

NOTE:

IN ACCORDANCE WITH IPSWICH CITY COUNCIL APPROVAL CONDITION 10(a), A STATUTORY COVENANT WILL BE REGISTERED OVER THIS LOT WITH THE DEPARTMENT OF RESOURCES. THIS COVENANT MUST DETAIL THE REQUIREMENT TO INCORPORATE RELEVANT NOISE REDUCTION DESIGN FEATURES IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ROAD TRAFFIC NOISE ASSESSMENT REPORT TITLED 'PROPOSED RESIDENTIAL SUBDIVISION COLLINGWOOD DRIVE, COLLINGWOOD PARK', PREPARED BY TTM, REFERENCE NO. I9BRA0099 R01_3 AND DATED 21 AUGUST 2020.



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

Saunders Havill Group Pty Ltd ABN 24 144 972 949
Brisbane ■ Springfield ■ Rockhampton
head office 9 Thompson St Bowen Hills Q 4006
phone 1300 123 SHG web www.saundershavill.com

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.

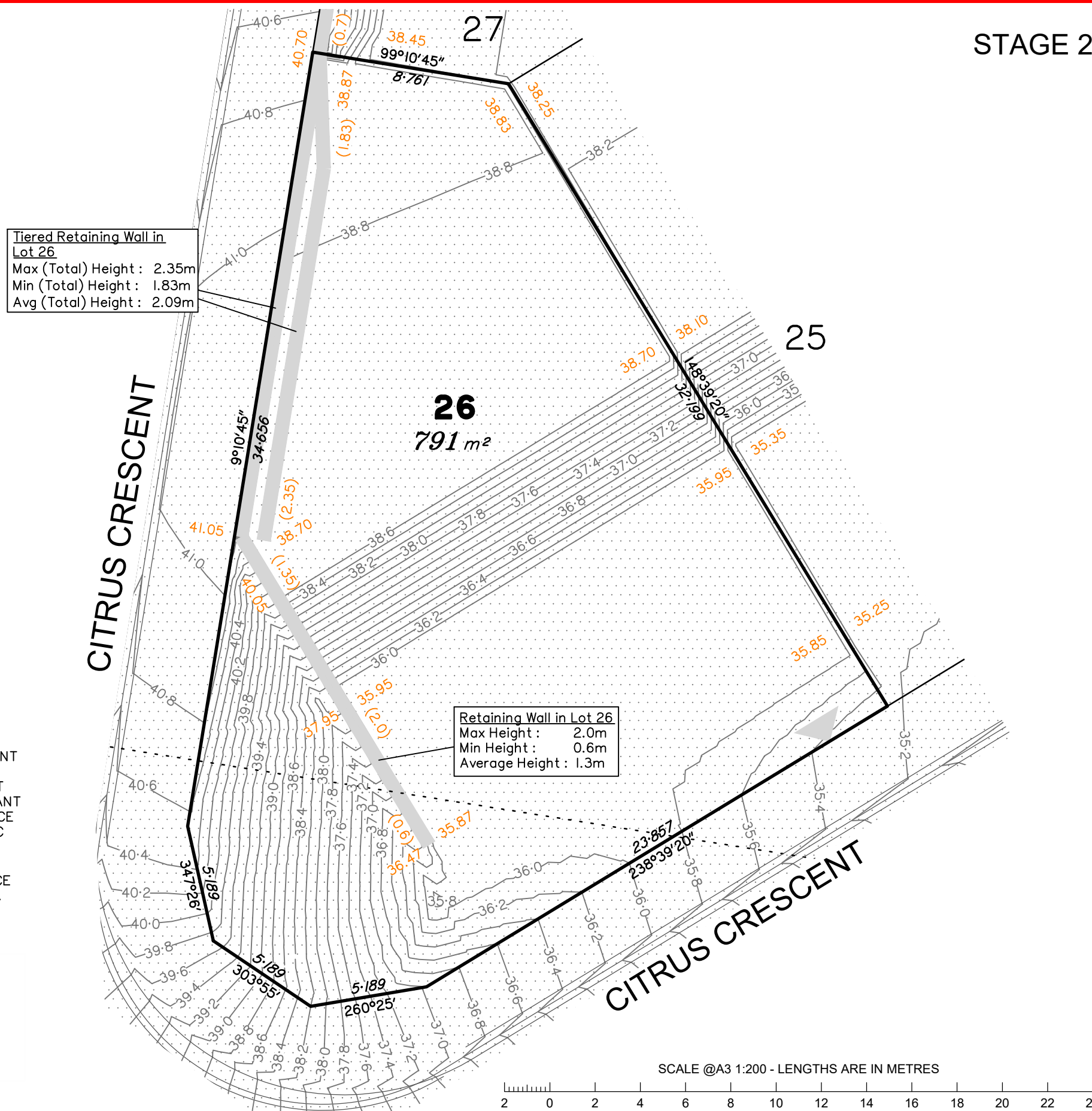
Disclosure Plan for Proposed Lot 26 on SP327902

