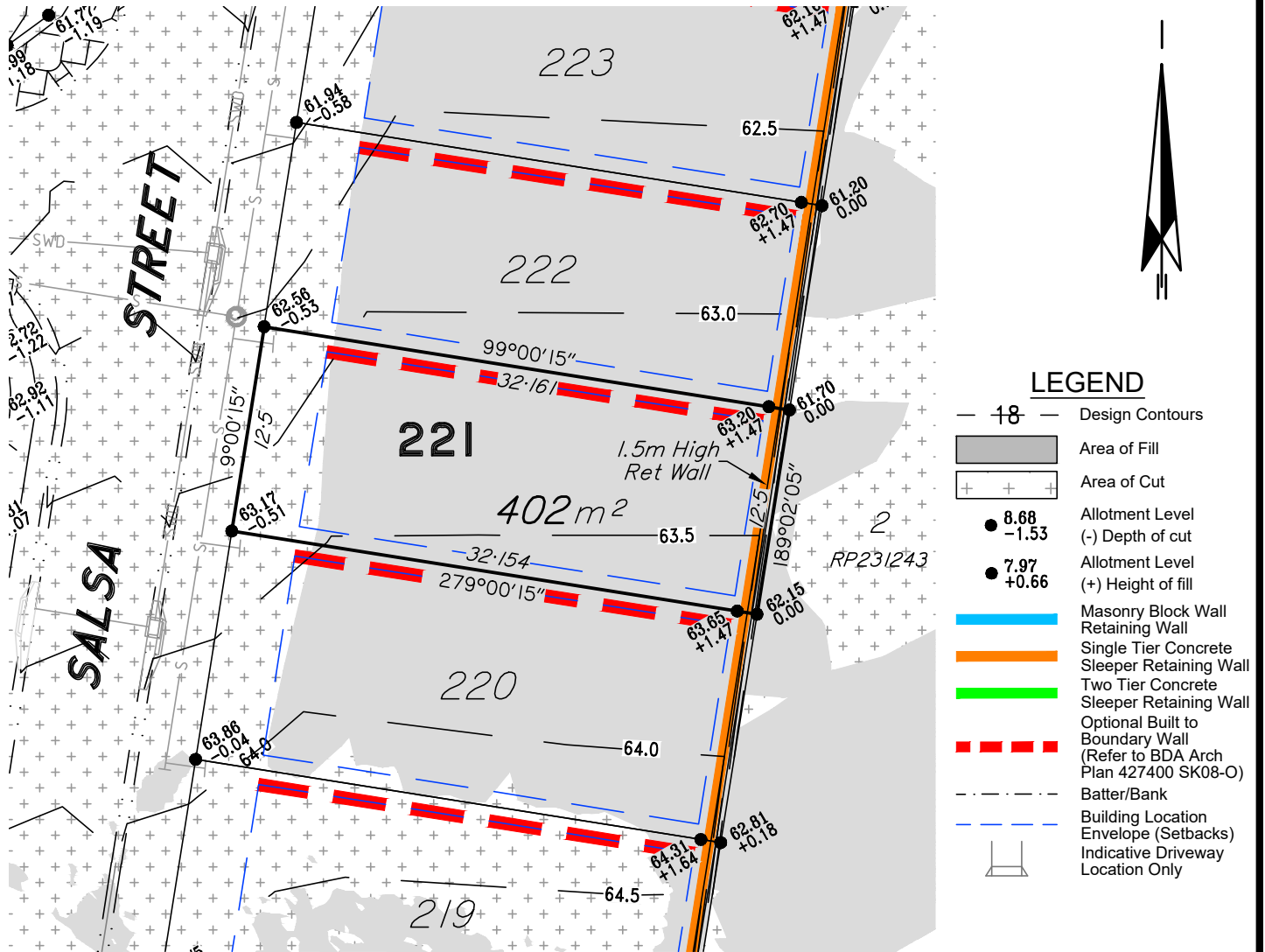
Issue **A**

Date

09/10/2022 Ref. 10935DP-220

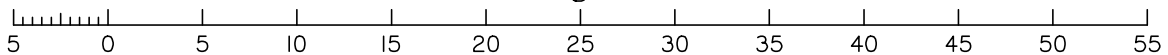


# STAGE 4A



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

## DISCLOSURE PLAN

Description

PROPOSED LOT 221  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

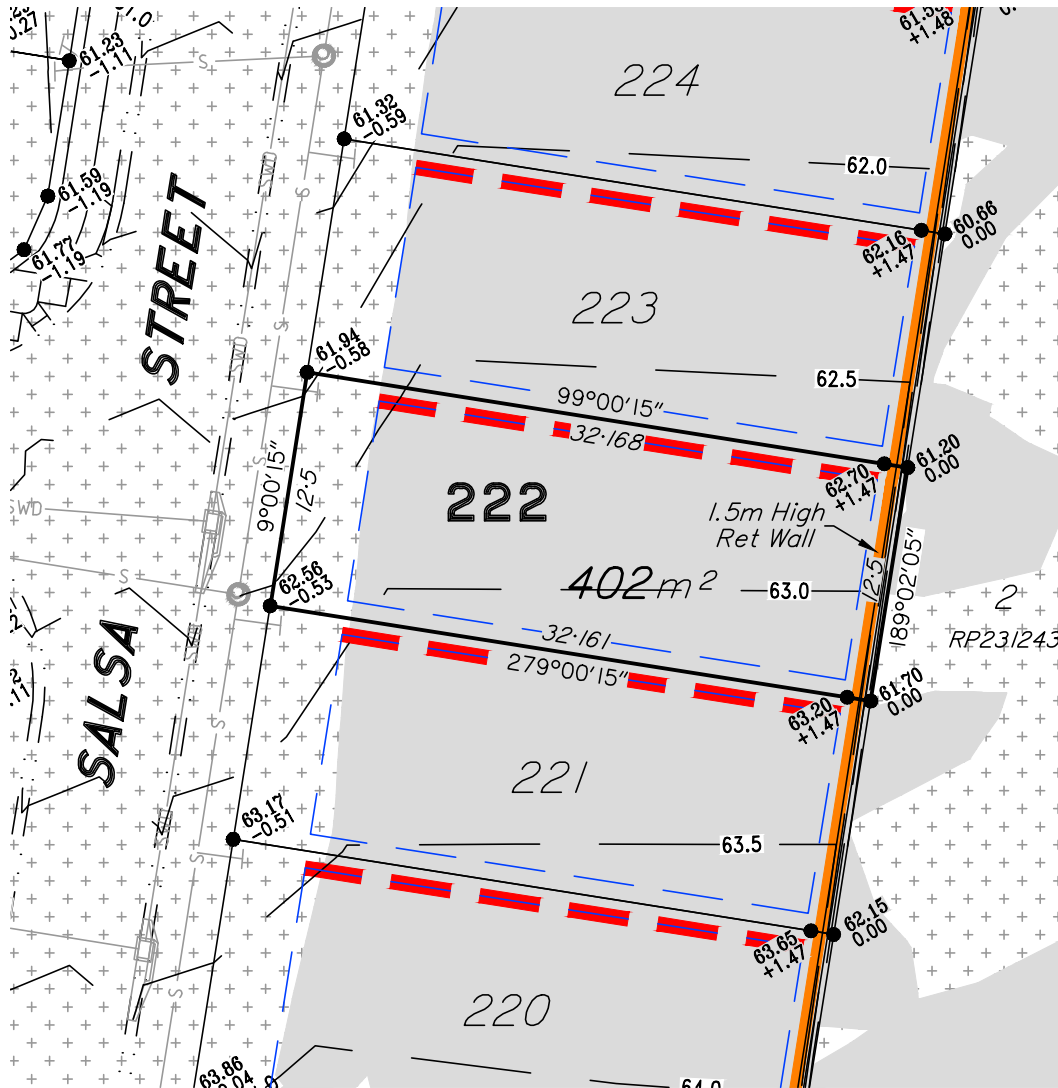
09/10/2022 Ref. 10935DP-221

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY



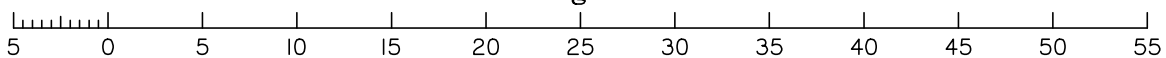
### LEGEND

- 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
- Optional Built to Boundary Wall (Refer to BDA Arch Plan 427400 SK08-O)
- 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 222  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443**

