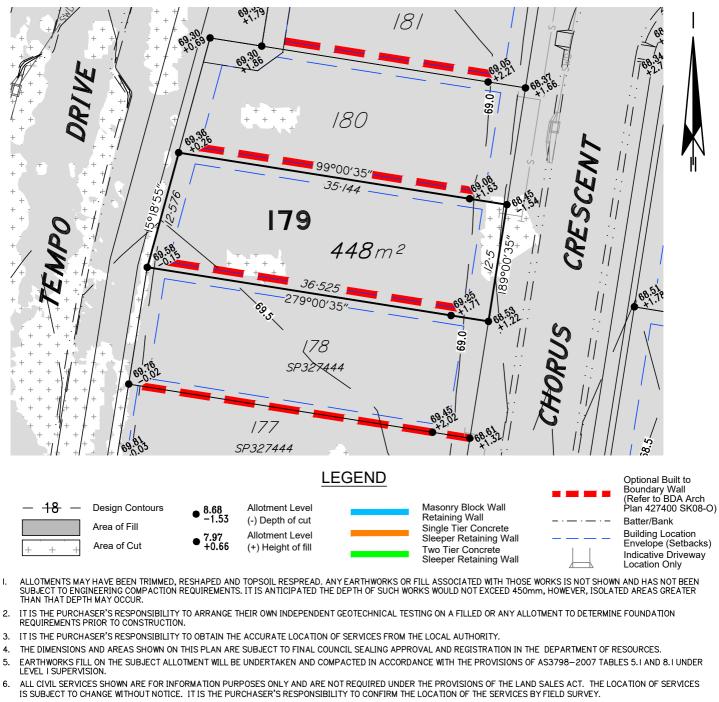
#### STAGE 4B

## **AVJennings**<sup>®</sup>

# RIPLEY

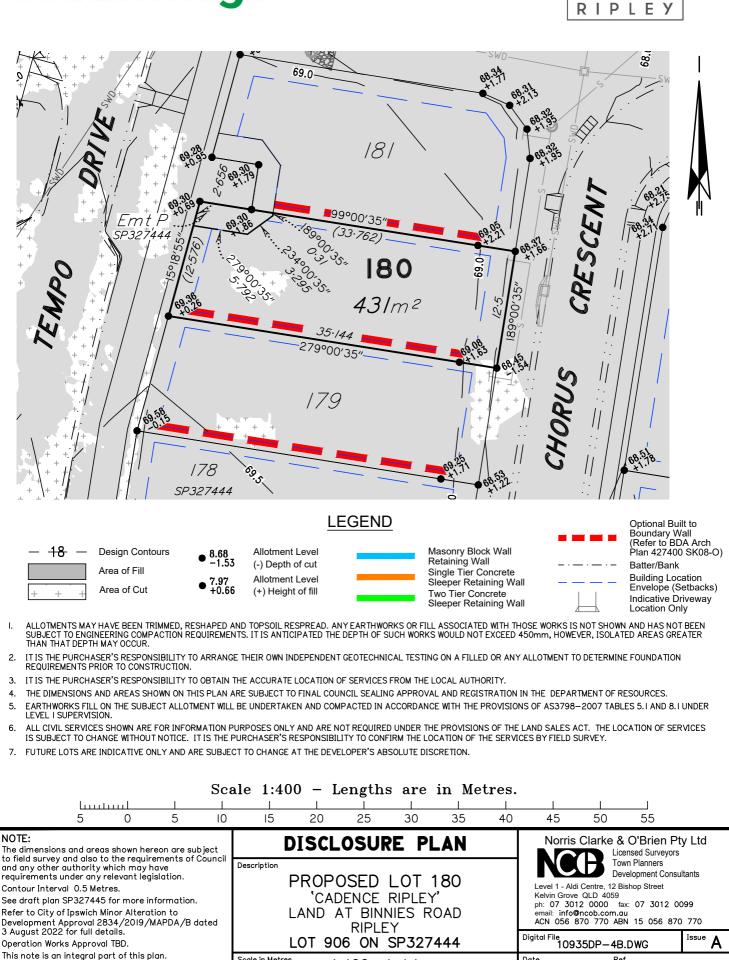


7. FUTURE LOTS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S ABSOLUTE DISCRETION.

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Refer to City of Ip Development App 3 August 2022 fo	oroval 2834/2			ated	l	LAND	AT BINN RIPLF	ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870 770						
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### STAGE 4B