Described as part of Lot 801 on SP157194 & Lot 1 on RP22251
Existing Title Reference: 50478237 & 11990092

Locality of Collingwood Park (Ipswich City Council)

Level Datum: AHD der.
Origin of Levels: PSM110122
RL of Origin: 40.32
Contour Interval: 0.2m
Scale @A3 1: 200
Dwg No. 9641 S 23 DP A_26

STAGE 2



LEGEND

- Area of Fill
- Area of Cut
- Design Contours
- Depth of Fill Contours
- Proposed Retaining Wall (Height shown in brackets on lower side)
- Finished Design Surface Level
- 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 (SP327902) and engineering plans provided on the 14/07/2021 by Peak Urban Pty Ltd.

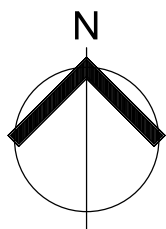
Development approval was originally granted for this subdivision by the Ipswich City Council on the 26/11/2020. (Approval No: 3769/2019/CA) For updates to the development approval visit: www.ipswich.qld.gov.au

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

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 Pty Ltd.

Issues	No.	by	Date	Chkd	Description
	A	TBG	06/09/21	BF	Original Issue



CITRUS CRESCENT

Retaining Wall in Lot 27
Max Height : 0.7m
Min Height : 0.0m
Average Height : 0.35m

Tiered Retaining Wall in Lot 27
Max (Total) Height : 2.75m
Min (Total) Height : 0.0m
Avg (Total) Height : 1.38m

Retaining Wall in Lot 28
Max Height : 1.4m
Min Height : 1.3m
Average Height : 1.35m

Retaining Wall in Lot 23
Max Height : 1.15m
Min Height : 1.05m
Average Height : 1.1m

STAGE 2

LEGEND

- Area of Fill
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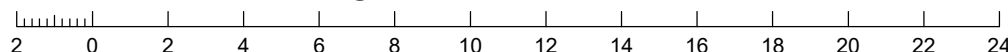
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Lot 27 contains Easement A on SP327902 for services benefiting Urban Utilities.

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SCALE @A3 1:200 - LENGTHS ARE IN METRES



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Disclosure Plan for Proposed Lot 27 on SP327902

Described as part of Lot 801 on SP157194

Existing Title Reference: 50478237

Locality of Collingwood Park (Ipswich City Council)

Level Datum: AHD der.
Origin of Levels: PSM110122
RL of Origin: 40.32
Contour Interval: 0.2m

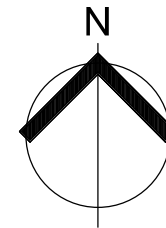
Scale @A3 1: 200

Dwg No. 9641 S 23 DP A_27



CITRUS CRESCENT

STAGE 2



LEGEND

- Area of Fill
- Area of Cut
- Design Contours
- Depth of Fill Contours
- Proposed Retaining Wall (Height shown in brackets on lower side)
- XX.XX Finished Design Surface Level
- Built to Boundary Location
- Future Development Lot Boundary
- Proposed Driveway Location

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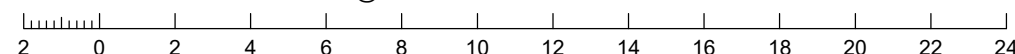
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Disclosure Plan for Proposed Lot 28 on SP327902

Described as part of Lot 801 on SP157194
Existing Title Reference: 50478237

Locality of Collingwood Park (Ipswich City Council)

Level Datum: AHD der.
Origin of Levels: PSM110122
RL of Origin: 40.32
Contour Interval: 0.2m
Scale @A3 1: 200
Dwg No. 9641 S 23 DP A_28

No.	by	Date	Chkd	Description
A	TBG	06/09/21	BF	Original Issue