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-4A.DWG**

Issue  
**A**

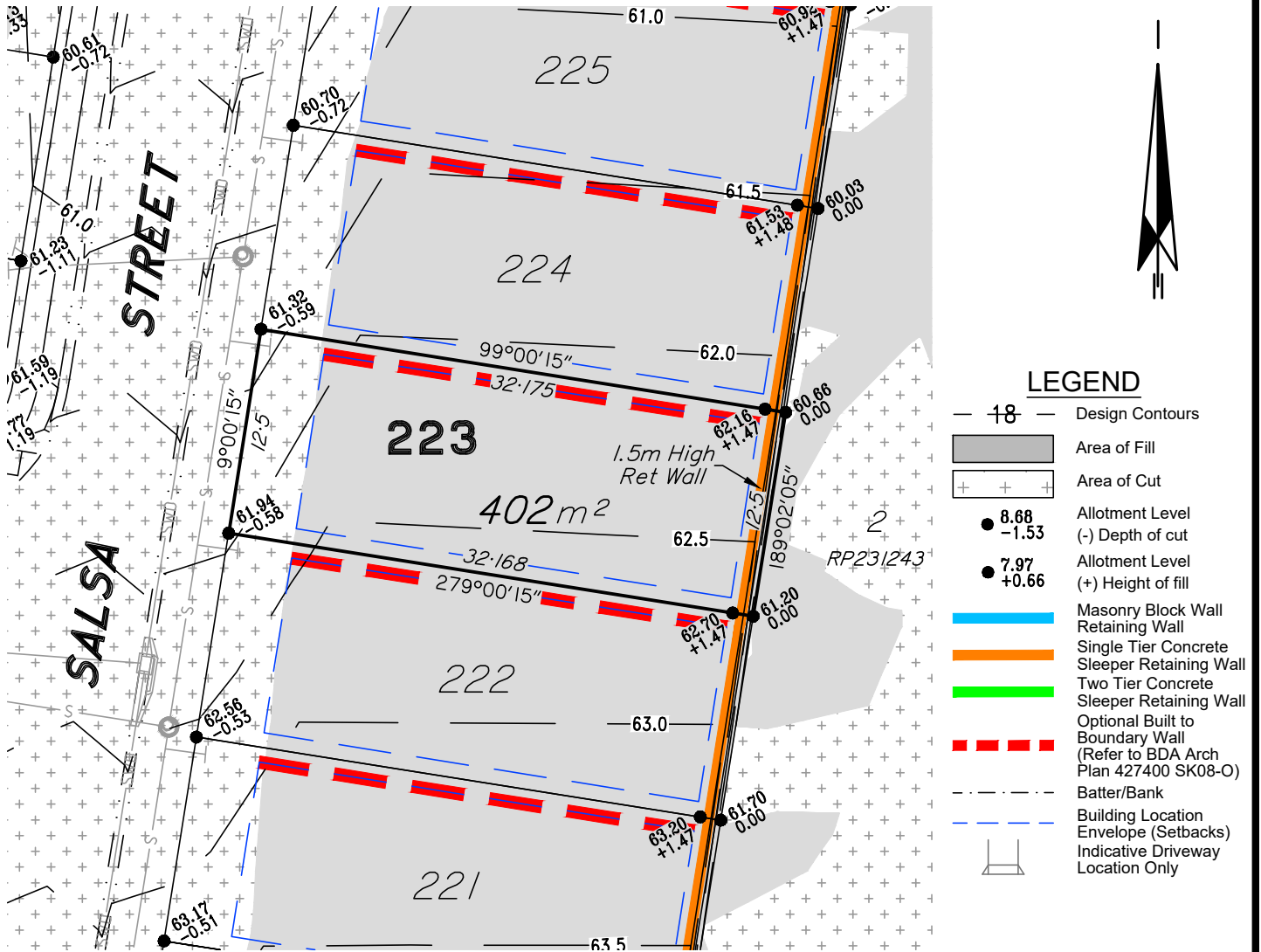
Date  
**09/10/2022** Ref. **10935DP-222**

# STAGE 4A

# AVJennings®

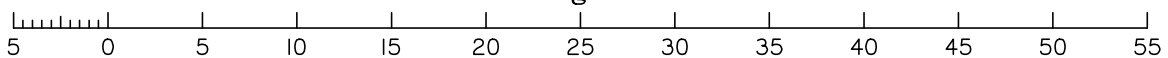
# Cadence

## 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.
- 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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- THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF RESOURCES.
- 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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 Contour Interval 0.5 Metres.  
 See draft plan SP327444 for more information.  
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 Operation Works Approval TBD.  
 This note is an integral part of this plan.

