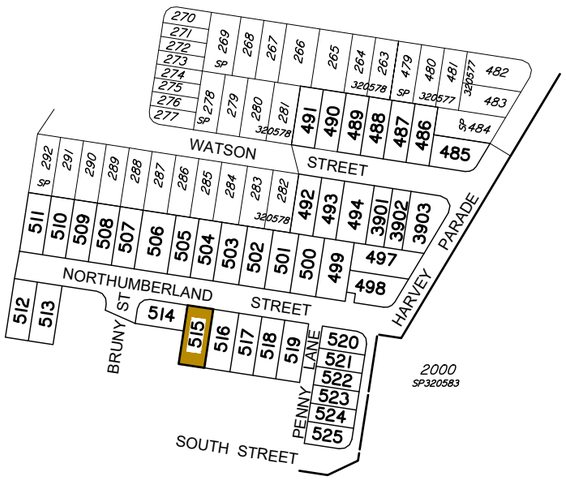
Locality Diagram

Not to scale



Legend

	Area of Fill
	Proposed New Allotment
PSL 4·30	Proposed Surface Level
2.50	Proposed Surface Contour
5.50	Proposed Pad Level
2.50	Proposed Fill Depth Contour (Represents +2.5m of Fill)
	Proposed Batter Line
HW 2.50	Proposed height of wall
AHW 2.50	Proposed Average height of wall
	Proposed Sleeper Retaining Wall
	Proposed 1.8m Timber Fence Within Lot
	Proposed 1.8m Screening Fence Within Lot
	Proposed Boulder Retaining Wall

Allotment Description

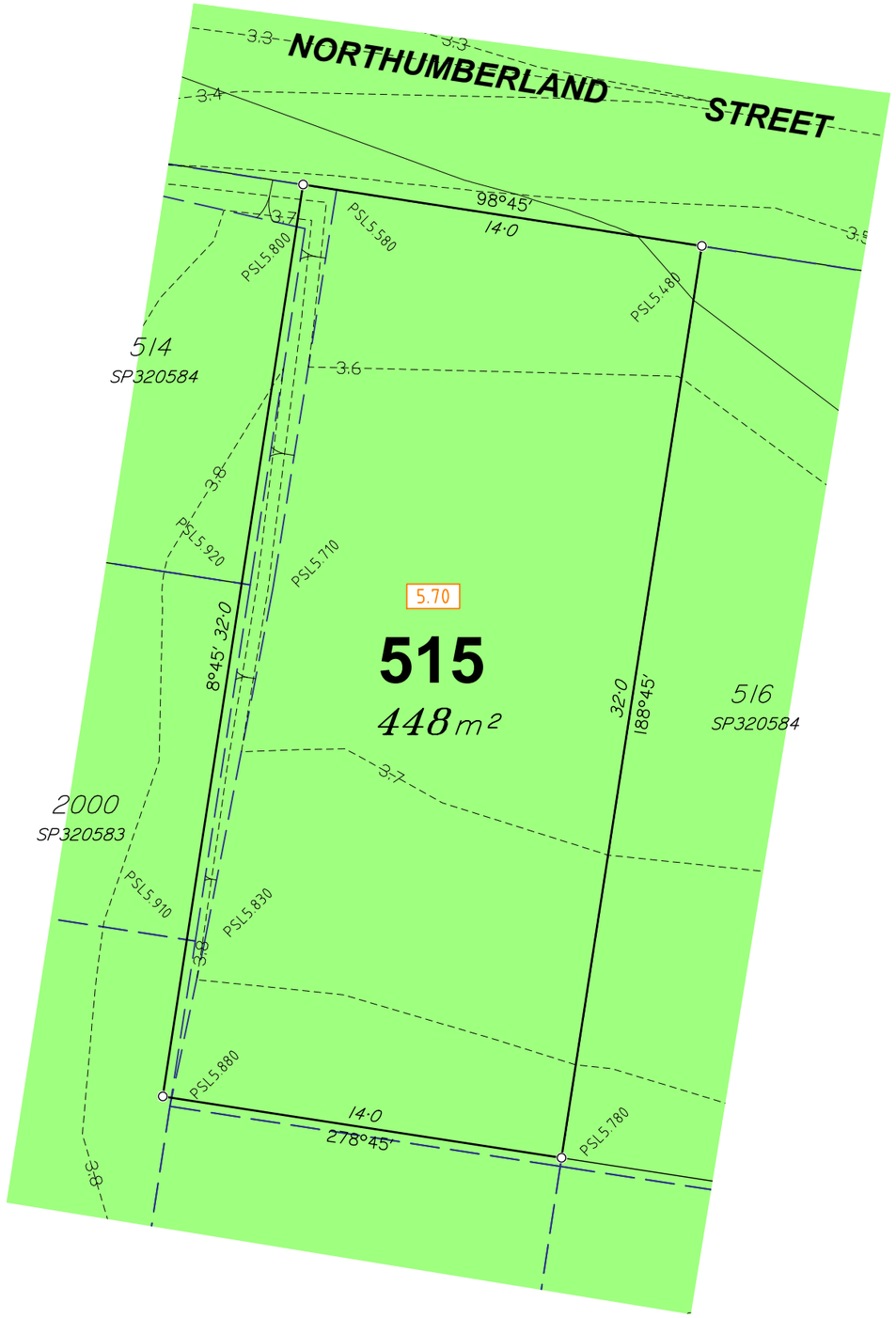
This plan shows details of Proposed Allotment 515 on SP320584 cancelling part of Lot 2000 on Proposed Reconfiguration Plans as approved by Moreton Bay Regional Council in accordance with Development Approval Number DA/2022/3914 dated 24.11.2022.

