

HENLIA NO. 9 PTY LIMITED

PROPOSED

LOCAL AUTHORITY
IPSWICH CITY COUNCIL

(i) This plan was prepared for the purpose and exclusive use of HENILIA NO. 9 PTY LIMITED to accompany an application to IPSWICH CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.

LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) or (iii) hereof.

(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iii) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	1	-		14.168ha

	0	50	100m
50m			

SCALE 1:2500 @ A3



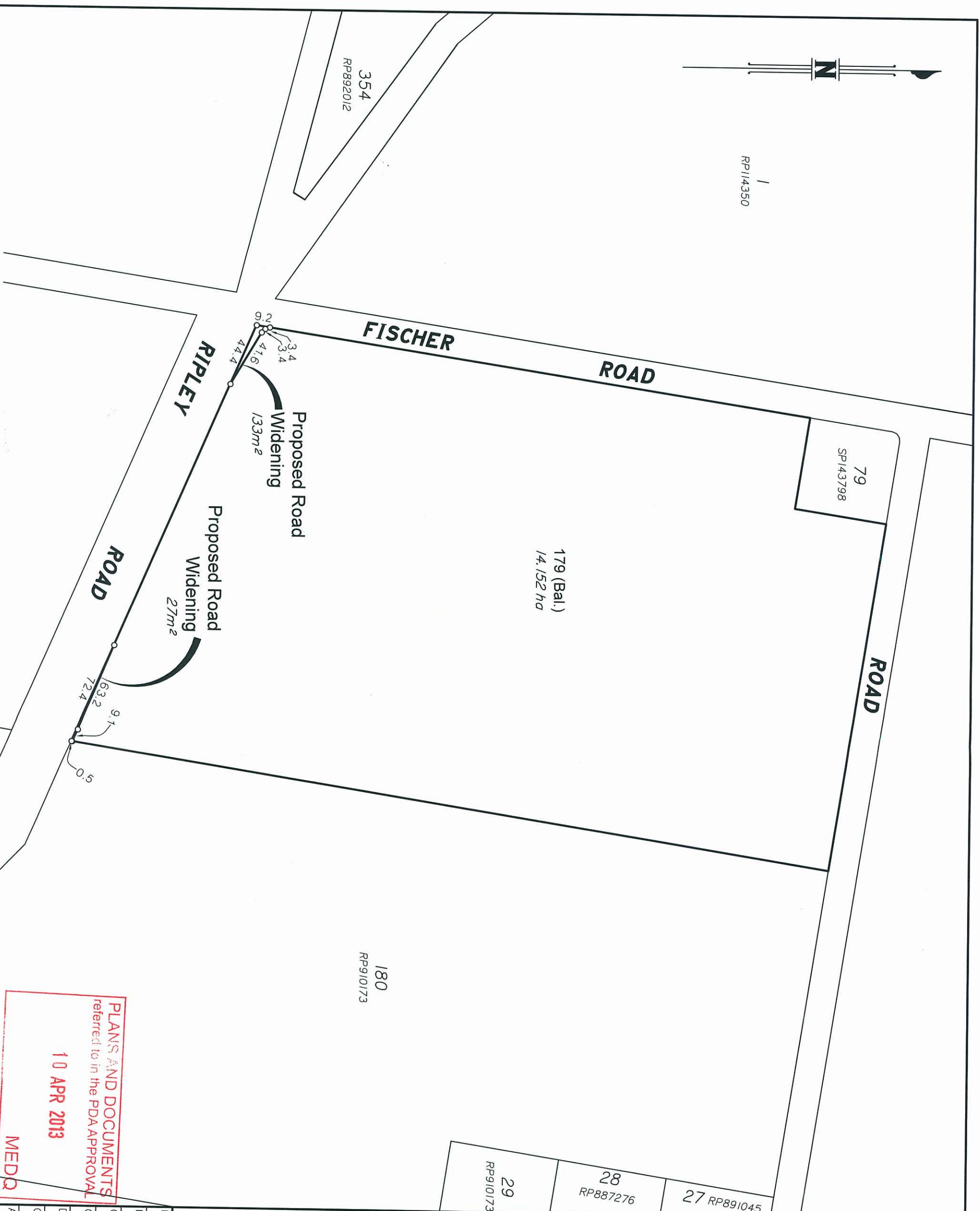

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 f (07) 3842 1001
 e info@landpartners.com.au
 w www.landpartners.com.au

APPROVED	DATE
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PLAN NUMBER
BRS3649.001-009

NOTE: ALL DIMENSIONS (ROUNDED TO 0.1m) AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