### DISCLOSURE PLAN

Description  
**PROPOSED LOT 223**  
**'CADENCE RIPLEY'**  
**LAND AT BINNIES ROAD**  
**RIPLEY**  
**LOT 905 ON SP327443**

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-4A.DWG**

Issue  
**A**

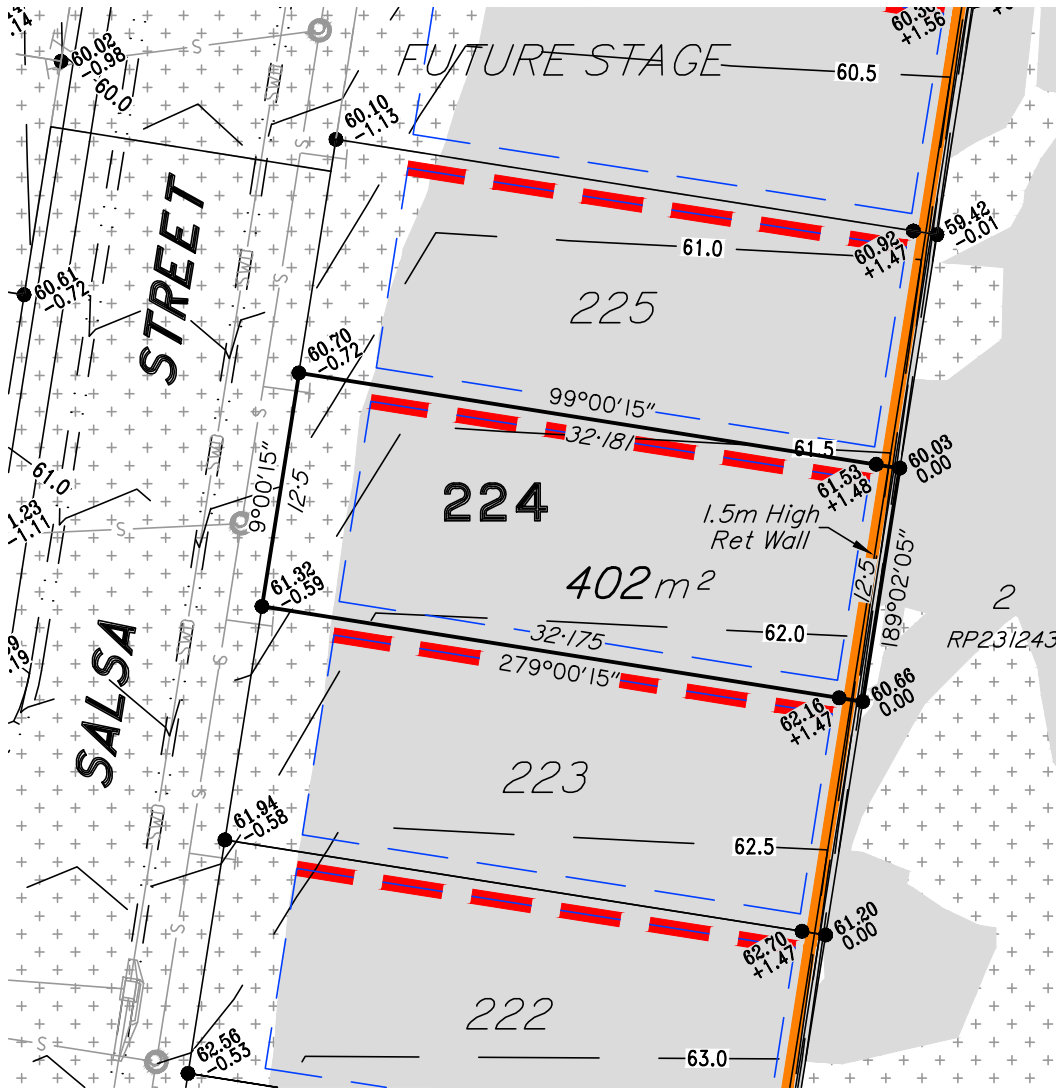
Date  
**09/10/2022** Ref. **10935DP-223**

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

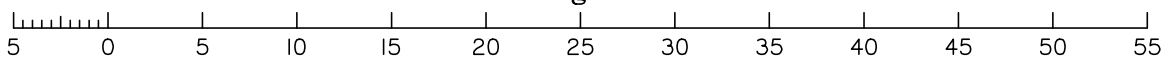


### LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level (-) Depth of cut
- 7.97 Allotment Level (+) Height of fill
- 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 SK08-O)
- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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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.