### **AVJennings**<sup>®</sup>



1:400 at A4

<sup>Date</sup> 09/10/2022<sup>Ref</sup> 10935DP-180

Scale in Metres

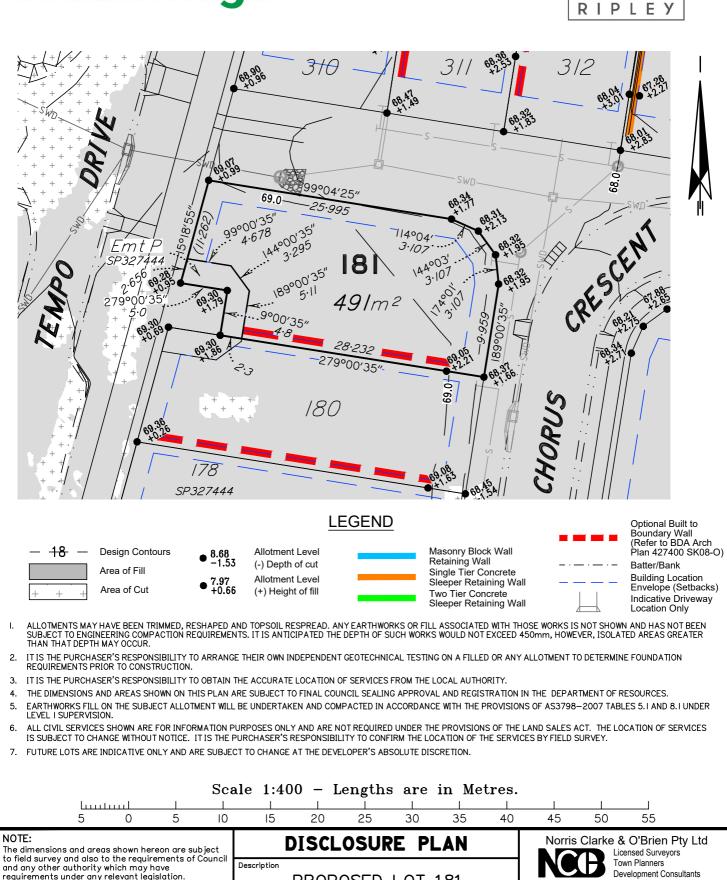
### **STAGE 4B**

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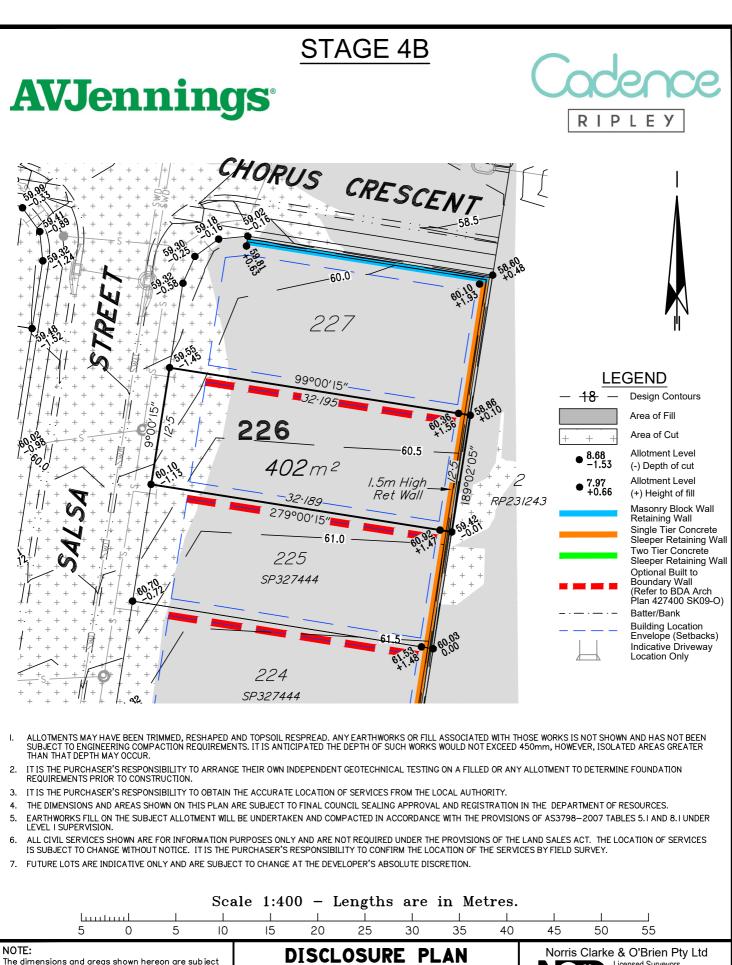
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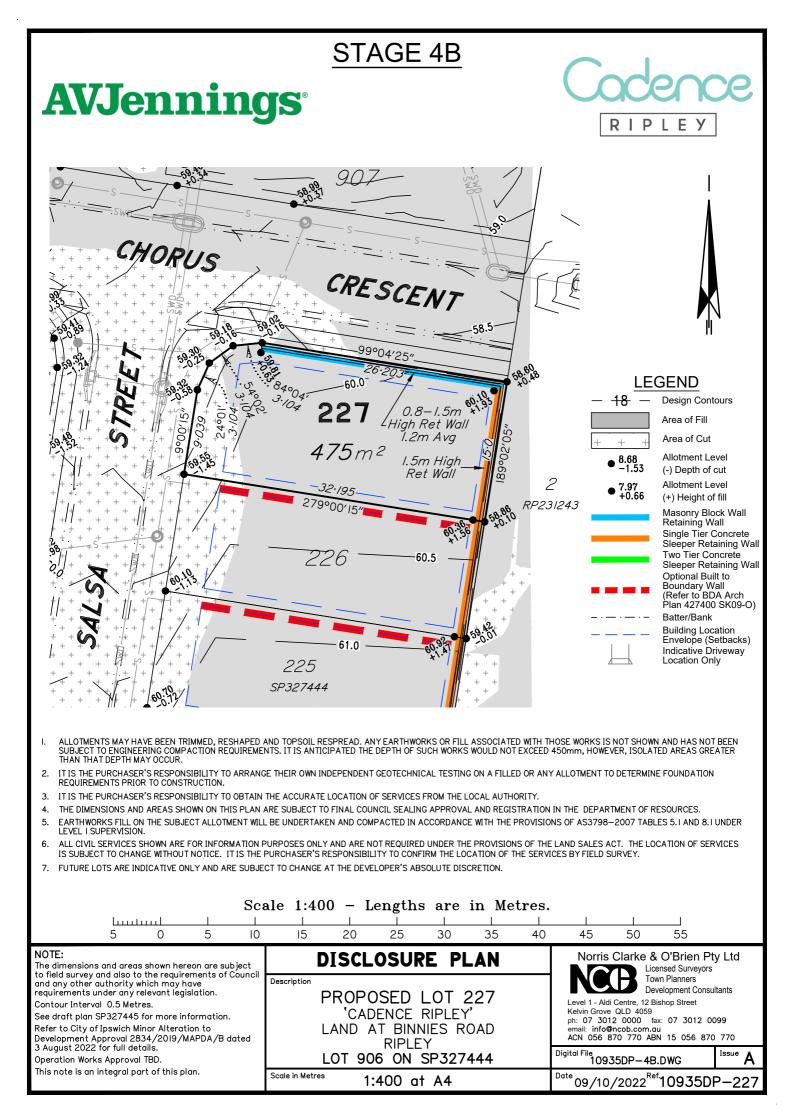
## **AVJennings**<sup>®</sup>