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79
SP143798

179
SP143798

180 (Bal.)
16.3211 ha

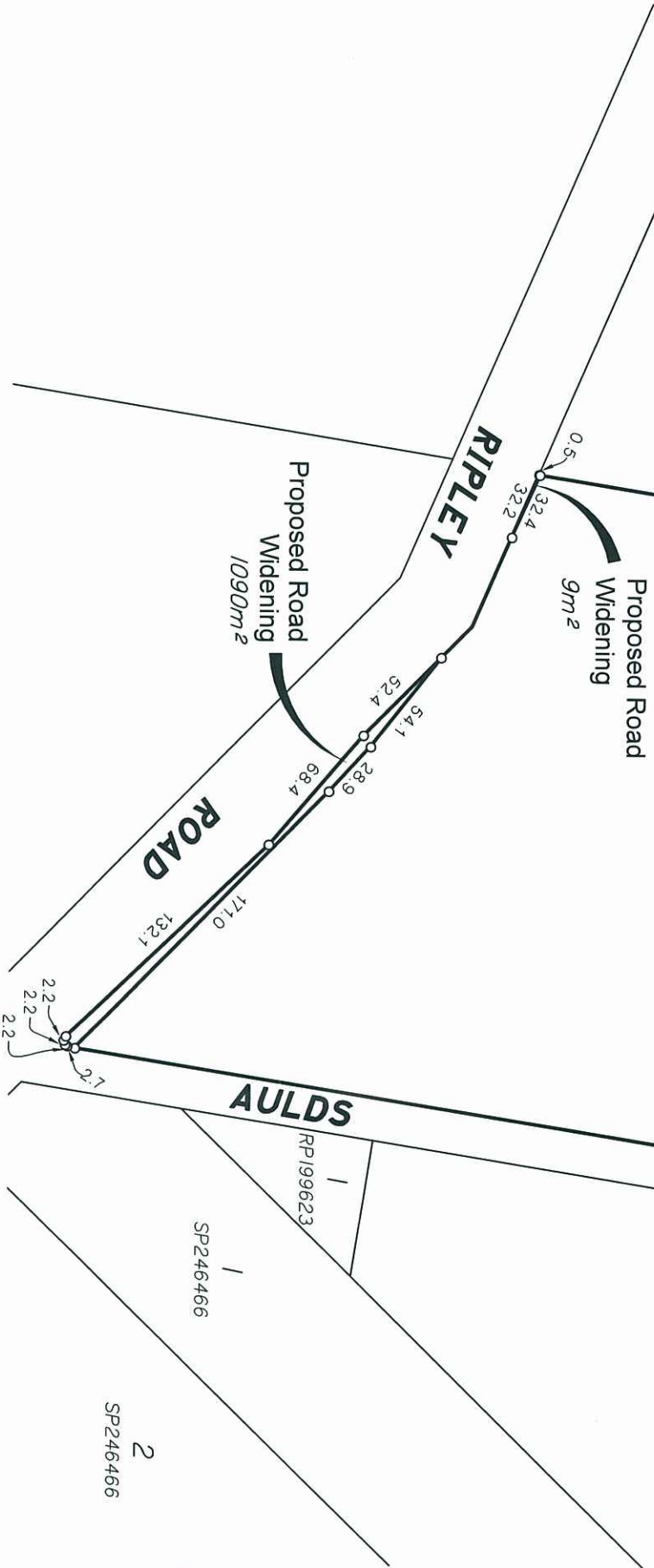
ROAD

ROAD

ROAD

RIPLY

AULDS



CLIENT
HENLIA NO. 9 PTY LIMITED

PROJECT
**PROPOSED
RECONFIGURATION
LOT 180 ON RP910173**

LOCAL AUTHORITY
IPSWICH CITY COUNCIL

NOTES
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(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
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STAGE	No. OF LOTS	NEW ROAD	AREA OF PARK	TOTAL AREA
TOTAL	1	-		16.431ha



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w www.landpartners.com.au
ISO 9001:2008
FS 53563

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

10 APR 2013

MED

PLAN NUMBER	REV
BRSS3649.001-010	D

NOTE: ALL DIMENSIONS (ROUNDED TO 0.1m) AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

10 APR 2013

MEDQ

AMENDED IN RED

27 MAR 2013

By: Matt Teo (name)
MEDQ

AREA 1
STAGE 1
SITE OFFICE
(OPTION 2)

RP229319

RP199623

REFER TO DWG No. DA.1.03

AULDS ROAD

182
S151860

TO CENTENNARY HIGHWAY

180
RP910173

4
RP229319

AREA 1
FUTURE STAGE

SITE OFFICE
(OPTION 1)