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### DISCLOSURE PLAN

Description

PROPOSED LOT 224  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

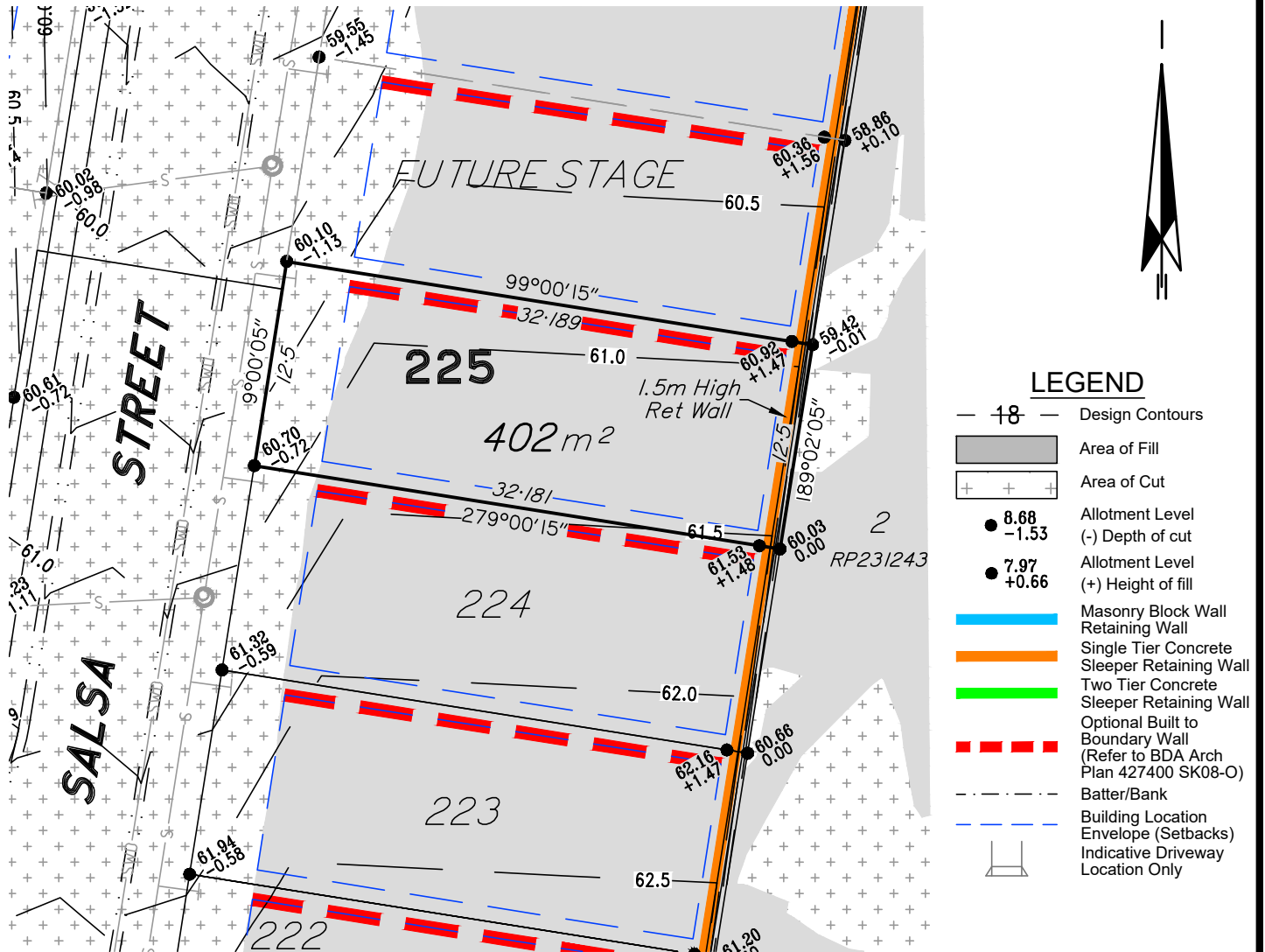
Issue **A**

Date

09/10/2022 Ref. 10935DP-224

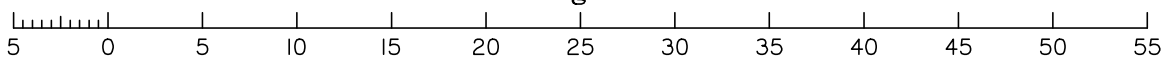


# STAGE 4A



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

### DISCLOSURE PLAN

Description

PROPOSED LOT 225  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

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-4A.DWG

Issue **A**

Date

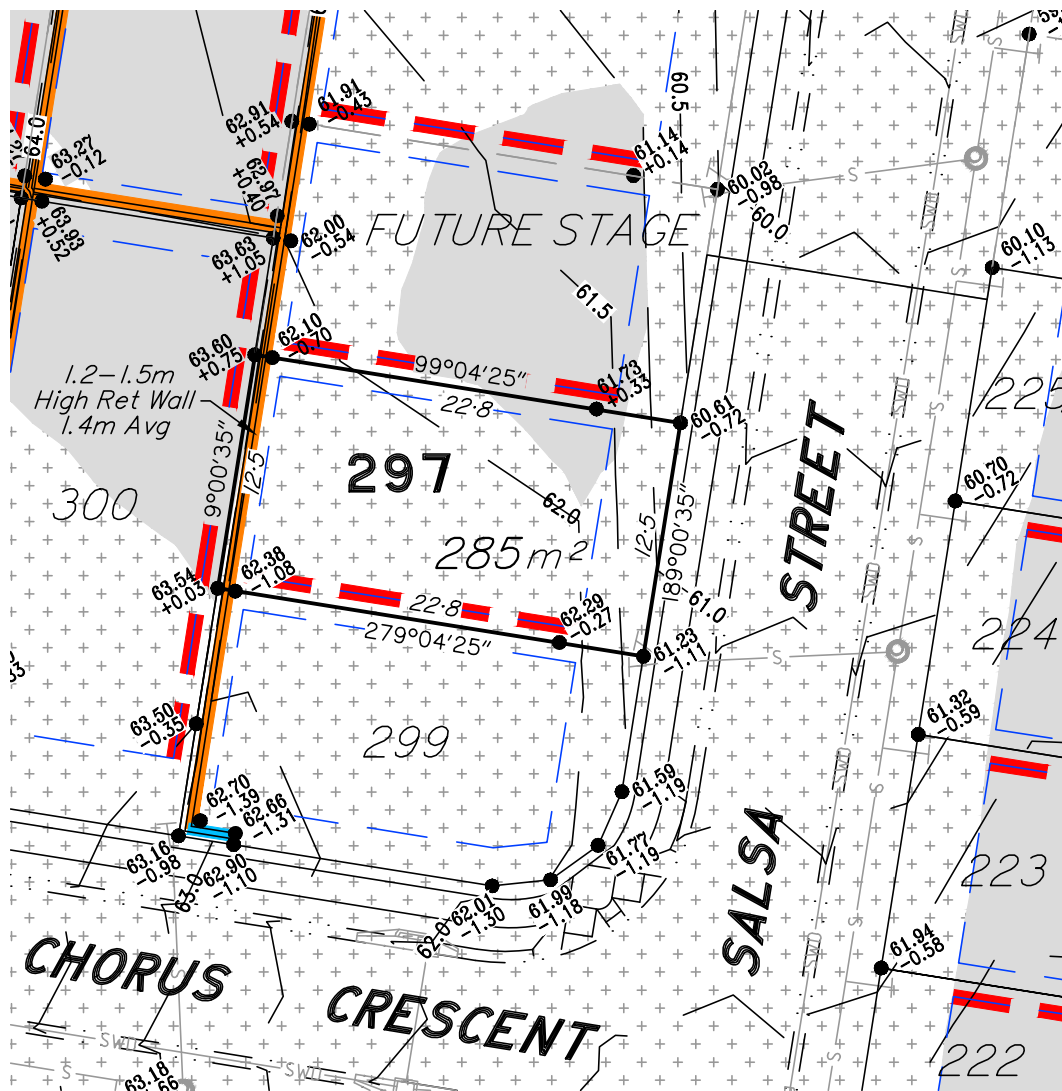
09/10/2022 Ref. 10935DP-225

# STAGE 4A

# AVJennings®

# Cadence

## RIPLY

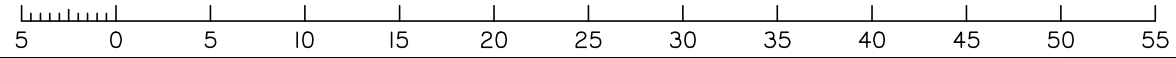


### LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.68 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 SK08-O)
- Batter/Bank
- Blue dashed line Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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Scale 1:400 - Lengths are in Metres.