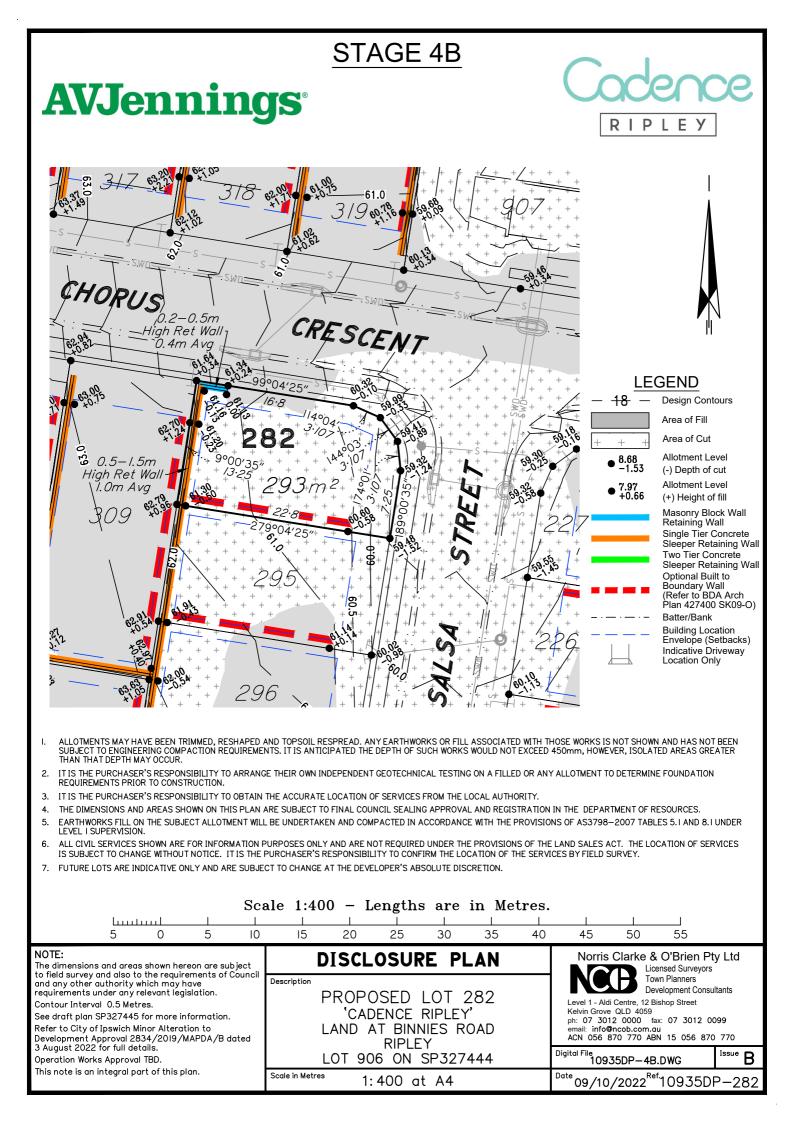


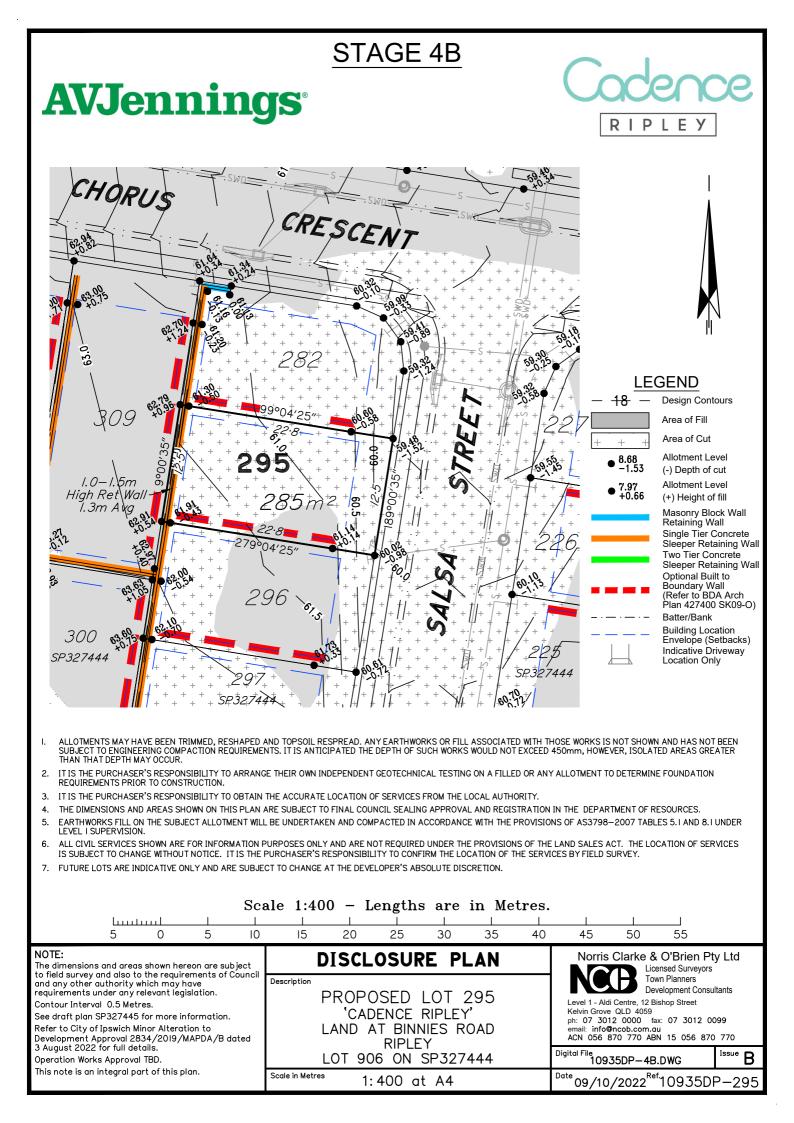
and any other authority which may have requirements under any relevant legislation. Contour Interval 0.5 Metres. See draft plan SP327445 for more information. Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated	PROPOSED LOT 181 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY	Town Planners Development Consu Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 00 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870	099
3 August 2022 for full details. Operation Works Approval TBD.	LOT 906 ON SP327444	Digital File 10935DP-4B.DWG	Issu
This note is an integral part of this plan.	Scale in Metres 1:400 at A4	Date 09 /10 /2022 Ref. 109.35D	P_1