The Contractor shall complete all allotment earthwork operations in such a manner to allow an approved Geotechnical testing company's certification that site filling has been placed as Level 1 "Controlled Fill" in accordance with the provisions of Australian Standard AS 3798-2007.

The frequency of control testing shall be in accordance with the provisions of Table 8.1 of AS3798-2007.

Notes

1. This Diagram has been prepared for information purposes only and does not form part of any contract of sale.
2. This plan was prepared for the exclusive use of North Harbour Holdings P/L and their other professional advisors and is not to be used for any other purpose or by any other person or corporation.
3. North Harbour Holdings P/L and T.H. Jensen and Bowers Pty Ltd accept no responsibility for any loss or damage arising to any person or corporation who may use or rely on this plan in contravention of these terms.
4. The title boundaries shown on this diagram were not marked at the time this diagram was prepared and have been determined from calculated dimensions only and not by field survey.
5. Services shown hereon have been plotted from available records current at the time of preparation. The local authority and/or service provider should be contacted for 'As Constructed' information prior to any design and/or construction of any structure.
6. There can be variations between this design information and works as constructed. Field survey is required to confirm the actual location of services prior to design and construction of any house or structure.
7. Any Building Envelope shown may not take into consideration additional setback and clearance requirements that may be imposed by statutory and service authorities and their associated Acts and Legislation.
8. These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations.
9. This plan may not be reproduced unless these notes are included.



N

SURVEYORS
PLANNERS
DEVELOPMENT ADVISORS
JENSEN BOWERS
jensenbowers.com.au
Brisbane (Head Office)
72 Costin Street, Fortitude Valley, Qld. 4006
PO Box 799, Spring Hill, Qld. 4004
T (07) 3852 1771 F (07) 3252 9818
T.H. Jensen & Bowers Pty. Ltd. (Consulting Surveyors)
ABN. 52 010 872 607

© Copyright reserved to Jensen Bowers Group Consultants Pty Ltd

Associated Consultants

KN Group P/L
Consulting Engineers
(07) 30171900

Local Authority:	Moreton Bay Regional Council
Authority Ref. No:	DA/2022/3914
RP Description:	Lot 2000 on SP320583

Locality:	Burpengary East
Date of Survey:	N/A
Level Datum:	AHD (der)
Origin:	GPS
Level Bk / Fld Bk:	-
Horizontal Datum:	MGA Zone 56
Contour Interval:	0.5m

Scale

0 2 4 6m
1 : 200@A3 (Before Reduction)

Notes

This plan was produced for the exclusive use of North Harbour Holdings P/L

It is to be used as an attachment under the Land Sales Act 1984 to sell freehold land off the plan. All dimensions and areas are subject to final registration of the survey plan.

The services, design contours and fill hatching shown hereon are from designs as supplied by KN Group Pty Ltd received 31.01.2023.

Disclaimer

Any licence, expressed or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Jensen Bowers and the instructing party.

Drawn:	SS	Date:	02/02/2023
Surveyed:	N/A	Date:	N/A
Checked:	RV	Date:	02/02/2023

Approved:

SJM

Issue	Description	Date	Appd.
A	Original Issue	02/02/23	SM

Client

North Harbour Holdings P/L

Northumberland Street Burpengary East (North Harbour)

Stage 39
Disclosure Plan
Lot 515 on SP320584

Drawing No.	Issue	Original Size
S-7550-699	A	A3