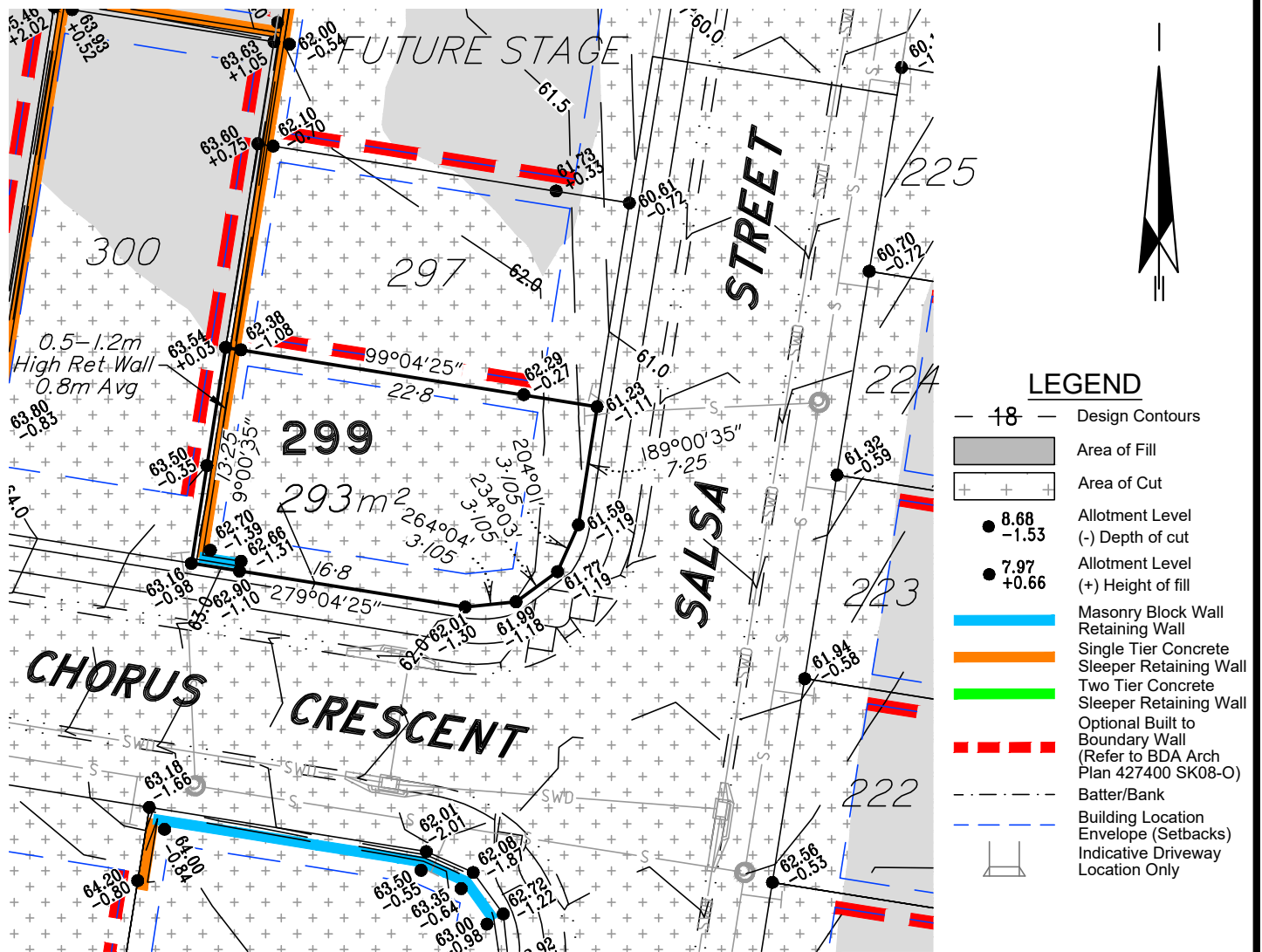
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 Operation Works Approval TBD.  
 This note is an integral part of this plan.

DISCLOSURE PLAN	
Description	PROPOSED LOT 297 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
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

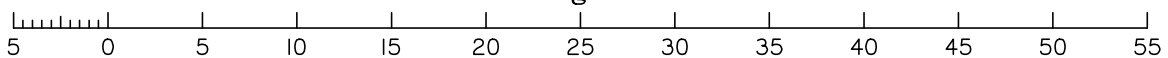
Digital File	10935DP-4A.DWG	Issue	<b>B</b>
Date	09/10/2022	Ref.	10935DP-297

# STAGE 4A



- 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 299  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443**

Scale in Metres  
 1: 400 at A4

Norris Clarke & O'Brien Pty Ltd



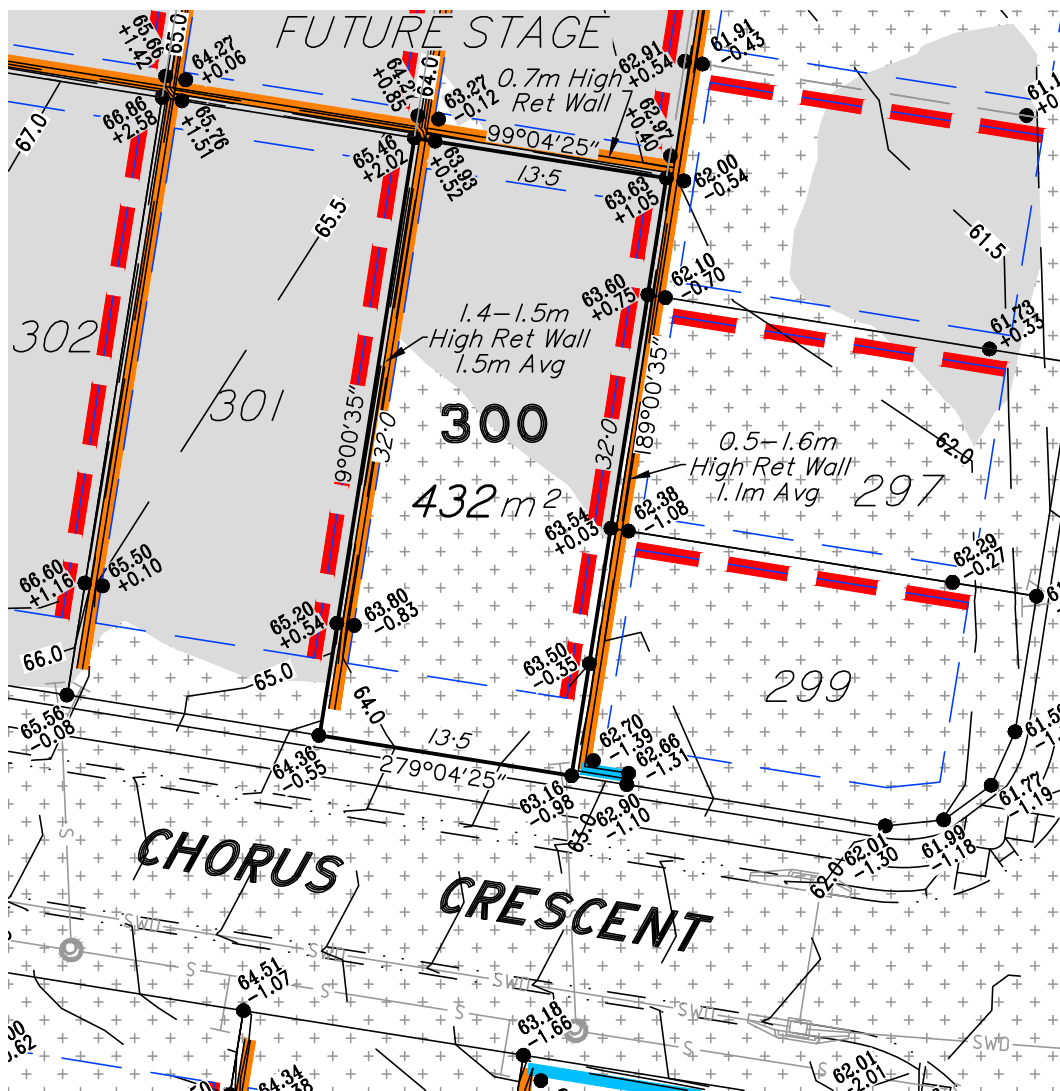
Licensed Surveyors  
 Town Planners  
 Development Consultants