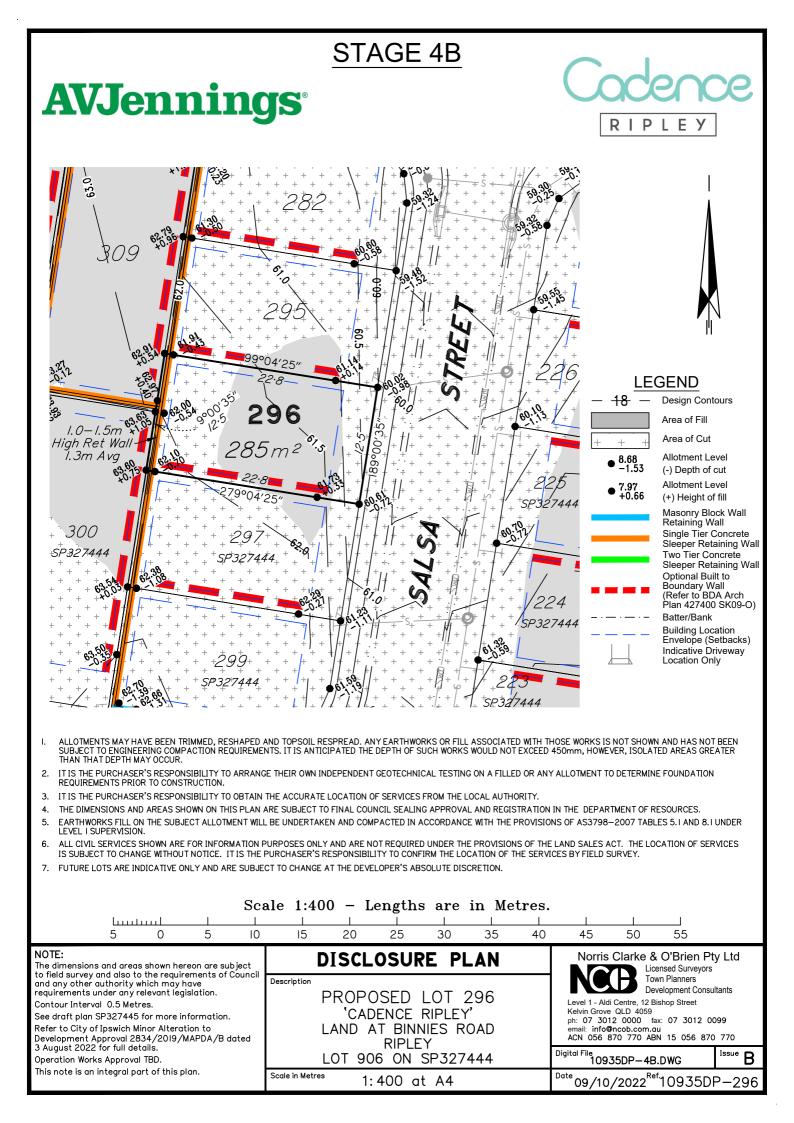


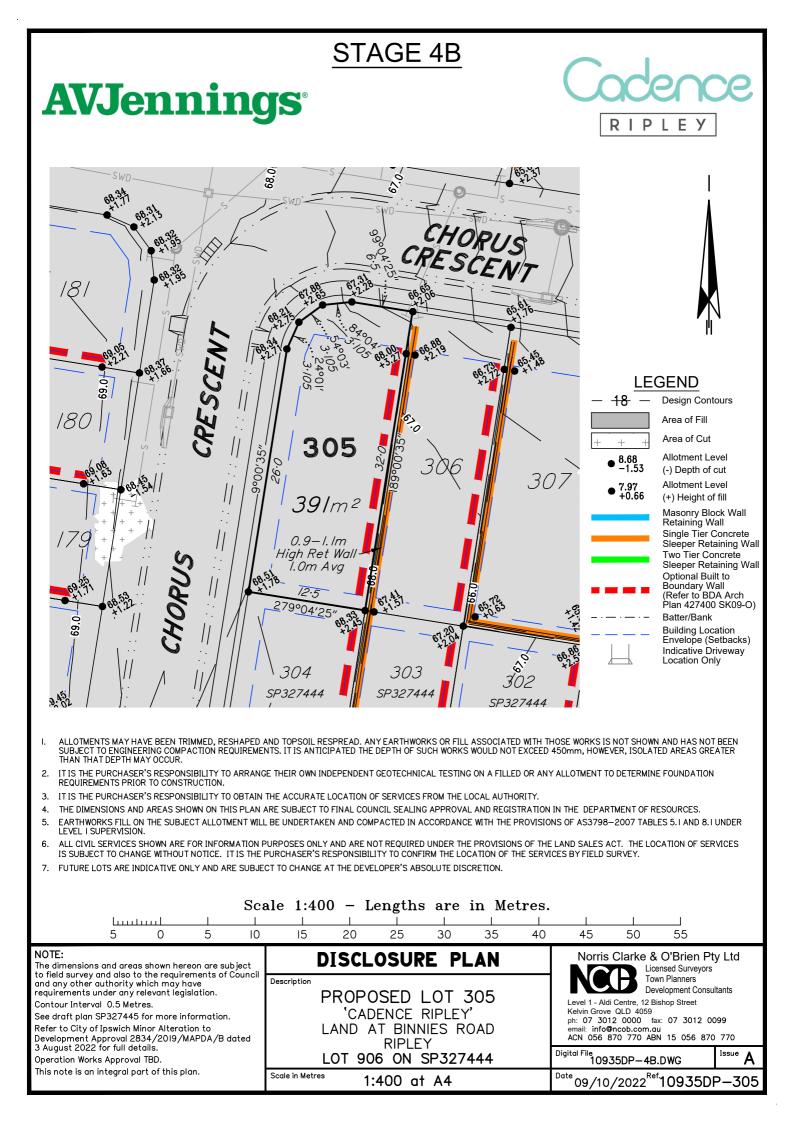
NOTE: The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council	DISCLOSURE PLAN	Norris Clarke & O'Brien Pty Licensed Surveyors	
and any other authority which may have requirements under any relevant legislation. Contour Interval 0.5 Metres. See draft plan SP327445 for more information. Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated	PROPOSED LOT 226 'CADENCE RIPLEY' LAND AT BINNIES ROAD	Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 00 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870	999
3 August 2022 for full details. Operation Works Approval TBD.	RIPLEY LOT 906 ON SP327444	Digital File 10935DP-4B.DWG	Issue $A$
This note is an integral part of this plan.		<sup>Date</sup> 09/10/2022 <sup>Ref.</sup> 10935DF	-226

