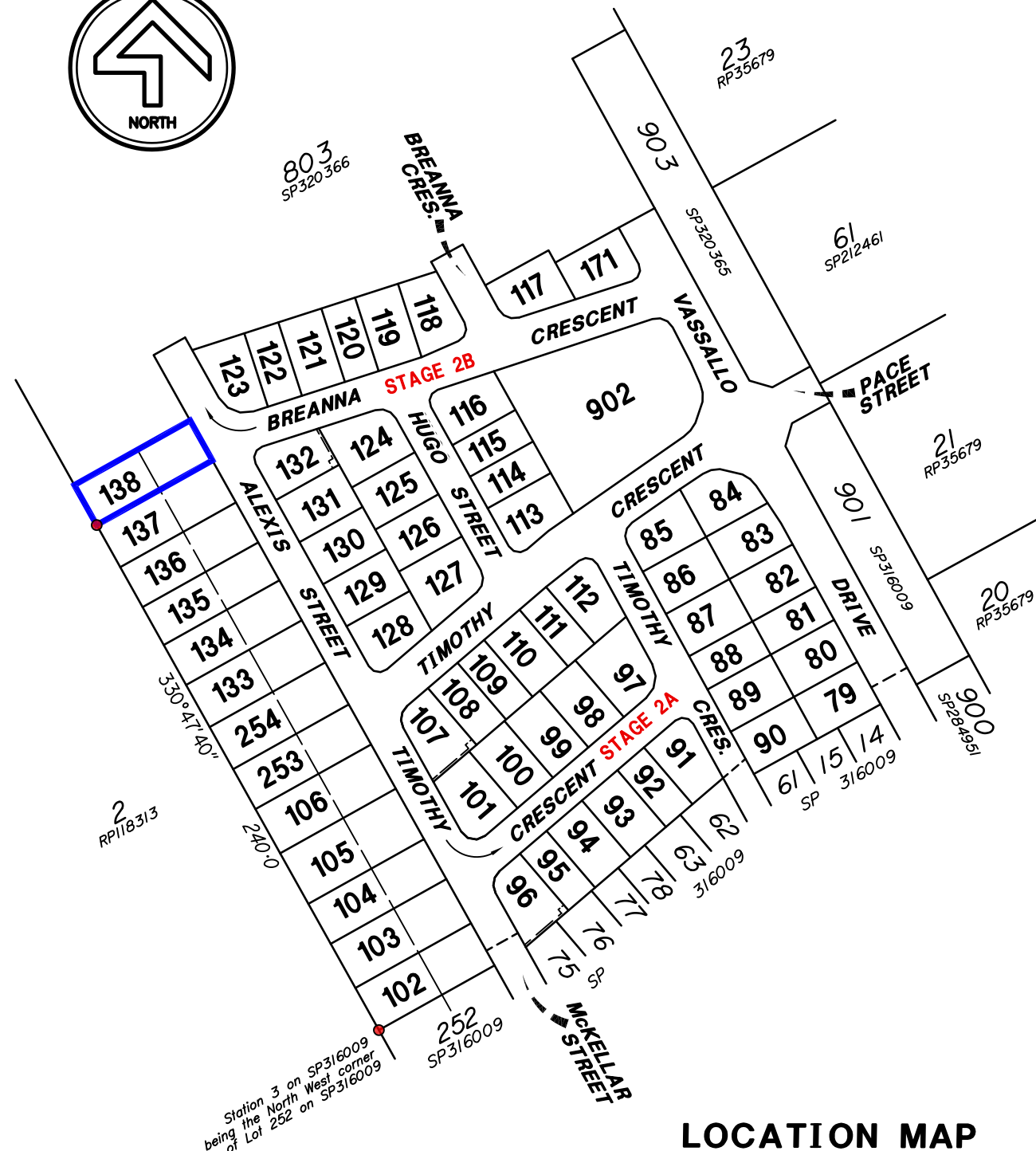
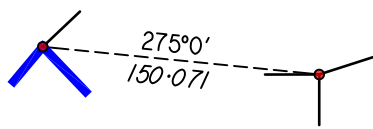
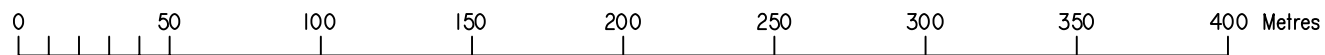