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-4A.DWG Issue **B**  
 Date 09/10/2022 Ref. 10935DP-299



# STAGE 4A

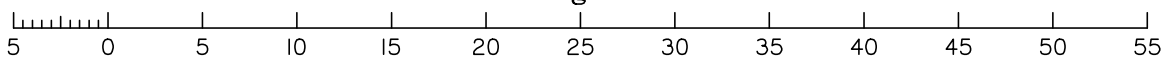


### LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 (-) Depth of cut
- 7.97 (+) Height of fill
- 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 SK08-O)
- 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 300 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
Scale in Metres	1:400 at A4

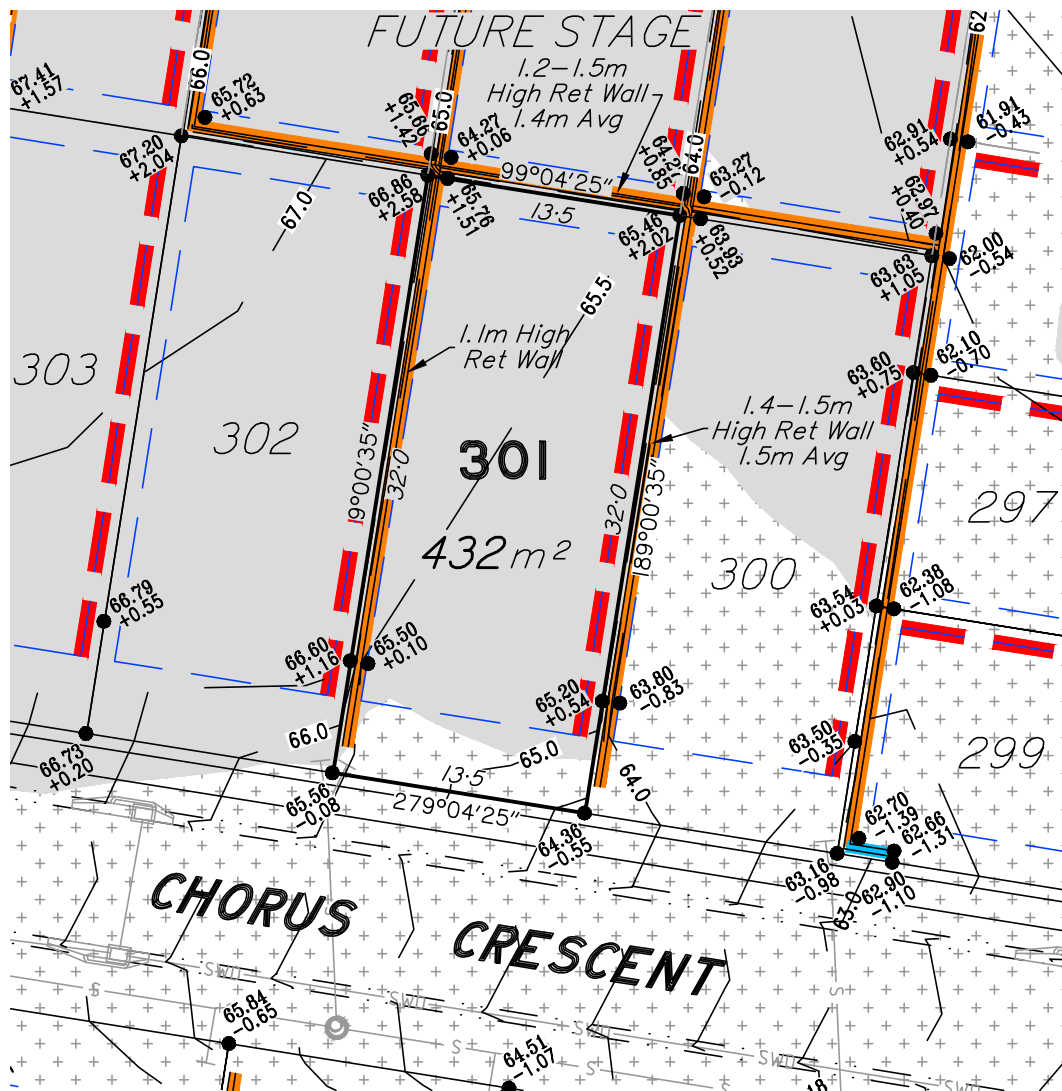
Norris Clarke & O'Brien Pty Ltd	
Licensed Surveyors Town Planners Development Consultants	
Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770	
Digital File	10935DP-4A.DWG
Date	09/10/2022
Issue	A
Ref	10935DP-300