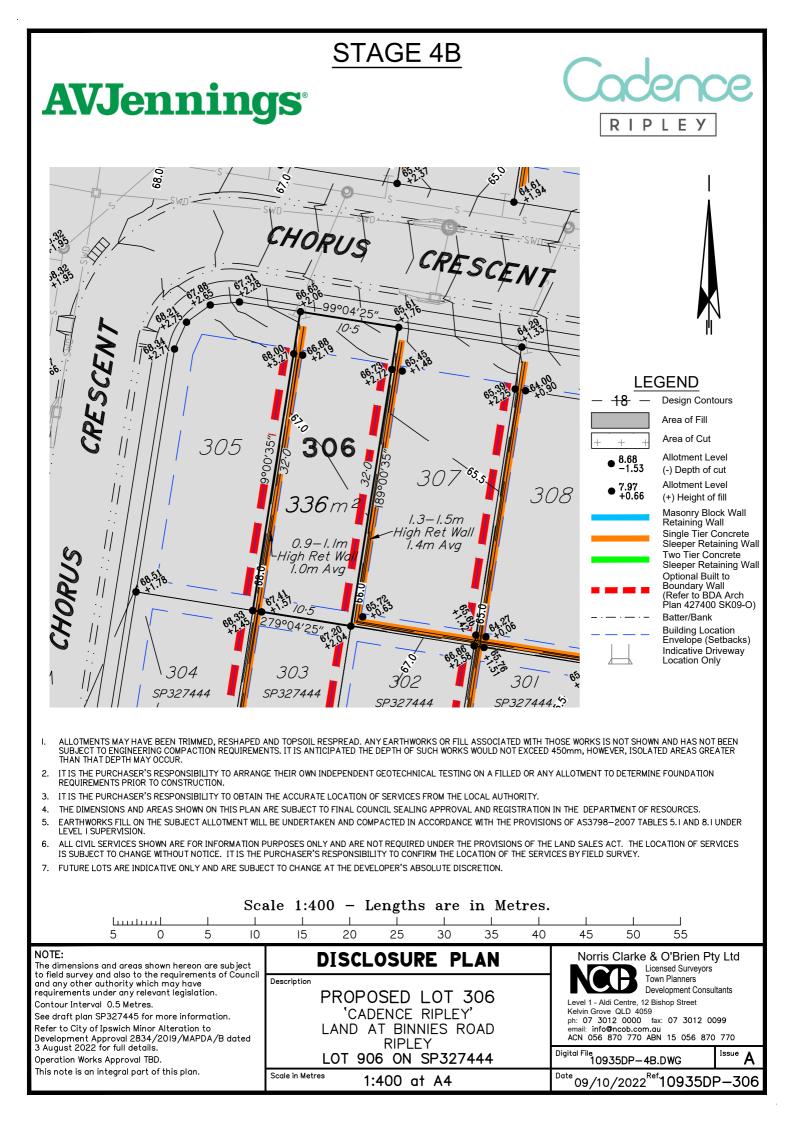


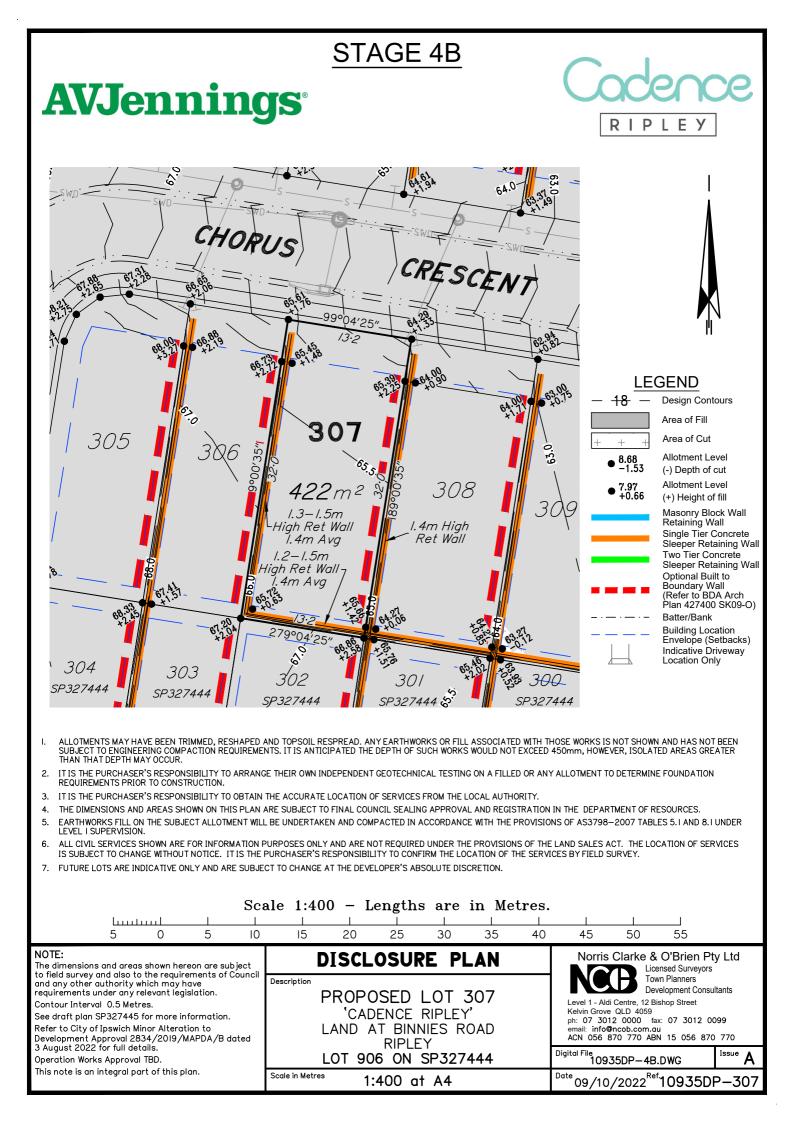


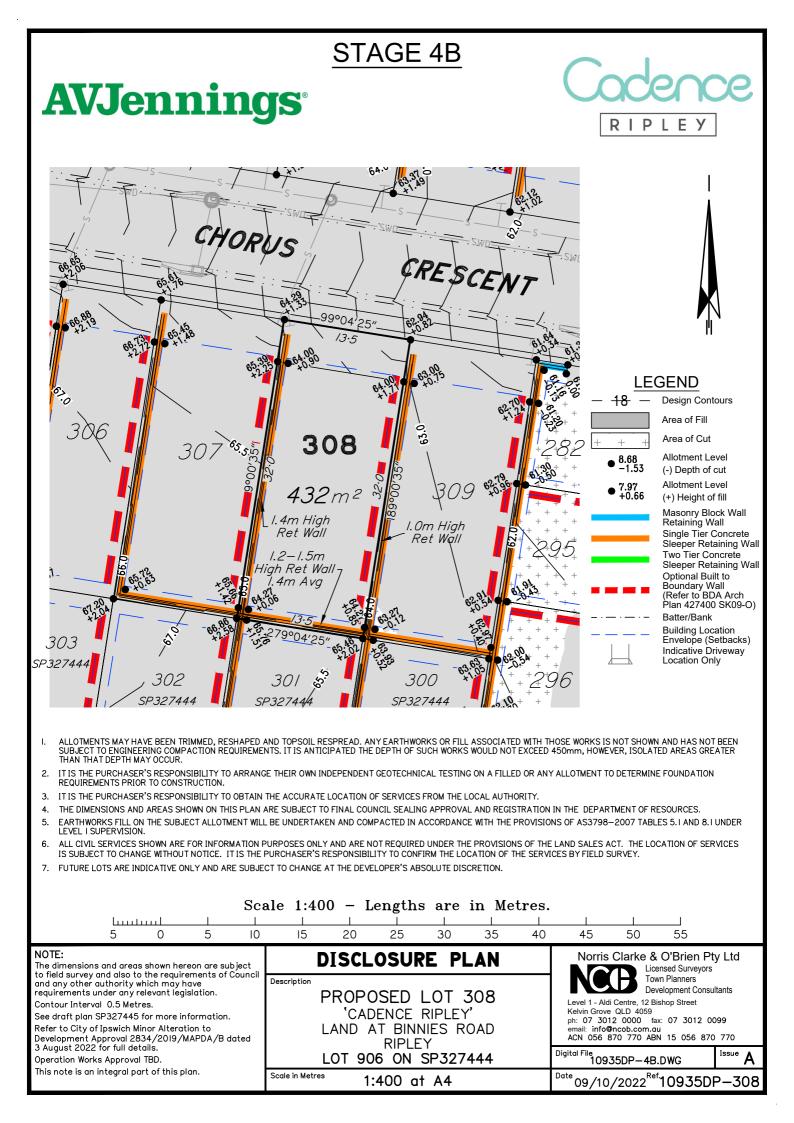


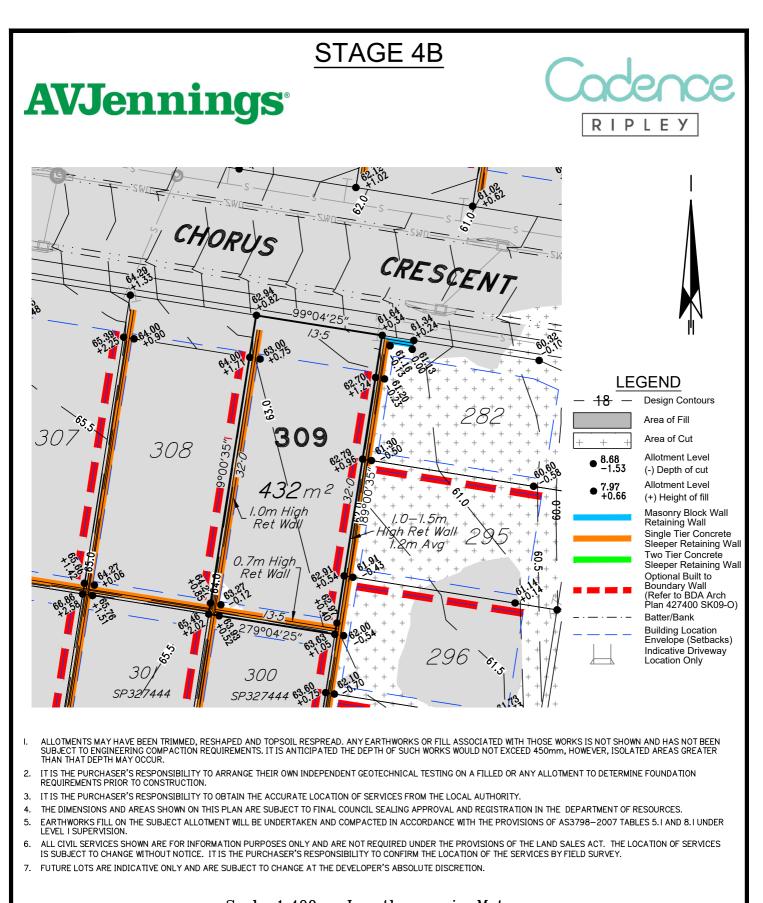




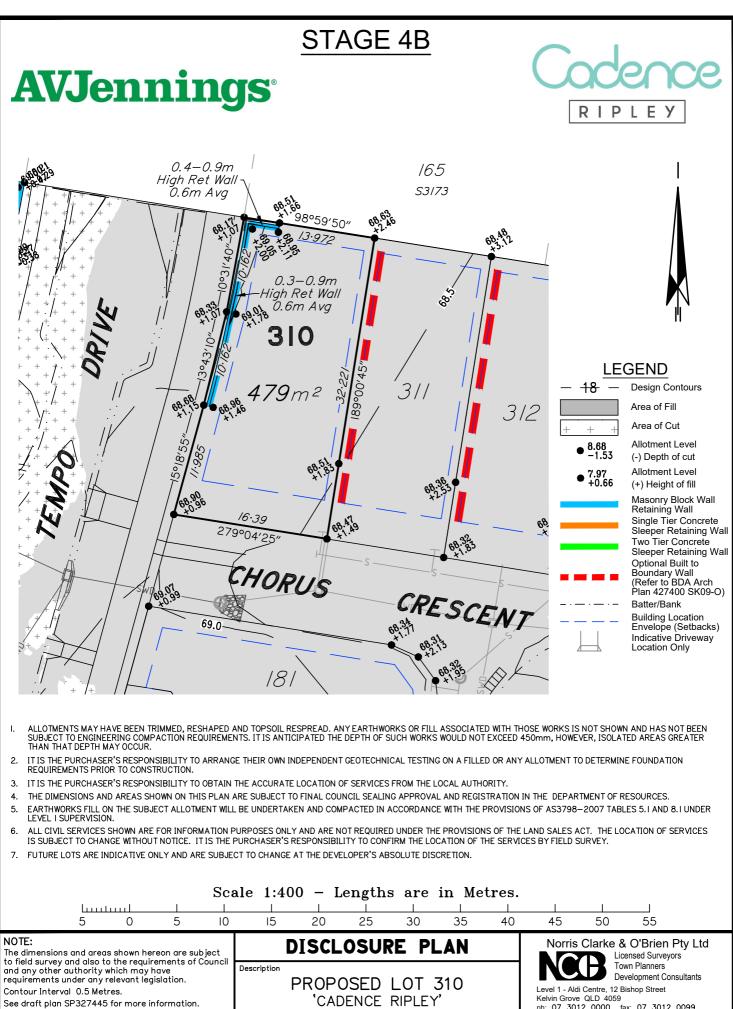








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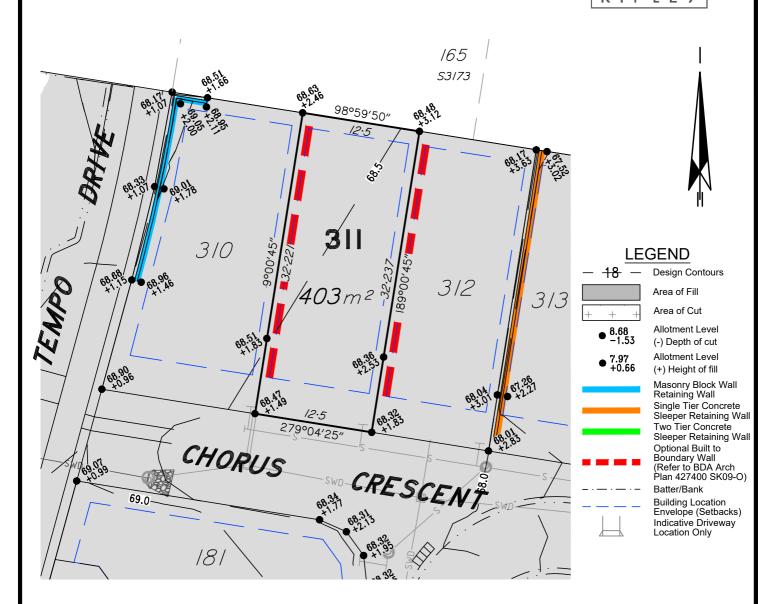


See draft plan SP327445 for more information. Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated	`CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY	Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 00 email: info@ncob.com.au ACN 056 870 770 ABN 15 056 870	