# ROSEWOOD GREEN ESTATE STAGE 2B



## LOCATION MAP

Scale 1:2500



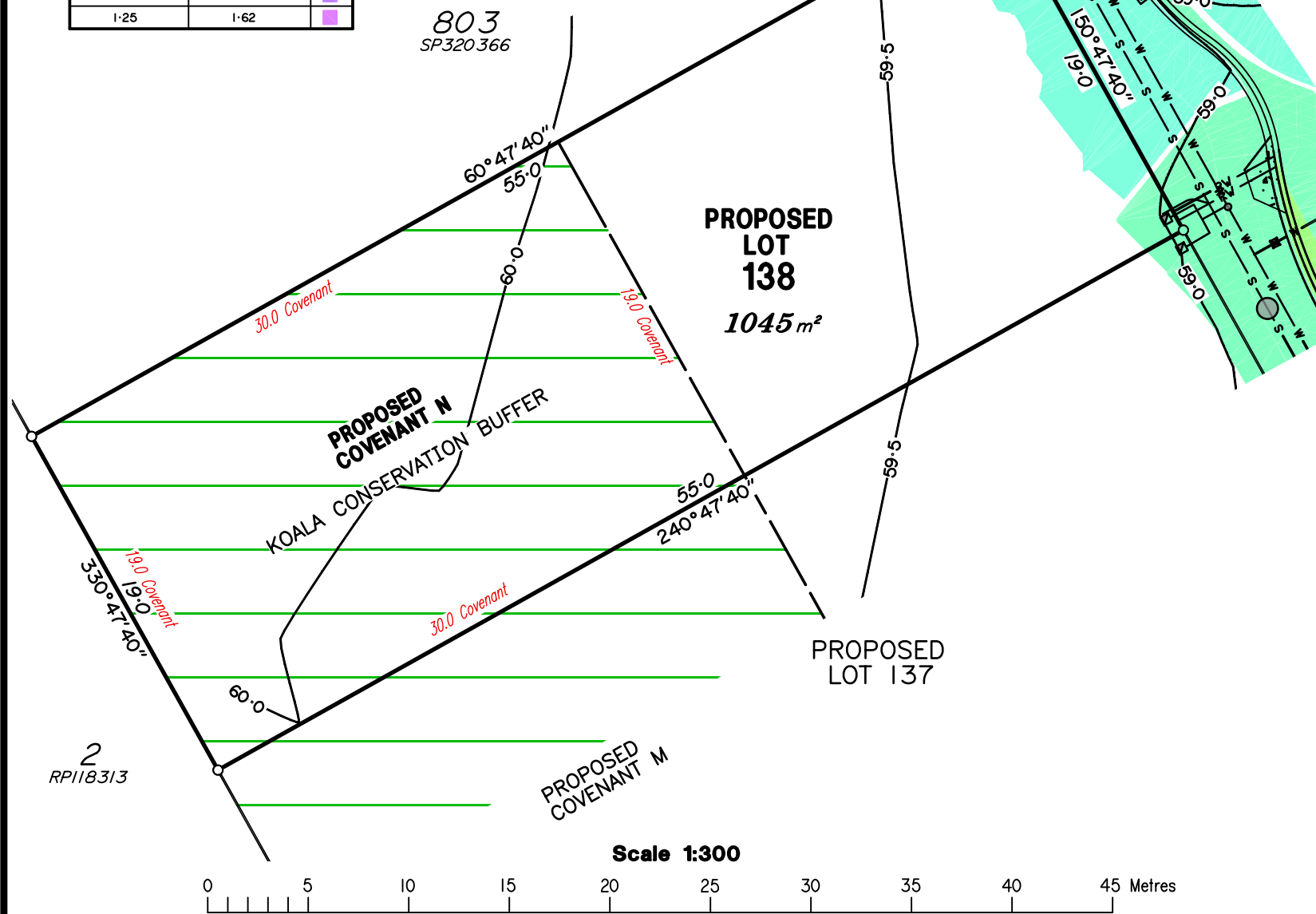
INDICATES A CALCULATED CONNECTION FROM A REGISTERED CADASTRAL CORNER.

"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

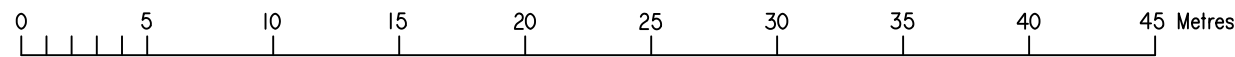
1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THE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

CUT/FILL TABLE		
Minimum Cut/Fill	Maximum Cut/Fill	Colour
-1.94	-1.50	Red
-1.50	-1.00	Orange
-1.00	-0.75	Yellow
-0.75	-0.50	Light Green
-0.50	-0.25	Green
-0.25	-0.01	Light Blue
-0.01	0.25	Blue
0.25	0.50	Light Purple
0.50	0.75	Blue
0.75	1.00	Dark Blue
1.00	1.25	Purple
1.25	1.62	Dark Purple

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.  
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.



Scale 1:300



## LEGEND

— 45.0 —	Finished Contours	— S — S —	Sewer Main	— SW — SW —	Stormwater Gully Pit
— S — S —	Sewer Manhole	— RW — RW —	Rooftwater Line	— RW — RW —	Rooftwater Pit
— SW — SW —	Stormwater Main	— v — v —	Water Main (Fire Hydrant & Valve)	— v — v —	Water Meter
— SW — SW —	Stormwater Manhole				
—	Change of Grade				
—	Covenant for Koala Conservation Buffer Area				

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.

Refer to Ipswich City Council Decision Notice for Change Application to a Development Approval 7564/2007/MAMC/B dated 15 August 2019 for full details.

This note is an intergral part of this plan.

## DISCLOSURE PLAN

Description  
**PROPOSED LOT 138**  
**BEING PART OF LOT 801 ON SP316009**  
**LAND AT ROSEWOOD THAGOONA ROAD ROSEWOOD**

Scale in Metres: **1:300 at A3**

## BAIRD & HAYES

SURVEYORS • TOWN PLANNERS

77 RODERICK STREET  
IPSWICH Q. 4305  
PH 3812 2076 FAX 3812 1614  
survey@bairdandhayes.com.au

COMP FILE: 12669 D51-138.DWG Issue: **C**  
Date: 11/05/2021 Ref: 12669/5IDP-138