179
SP143798
REFER TO DWG No. DA.1.01

FISCHER ROAD

BINNIES ROAD

354
RP892012
TO CANNINGHAM HIGHWAY

359
S3173

WENSLEY ROAD

2800.000

2700.000

RIPLEY ROAD

2800.000

NEW ROAD

DRAINAGE
RESERVE

REFER TO DWG No. DA.1.02

AREA 1
FUTURE STAGE

190
SL178

3100.000

191
SL18

LEGEND	
EXISTING	PROPOSED
5.00	PROPERTY BOUNDARY
5.00	MAJOR CONTOUR
5.00	MINOR CONTOUR
5.00	EDGE OF BITUMEN
5.00	SEMI MOUNTABLE KERB
5.00	KERB AND CHANNEL
5.00	FLUSH KERB
5.00	STORM WATER MAIN
5.00	STORM WATER GULLY PIT
5.00	WATER MAIN
5.00	SEWER MAIN
5.00	SEWER MANHOLE
5.00	TELSTRA CABLE
5.00	OPTUS CABLE
5.00	UGROUND ELECTRICITY
5.00	OVERHEAD ELECTRICITY
5.00	ELECTRICITY POLE
5.00	ELECTRICAL CONDUIT
5.00	FENCE
5.00	TOP OF BATTER
5.00	FACE OF BATTER
5.00	TOE OF BATTER
5.00	TABLE DRAIN INVERT
5.00	GUARD RAIL
5.00	LINE OF SAW CUT

Plan of Development 1 of 7

FOR APPROVAL

ISSUE	DATE	ISSUE FOR DEVELOPMENT APPROVAL	AMENDMENT	BY	APP
A	30/1/13			AJT	GT

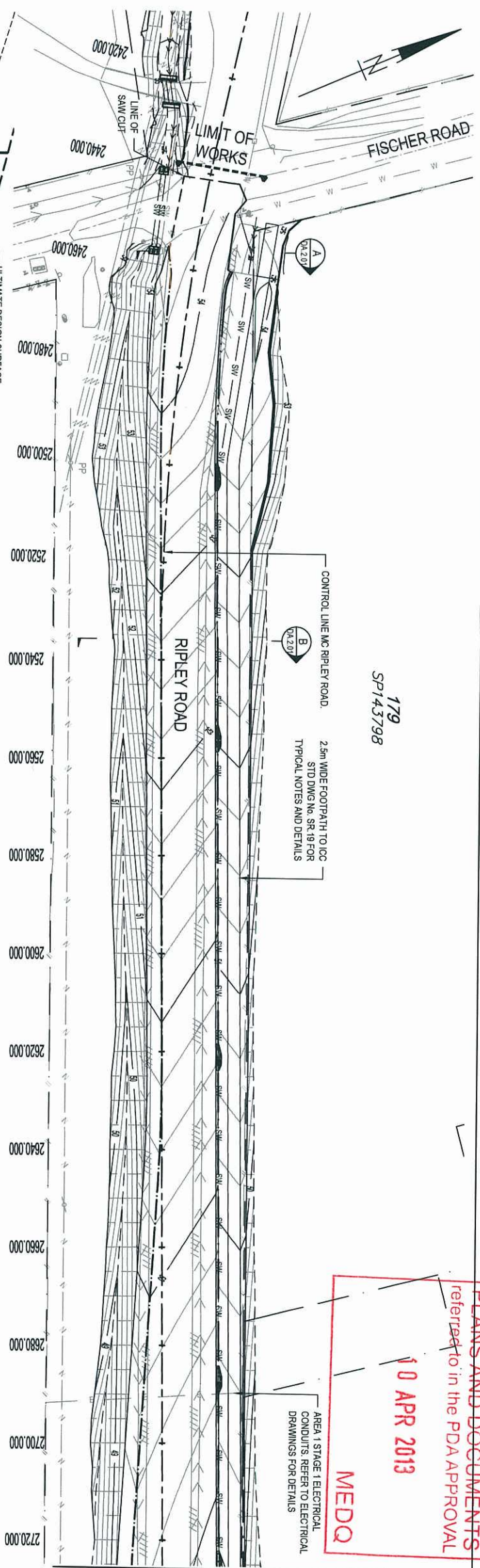
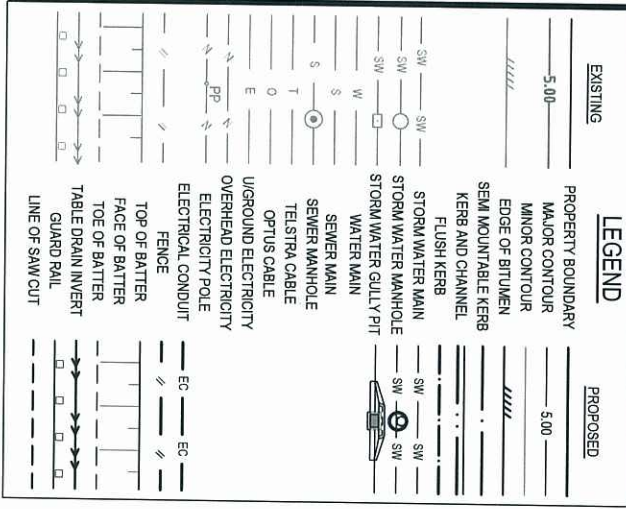
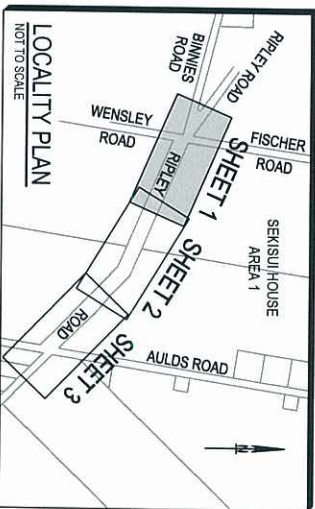
RIPLEY ROAD, RIPLEY VALLEY
IPSWICH QLD 4306
RIPLEY ROAD, SOUTH - STAGE 1
FISCHER ROAD TO AULDS ROAD