3 August 2022 for full details. Operation Works Approval TBD.	LOT 906 ON SP327444	Digital File 10935DP-4B.DWG	Issue $A$
This note is an integral part of this plan.	Scale in Metres 1:400 at A4	Date 09/10/2022 Ref. 10935DI	P-310



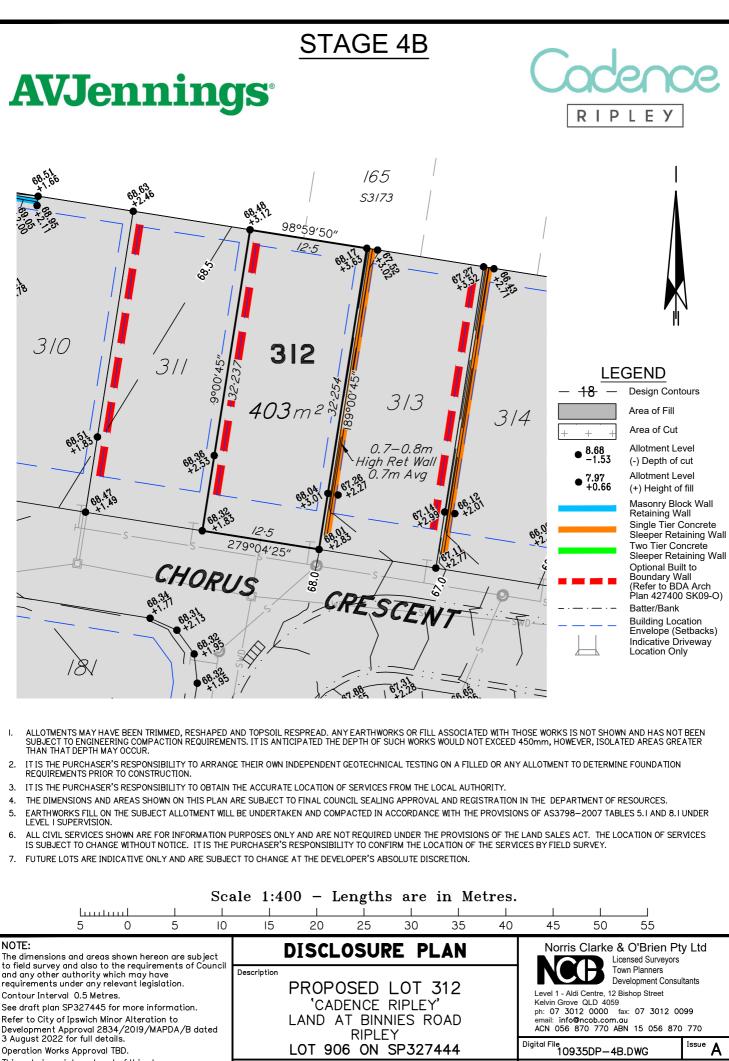
## **AVJennings**<sup>®</sup>

# RIPLEY



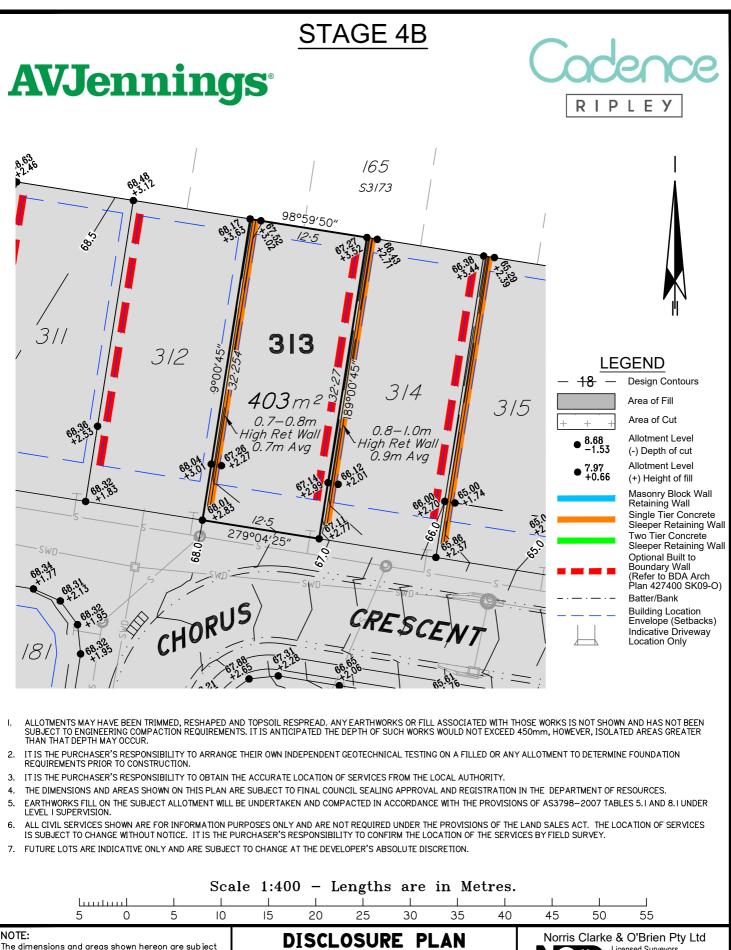
- I. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN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