# STAGE 4A



RIPLBY

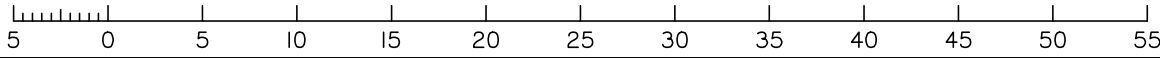


### LEGEND

- 18 - Design Contours
- Area of Fill
- Area of Cut
- 8.88 Allotment Level
- (-) Depth of cut
- 7.97 Allotment Level
- (+) Height of fill
- Masonry Block Wall
- Retaining Wall
- Single Tier Concrete Sleeper Retaining Wall
- Two Tier Concrete Sleeper Retaining Wall
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- Batter/Bank
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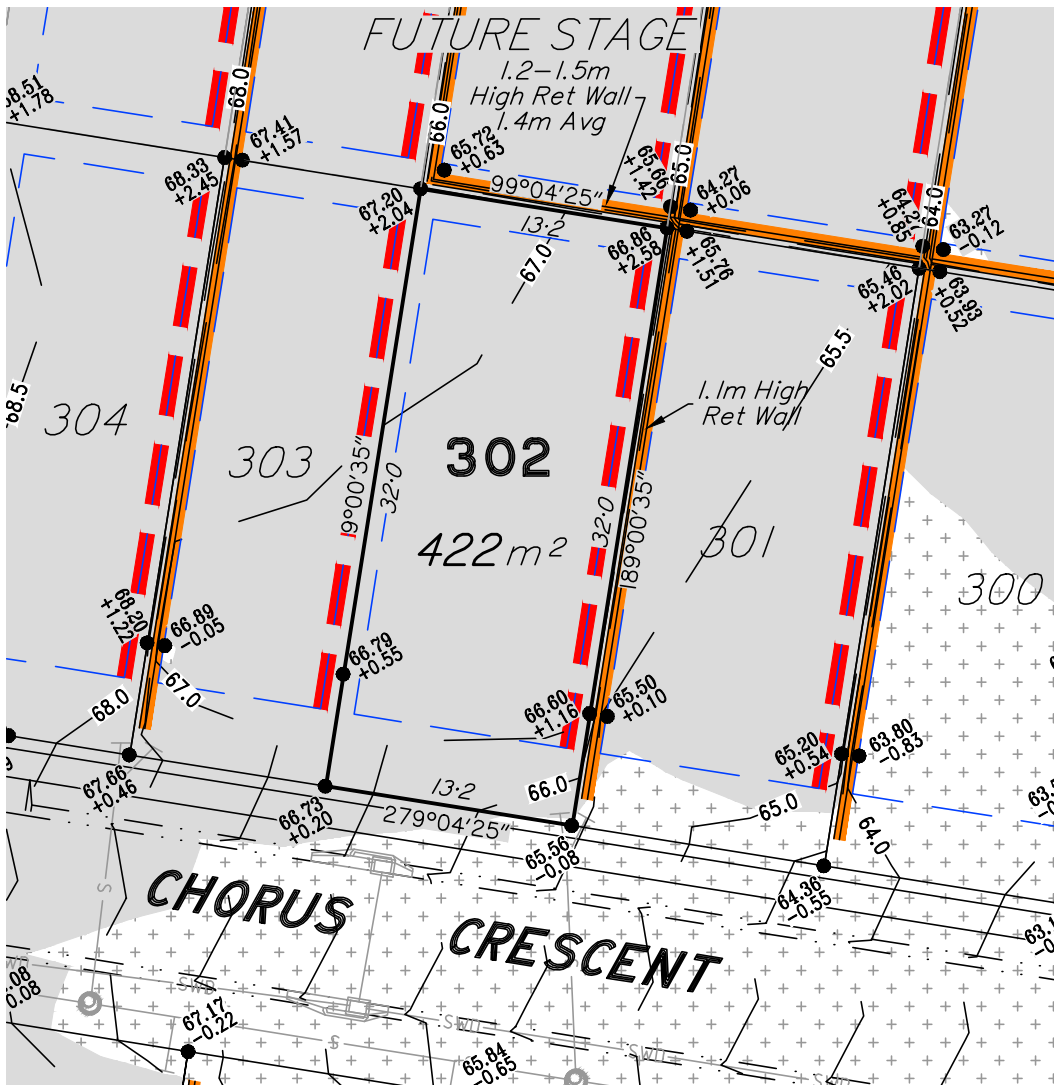
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DISCLOSURE PLAN	
Description	PROPOSED LOT 301 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY LOT 905 ON SP327443
Scale in Metres	1:400 at A4

Norris Clarke & O'Brien Pty Ltd  
**NCB** Licensed Surveyors  
 Town Planners  
 Development Consultants  
 Level 1 - Aldi Centre, 12 Bishop Street  
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 ACN 056 870 770 ABN 15 056 870 770

Digital File	10935DP-4A.DWG	Issue	A
Date	09/10/2022 Ref. 10935DP-301		

# STAGE 4A

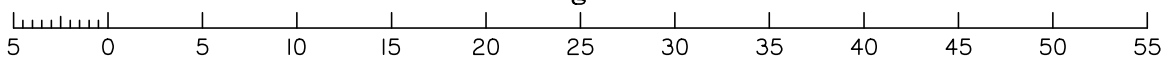


### LEGEND

- 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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- Batter/Bank
- Building Location Envelope (Setbacks)
- Indicative Driveway Location Only

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 Operation Works Approval TBD.  
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### DISCLOSURE PLAN

Description  
**PROPOSED LOT 302  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443**

Scale in Metres  
**1:400 at A4**

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors  
 Town Planners  
 Development Consultants

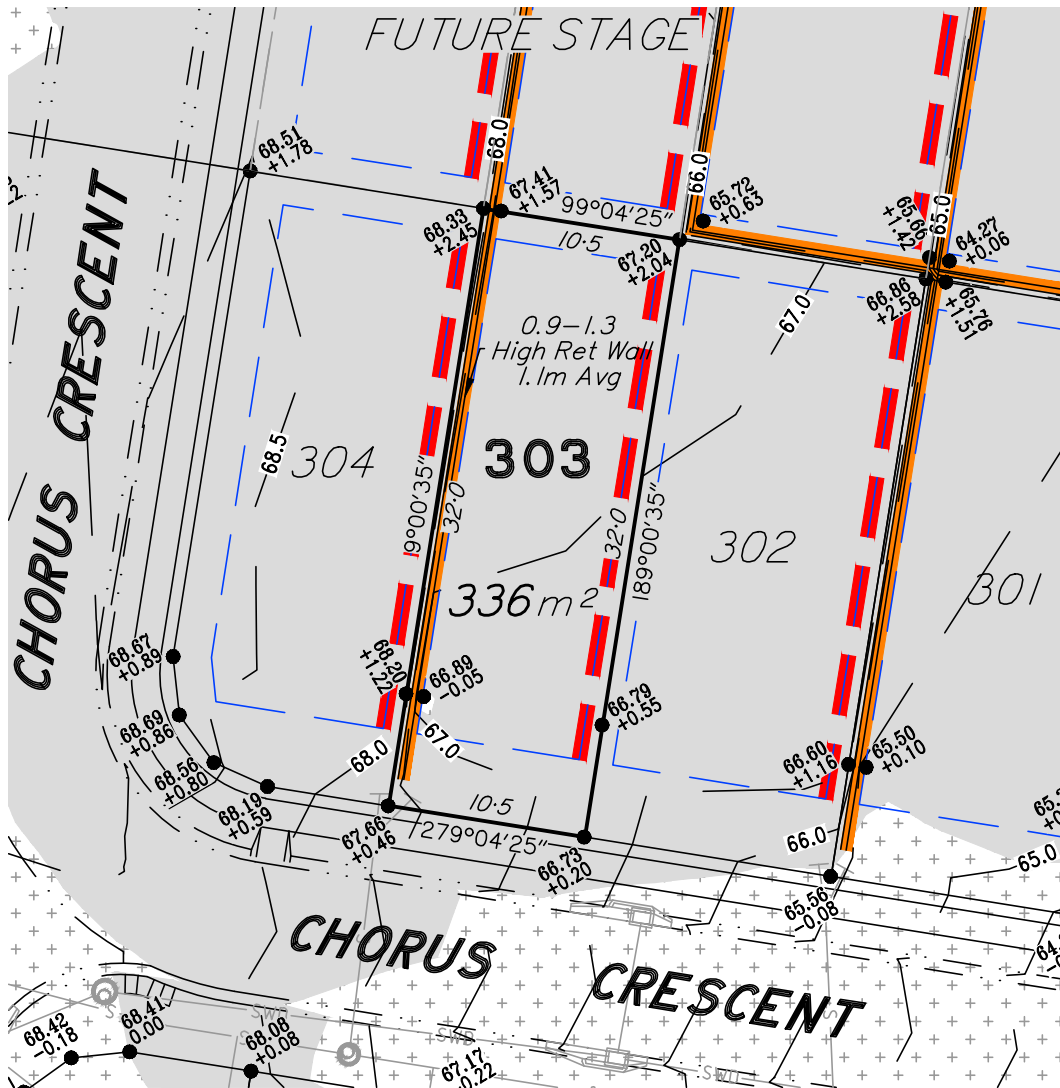
Level 1 - Aldi Centre, 12 Bishop Street  
 Kelvin Grove QLD 4059  
 ph: 07 3012 0000 fax: 07 3012 0099  
 email: info@ncob.com.au  
 ACN 056 870 770 ABN 15 056 870 770