SCALE	AS SHOWN
DESIGN	AJT
DRAWN	AJT
CHECKED	NOV 2012
CHD	GT
APPROD	GT
DATE	NOV 2012

SEKISUI HOUSE
ECCO
ROADWORKS - OVERALL
LAYOUT PLAN

MPN Consulting Pty Ltd
39 Silverwood Road, Ipswich QLD 4306
P 07 5535 6555
F 07 5537 3198
E info@mpnconsulting.com.au

DA.1.00
A



179
SP143798

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
10 APR 2013
MEDQ

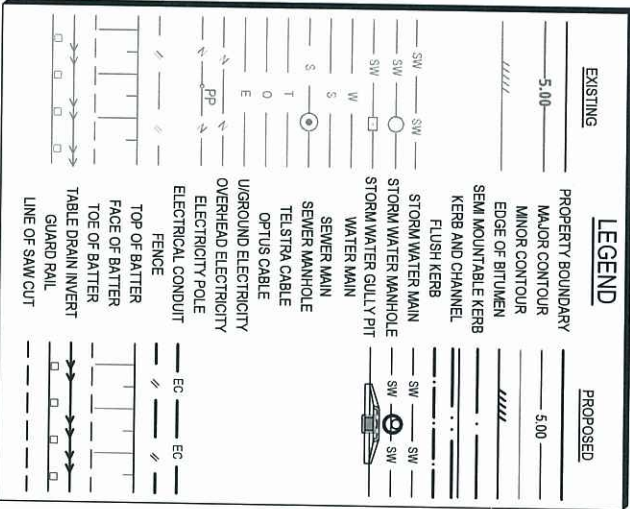
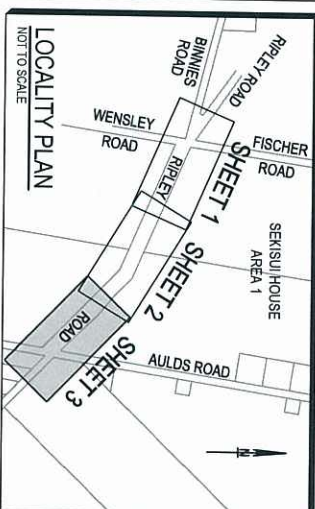
AMENDED IN RED
27 MAR 2013
By: Matt Tean (name)
MEDQ

LONGITUDINAL SECTION MC RIPLEY ROAD, VERTICAL SCALE 1:50, HORIZONTAL SCALE 1:500									
CHAINAGE	DESIGN SURFACE LEVELS	CUT / FILL DEPTH	NATURAL SURFACE LEVELS	RHS KERB LEVELS (FLUSH KERB)	LHS KERB LEVELS (TOP OF KERB)	Vertical Curve Length (m)	Vertical Curve Radius (m)	DATUM R.L. 46.000	Horizontal Curve Data
2440	54.594	0.011	54.5.3						
2449.5	54.359	-0.001	54.360						
2455.51	54.251	0.036	54.215						
2460	54.202	0.093	54.110	54.343	53.1.11				
2461.16	54.196	0.113	54.0.2	54.32.1	53.1.32				
24.4.32	54.130	0.3.3	53.1.5	54.23.1	53.1.30				
24.0	54.0.4	0.4.9	53.605	54.1.1	53.1.0				
24.3.1.1	54.034	0.52	53.506	54.123	53.1.4				
24.3.96	54.031	0.529	53.503	54.120	53.1.2				
2493.31	53.1.41	0.54	53.293	53.909	53.631				
2500	53.6.0	0.542	53.12	53.1.23	53.503				
2520	53.162	0.506	52.656	53.1.6	52.95				
2540	52.653	0.540	52.113	52.653	52.435				
2541.1.4	52.606	0.534	52.0.2	52.606	52.3.1.1				
2542.4	52.590	0.531	52.059	52.590	52.3.1.2				
2560	52.15	0.454	51.1.05	52.15	51.940				
25.1.4	51.1.55	0.34	51.40	51.1.55	51.53				
25.0	51.699	0.332	51.36	51.699	51.4.1				
2600	51.2.6	0.209	51.06	51.2.6	51.05				
2612.4	51.030	0.1.1	50.1.59	51.030	50.1.12				
2620	50.1.6	0.150	50.1.36	50.1.6	50.66				
2640	50.503	0.0.1	50.416	50.516	50.2.5				
2660	50.121	0.02	50.094	50.1.3	49.902				
2664.11	50.042	0.01	50.025	50.103	49.1.23				
26.0	49.1.59	0.015	49.1.44	49.1.53	49.541				
2.00	49.465	0.0.5	49.3.0	49.601	49.24				