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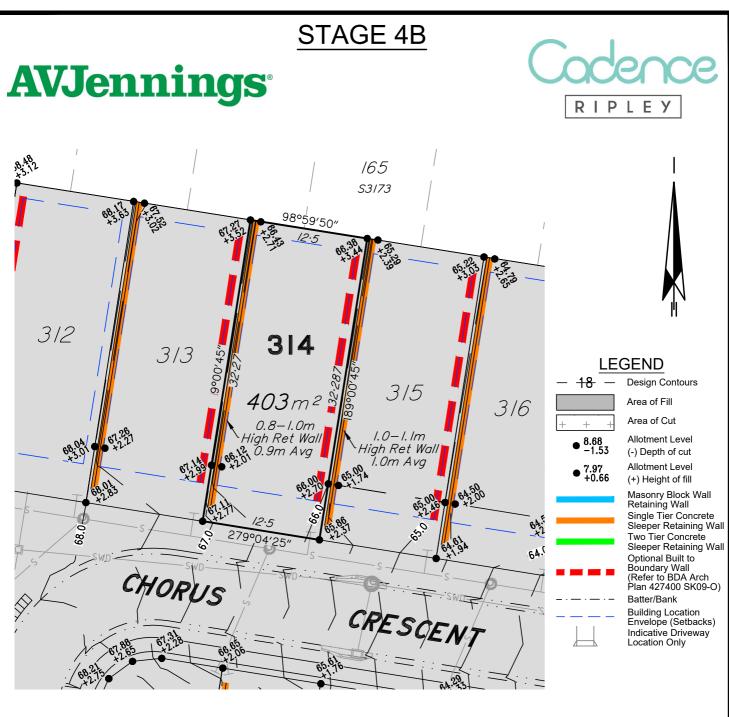


Operation Works Approval TBD.
This note is an integral part of this plan.

Scale in Metres Date 09/10/2022 Ref 10935DP-312 1:400 at A4

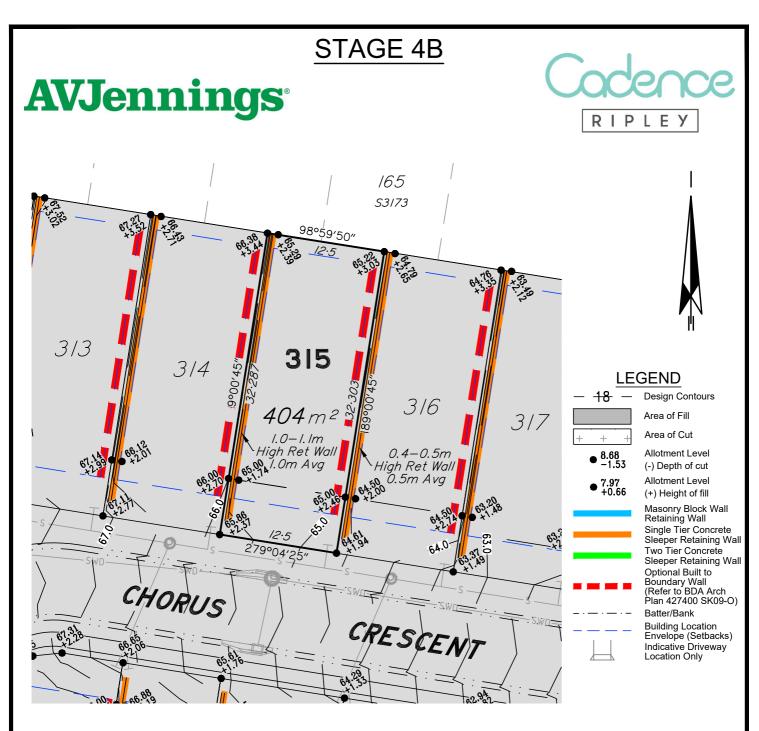


NOTE: The dimensions and areas shown hereon are subject	DISCLOSURE PLAN	Norris Clarke & O'Brien Pty Ltd Licensed Surveyors
to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. Contour Interval 0.5 Metres. See draft plan SP327445 for more information. Refer to City of Ipswich Minor Alteration to Development Approval 2834/2019/MAPDA/B dated	Description PROPOSED LOT 313 'CADENCE RIPLEY' LAND AT BINNIES ROAD RIPLEY	Level 1 - Aldi Centre, 12 Bishop StreetKelvin Grove QLD 4059ph: 07 3012 0000 fax: 07 3012 0099email: info@ncob.com.cuACN 056 870 770 ABN 15 056 870 770
3 August 2022 for full details. Operation Works Approval TBD.	LOT 906 ON SP327444	Digital File 10935DP-4B.DWG
This note is an integral part of this plan.		<sup>Date</sup> 09/10/2022 <sup>Ref</sup> 10935DP-313



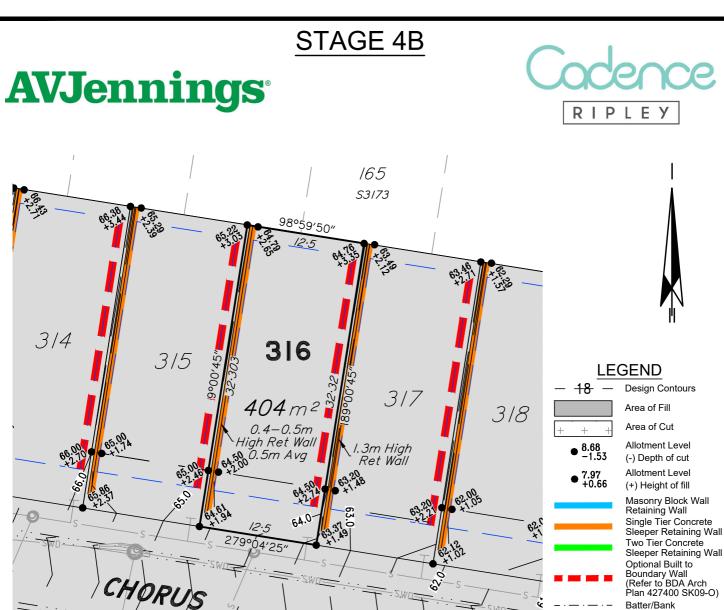
- I. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN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

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- I. 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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See draft plan SF Refer to City of I Development App 3 August 2022 fo	pswich Min proval 283	or Alteratic 4/2019/MA	on to	ated	L		ADENCE AT BIN RIPI	NIES	ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.gu ACN 056 870 770 ABN 15 056 870 770					
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Batter/Bank Building Location Envelope (Setbacks) Indicative Driveway Location Only

I. 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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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.

