

# Further Statement

Land Sales Act 1984 (as amended), s.13

## Proposed Lot

This Further Statement covers Proposed **Lot 51**

Particulars for the Proposed Lot were shown on the Disclosure Plan numbered **9780 S 17 DP A\_51**

Amended particulars for the Proposed Lot are now shown on the attached Disclosure Plan numbered **9780 S 17 DP B\_51** as described below.

Development Approval has been granted for Reconfiguration of a Lot for the Proposed Lot.

Development Approval has been granted for Operational Works for the Proposed Lot.

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## Differences between Original Disclosure Plan and this Further Statement

The retaining wall in the north-west corner of the lot has been changed to a two-tier retaining wall.

## Signed

For and on behalf of Saunders Havill Group Pty Ltd  
Cadastral Surveyor

23/11/2021



Authorised Signatory

Authorised Signatory

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Signed for an on behalf of HB DONCASTER PTY LTD A.C.N. 164 200 533

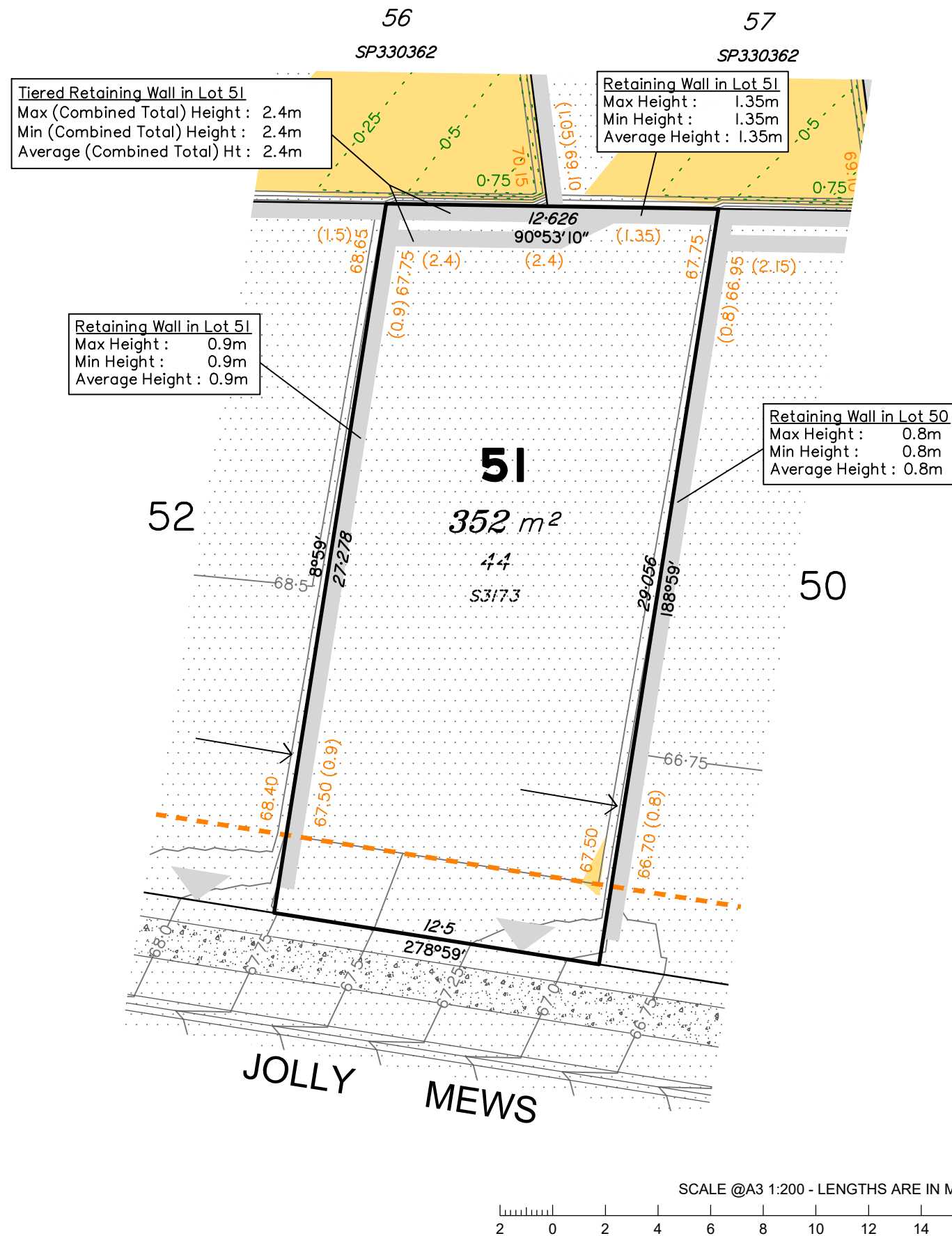
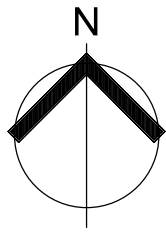
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# STAGE 3



## LEGEND

- Area of Fill
  - Area of Cut
  - Design Contours
  - Depth of Fill Contours
  - Proposed Retaining Wall (Height shown in brackets on lower side)
  - (1.5) Finished Design Surface Level
  - Earthworks Pad Extents
  - ← Built to Boundary Location
  - Future Development Lot Boundary
  - Proposed Driveway Location
- (Not all items in this legend may be relevant to the lot shown on this plan)

## NOTES

This plan has been prepared from preliminary survey plan (SP330363) and engineering plans provided on the 12/11/21 by Peak Urban Civil Engineers.

The current development approval was granted for this subdivision (9332/2019/PDA) by the Ipswich City Council (06/10/2021).

At the time of publication of this plan, the relevant authorities have not yet granted operational works approval for the proposed lot.

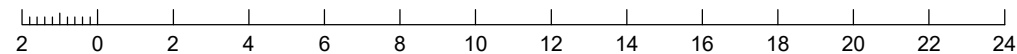
Lot 51 is restricted to a depth of 30.48m from the surface as defined by plan S3173.

The purchaser should refer to the applicable development approvals for building and/or other requirements that may be applicable to the lot.

Retaining wall locations and thickness shown on this plan are diagrammatic. For detailed design information refer to the relevant earthworks drawings from Peak Urban.



SCALE @A3 1:200 - LENGTHS ARE IN METRES



No.	by	Date	Chkd	Description
A	TBG	19/08/21	CU	Original Issue
B	TBG	23/11/21	TG	Earthworks update



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■ surveying ■ town planning ■ urban design ■ environmental management ■ landscape architecture

This Disclosure Plan is prepared for the sole purpose of satisfying the Disclosure requirements of the Land Sales Act and SHOULD NOT be used for any other purpose, particularly as-constructed purposes. This information is compiled from Design plans only, unless otherwise stated, and therefore is subject to final survey and construction of operational works.

## Disclosure Plan for Proposed Lot 51 (Restricted) on SP330363

Described as part of Lot 1001 (Restricted) on SP317679  
 Existing Title Reference: 51219231

Locality of Ripley (Ipswich City Council)

Level Datum: AHD der.  
 Origin of Levels: PSM 49894  
 RL of Origin: 62.350  
 Contour Interval: 0.25m  
 Scale @A3 1: 200  
 Dwg No. 9780 S 17 DP B\_51