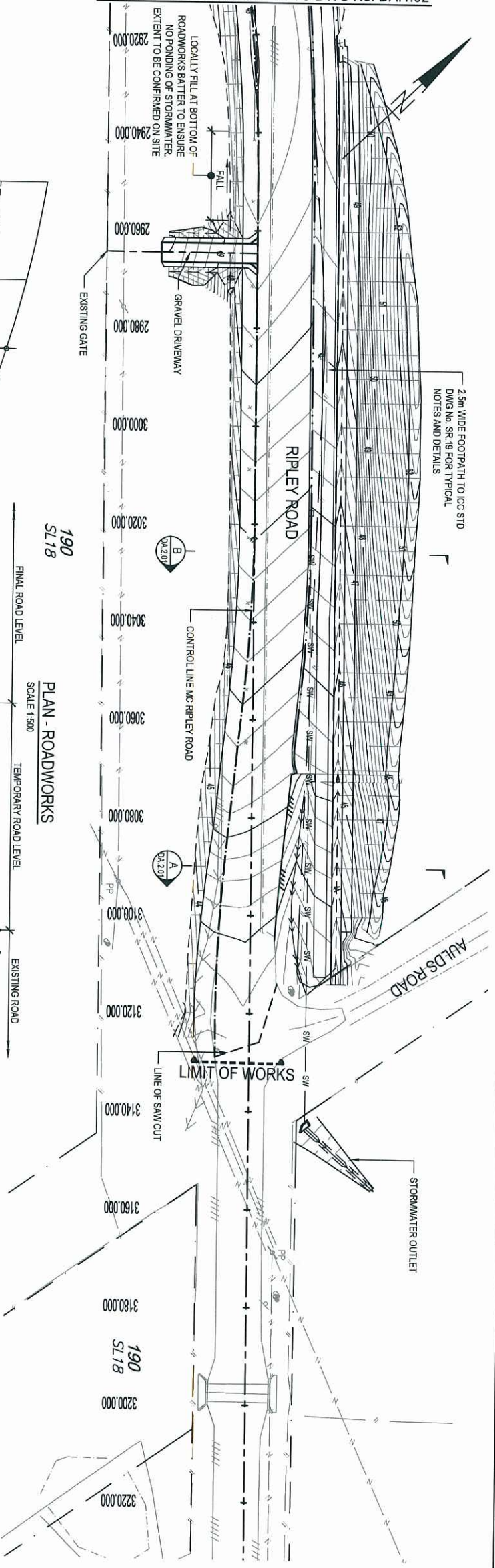
Plan of Development 2 of 7

FOR APPROVAL

ISSUE	DATE	AMENDMENT	BY	APP
A	30.01.13	ISSUE FOR DEVELOPMENT APPROVAL	ANT	GT
RIPLEY ROAD, RIPLEY VALLEY				
IPSWICH QLD 4306				
RIPLEY ROAD, SOUTH - STAGE 1				
FISCHER ROAD TO AULDS ROAD				
ROADWORKS - PLAN AND LONG.				
SECTION - CH2440 TO CH2700				
MPN Consulting Pty Ltd				
33 Shawwood Road, Ipswich QLD 4306				
A 30 022 181 759				
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MPN Consulting Pty Ltd				
33 Shawwood Road, Ipswich QLD 4306				
A 30 02				



FOR CONTINUATION REFER TO DWG No. DA.1.02



Horiz Curve Data									
Vertical Geometry Data									
Vertical Grade Length (m)									
Vertical Curve Length (m)									
Vertical Curve Radius (m)									
DATUM R.L. 39.000									
LHS KERB LEVELS (TOP OF KERB)	46.512	46.101	46.100	46.515	46.211	45.502	45.410	45.214	44.559
RHS KERB LEVELS (FLUSH KERB)	46.131	46.320	46.911	46.134	46.490	45.911	45.410	45.214	44.559
NATURAL SURFACE LEVELS	46.131	46.320	46.911	46.134	46.490	45.911	45.410	45.214	44.559
CUT/FILL DEPTH	0.953	0.192	0.616	0.631	0.555	0.551	0.503	0.449	0.213
DESIGN SURFACE LEVELS	46.131	46.320	46.911	46.134	46.490	45.911	45.410	45.214	44.559
CHAINAGE	2960	2970	2980	2990	3000	3010	3020	3030	3040