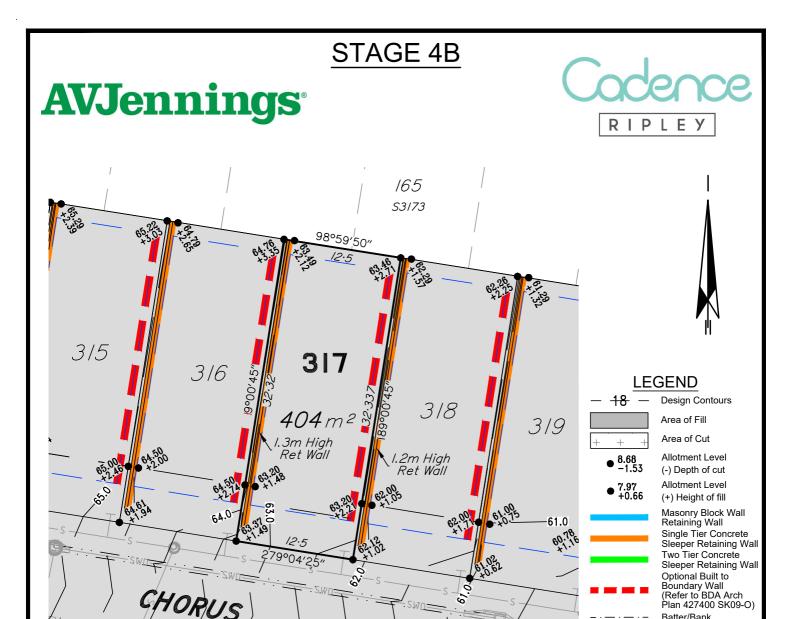
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Contour Interval See draft plan SP			ormation.		PROPOSED LOT 316 'CADENCE RIPLEY'							Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059 ph: 07 3012 0000 fax: 07 3012 0099			
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I. ALLOTMENTS 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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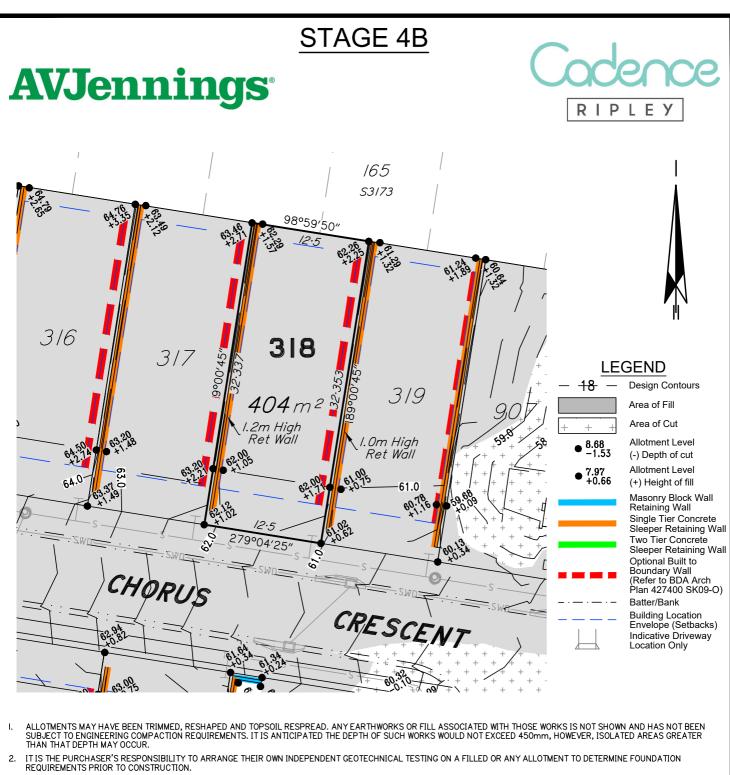
Batter/Bank Building Location

Envelope (Setbacks) Indicative Driveway Location Only

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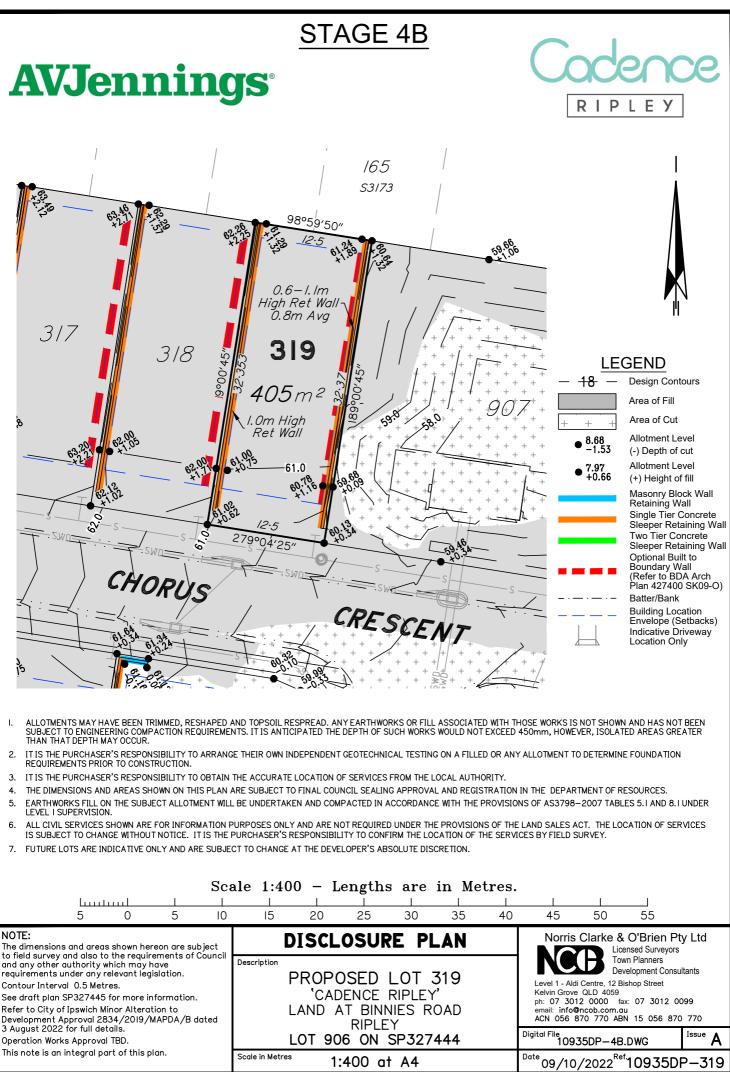
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- 3. IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.
- 4. THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF RESOURCES.
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NOTE: The dimensions of to field survey an		DISCLOSURE PLAN						Norris Clarke & O'Brien Pty Ltd						
and any other au requirements und	Jourien	PROPOSED LOT 318						Town Planners Development Consultants Level 1 - Aldi Centre, 12 Bishop Street Kelvin Grove QLD 4059						
Contour Interval														
See draft plan SP327445 for more information. Refer to City of Ipswich Minor Alteration to					'CADENCE RIPLEY' LAND AT BINNIES ROAD						ph: 07 3012 0000 fax: 07 3012 0099 email: info@ncob.com.ou ACN 056 870 770 ABN 15 056 870 770			
Development Approval 2834/2019/MAPDA/B dated 3 August 2022 for full details.					RIPI FY									
Operation Works	Operation Works Approval TBD.						LOT 906 ON SP327444						.DWG	Issue $A$
This note is an in	tegral part	of this pla	n.		Scale in Metres 1:400 at A4						<sup>Date</sup> 09/10/2022 <sup>Ref.</sup> 10935DP-318			



Scale in Metres 1:400 at A4