Digital File  
**10935DP-4A.DWG**

Issue  
**A**

Date  
**09/10/2022** Ref. **10935DP-302**

# STAGE 4A

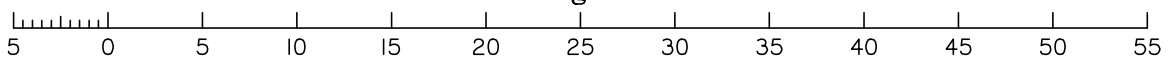


### LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [+ + +] 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 SK08-O)
- [Dashed Line] Batter/Bank
- [Blue Dashed Line] Building Location Envelope (Setbacks)
- [Thin Line] 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 0.5 Metres.  
 See draft plan SP327444 for more information.  
 Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.  
 Operation Works Approval TBD.  
 This note is an integral part of this plan.

## DISCLOSURE PLAN

Description  
**PROPOSED LOT 303**  
**'CADENCE RIPLEY'**  
**LAND AT BINNIES ROAD**  
**RIPLEY**  
**LOT 905 ON SP327443**

Scale in Metres  
**1:400 at A4**

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors  
 Town Planners  
 Development Consultants

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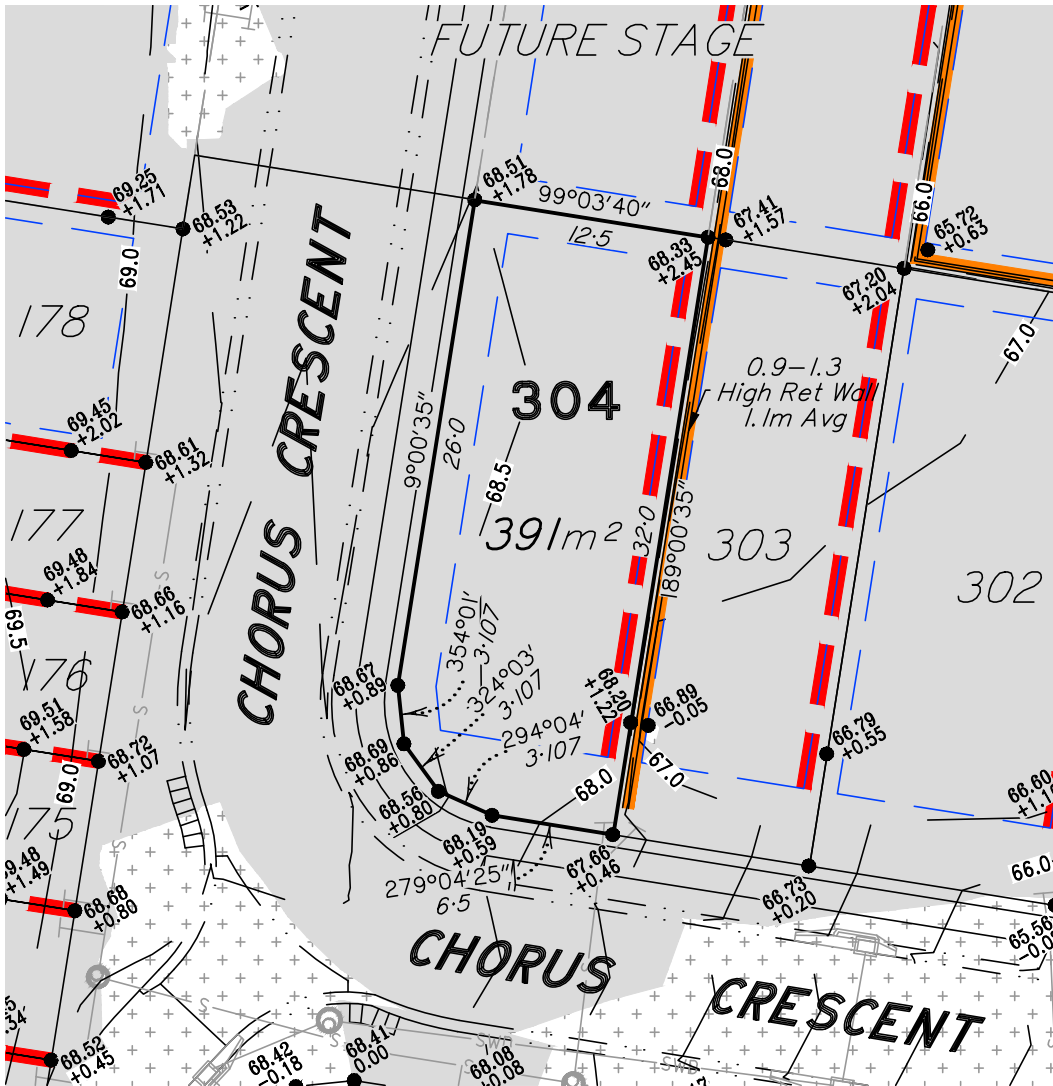
Digital File  
**10935DP-4A.DWG**

Issue  
**A**

Date  
**09/10/2022** Ref. **10935DP-303**



# STAGE 4A

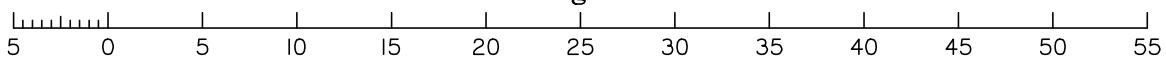


### LEGEND

- 18 - Design Contours
- [Grey Box] Area of Fill
- [Cross-hatched 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
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## DISCLOSURE PLAN

Description

PROPOSED LOT 304  
 'CADENCE RIPLEY'  
 LAND AT BINNIES ROAD  
 RIPLEY  
 LOT 905 ON SP327443

Scale in Metres

1:400 at A4

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Digital File

10935DP-4A.DWG

Issue

A

Date

09/10/2022 Ref. 10935DP-304