Plan of Development 4 of 7

AMENDED IN RED
27 MAR 2013
By: Matt Toon (name)
MEDQ

PLAN AND LONG DOCUMENTS
reference to the PDA APPROVAL
10 APR 2013
MEDQ

FOR APPROVAL

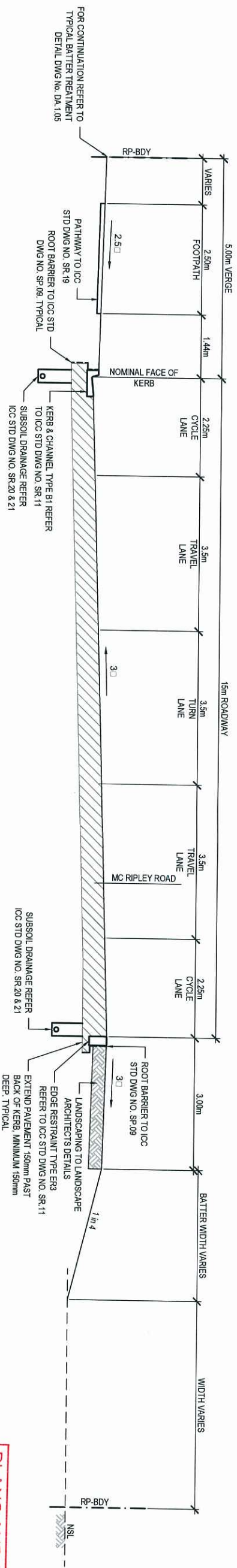
ISSUE	DATE	AMENDMENT	BY	APP
A	30.01.13	ISSUE FOR DEVELOPMENT APPROVAL	AT	GT

DESIGN	AT	SCALE	AS SHOWN
DRAWN	AT		
CHECKED	NON 2012		
APPROVED	GT		
DATE	NON 2012		

RIPLEY ROAD, RIPLEY VALLEY	SEKSHI HOUSE	ECCO
IPSWICH QLD 4306		
RIPLEY ROAD, SOUTH - STAGE 1		
FISCHER ROAD TO AULDS ROAD		

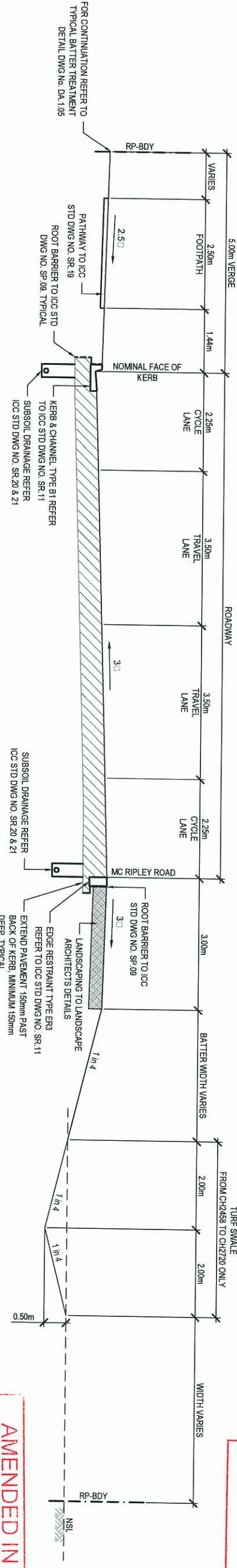
ROADWORKS - PLAN AND LONG	SECTION - CH2960 TO CH3150
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MPN Consulting Pty Ltd	5873 S1
39 Shawwood Road, Ipswich, QLD 4605	DRAWING NO.
Ph 07 5331 5155	REV
E: info@mpnconsulting.com.au	DA.1.03
	A



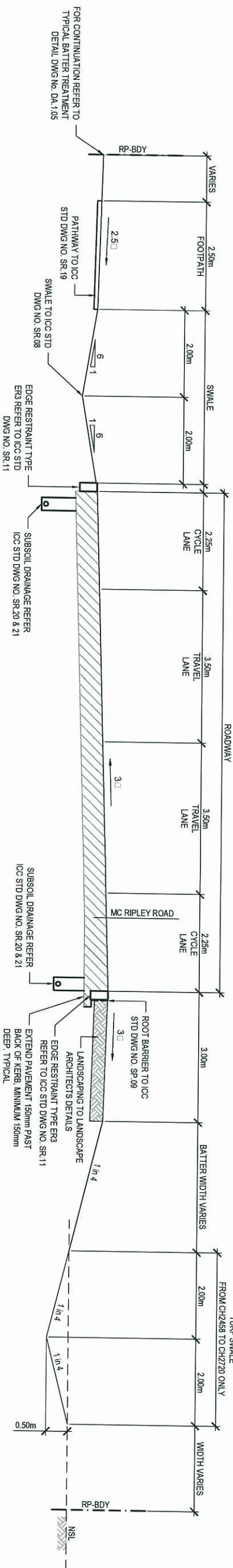
C
1:50
TYPICAL RIPLEY ROAD CROSS SECTION - INTERIM AT INTERSECTION

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
10 APR 2013
MEDQ



B
1:50
TYPICAL RIPLEY ROAD CROSS SECTION - INTERIM

AMENDED IN RED
27 MAR 2013
By: Matt Toon (name)
MEDQ

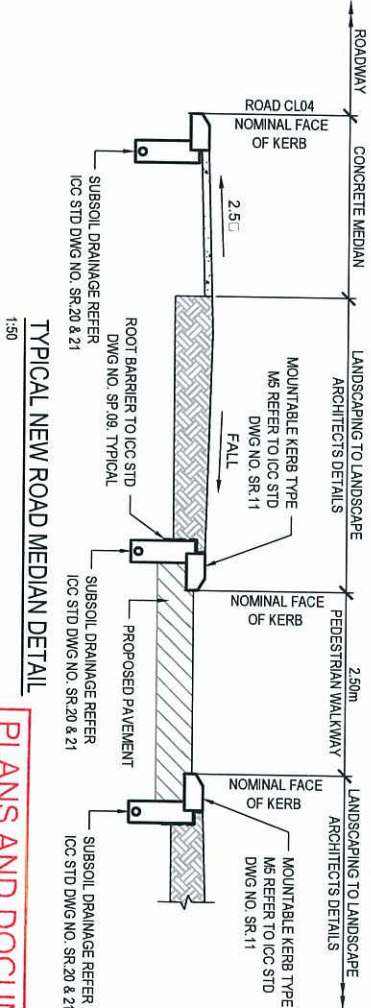
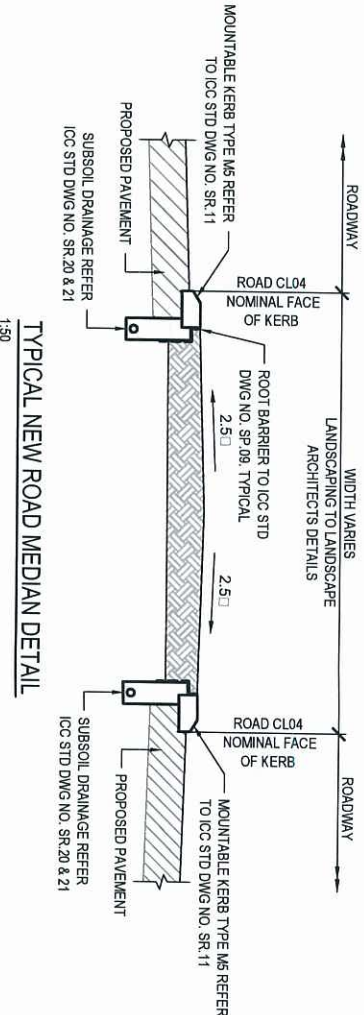
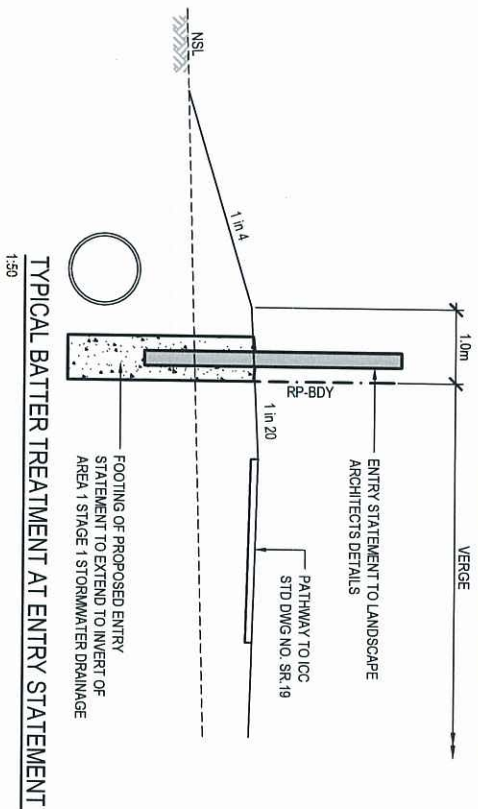


A
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TYPICAL RIPLEY ROAD CROSS SECTION - INTERIM AT MERGES TO EXISTING

Plan of Development 5 of 7

FOR APPROVAL

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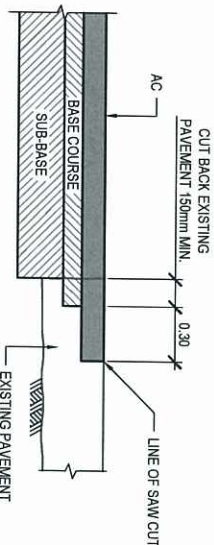


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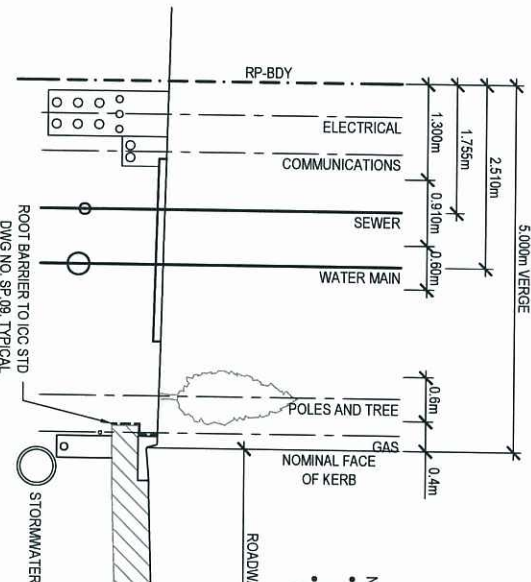
PLANS AND DOCUMENTS referred to in the PDA APPROVAL

10 APR 2013

MEDQ



NEW PAVEMENT TO EXISTING PAVEMENT JOINT
NOTE: REFER TO PAVEMENT PROFILE FOR LAYER THICKNESS
SCALE 1:20



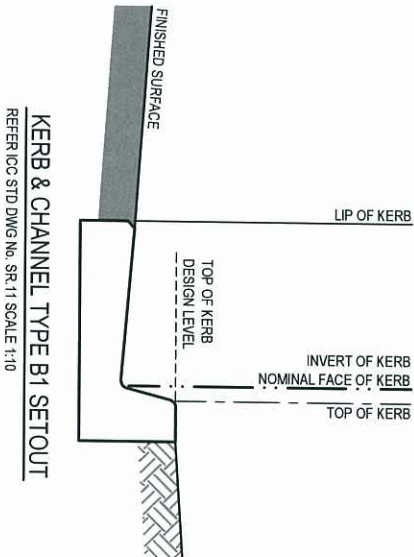
TYPICAL RIPLEY ROAD CROSS SECTION (INTERIM)
ICC SERVICE CORRIDOR
1:30

NOTE:
• SERVICES ALIGNMENTS IN ACCORDANCE WITH ICC STANDARD DRAWING SR 23
• ELECTRICAL, GAS, POLES, TREES AND COMMUNICATIONS BY OTHERS

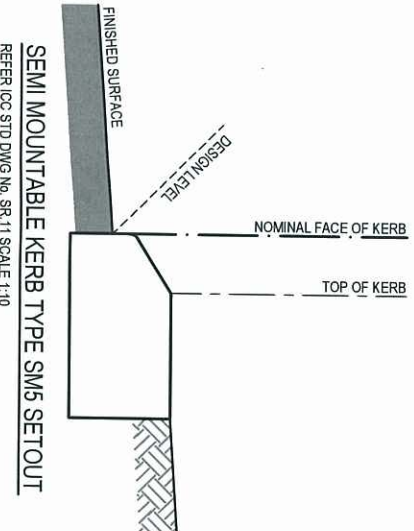
AMENDED IN RED

27 MAR 2013

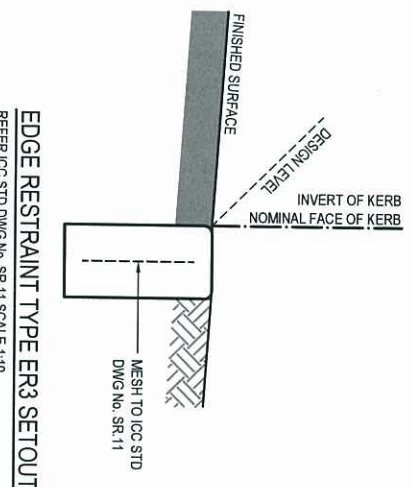
By: Matt Teary (name)
MEDQ



KERB & CHANNEL TYPE B1 SETOUT
REFER ICC STD DWG NO. SR.11 SCALE 1:10



SEMI MOUNTABLE KERB TYPE SM5 SETOUT
REFER ICC STD DWG NO. SR.11 SCALE 1:10



EDGE RESTRAINT TYPE ER3 SETOUT
REFER ICC STD DWG NO. SR.11 SCALE 1:10

Plan of Development 7 of 7

FOR APPROVAL

ISSUE	DATE	ISSUE FOR DEVELOPMENT APPROVAL	AMENDMENT
A	30/01/13	ISSUE FOR DEVELOPMENT APPROVAL	

RIPLEY ROAD, RIPLEY VALLEY
IPSWICH QLD 4306
RIPLEY ROAD, SOUTH - STAGE 1
FISCHER ROAD TO AULDS ROAD

SCALE	AS SHOWN
DESIGN	A1
DRAWN	A1
CHECKED	NOV 2012
APPROVED	GT
DATE	NOV 2012

SEISSON HOUSE
ROADWORKS
TYPICAL DETAILS SHEET 3

MPN Consulting Pty Ltd
33 Shawwood Road, Taringa, QLD 4066
P 61 7 333 655
F 61 7 331 116
E info@mpn.com.au

5873 S1
DA.2.03
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