

Land Title Act 1994; Land Act 1994  
Form Z1 Version 3

**SURVEY PLAN**

Sheet 1 of 7

SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby certify that the land comprised in this plan was surveyed by the corporation, by Clinton Miles URQUHART, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Michael KLEINE, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28/08/2019



*[Signature]*  
Authorised Signatory  
*[Signature]*  
Authorised Signatory  
Date: 13/09/2019

**Plan of Lots 367-372, 428-447, 802-804, 5007 & 7002 and Easements A-C in Lots 428, 432 & 436 respectively**

cancelling Lot 5007 on SP266999  
LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: COLLINGWOOD PARK  
Meridian: MGA (Zone 56) by CORS  
Survey Records: No

Scale:	1:5000
Format:	STANDARD
<b>SP307776</b>	

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

**719693120**  
**\$3598.00**  
**\$3598.00**  
23/10/2019 14:58

**BE 400 NT**

5. Lodged by  
**MULLINS LAWYERS**  
GPO BOX 2026  
BRISBANE QLD 4001  
E-MAIL: [files@mullinslawyers.com.au](mailto:files@mullinslawyers.com.au)  
TEL: 07 324 0220  
REF: 100-705-120613  
(Include address, phone number, reference, and Lodger Code)

Lodger Code: **DE 107A**

1. Certificate of Registered Owners or Lessees.  
I/We **CANBERRA ESTATES CONSORTIUM NO 36 PTY LTD**  
**A.C.N. 156 442 312**

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51173560	Lot 5007 on SP266999	367-372, 428-447, 802, 803, 804, 5007 & 7002	New Rd	Emts A-C

(Names in full)  
\*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.  
\*as Lessees of this land agree to this plan.  
X X  
Signature of \*Registered Owners \*Lessees

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715752561	367-372, 428-447, 802, 803, 804, 5007 & 7002	

CANBERRA ESTATES CONSORTIUM NO. 36 PTY LTD  
ACN 156 442 312 by its duly constituted Attorneys  
**ALBERT TIBOR DARAS, TRAVIS JOHN DOHERTY,**  
**BRYAN SPENCER LEMING, SAMUEL JOSEPH BURGESS,**  
**ANTHONY JOHN O'DWYER and MICHAEL DAMIAN POTTS**  
under Power of Attorney No 717229119 who confirm that the  
Power of Attorney has not been revoked as at today's date.

**ANTHONY JOHN O'DWYER** - [Signature]  
**MICHAEL DAMIAN POTTS** - [Signature]

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
601367540 (Emt A on RP116225)	5007
601367541 (Emt A on RP116224)	5007 & 7002
602259878 (Emt A on RP116226)	5007 & 7002
701233918 (Emt C on RP883323)	5007 & 7002

**EXISTING ADMINISTRATIVE ADVISE ALLOCATIONS**

Administrative Advice	Lots to be Encumbered
714705299 (VEG NOTICE)	367-372, 428-447, 802, 803, 804, 5007 & 7002

Emt D on SP266999 is fully absorbed by new road.

\* Rule out whichever is inapplicable

2. Planning Body Approval.  
\* **IPSWICH CITY COUNCIL**  
hereby approves this plan in accordance with the :  
%

**Planning Regulation 2017**

Dated this 15<sup>th</sup> day of October 2019  
[Signature] # **Authorised Local Government Officer**

\* Insert the name of the Planning Body. % Insert applicable approving legislation.  
# Insert designation of signatory or delegation

3. Plans with Community Management Statement :  
CMS Number :  
Name :

4. References :  
Dept File :  
Local Govt : 4280/15/SSPA  
Surveyor : 6777

367-372, 428-447, 802, 803 & 804	Por 64
7002	Pors 63, 64 & 65
5007	Pors 62 - 67
Lots	Orig

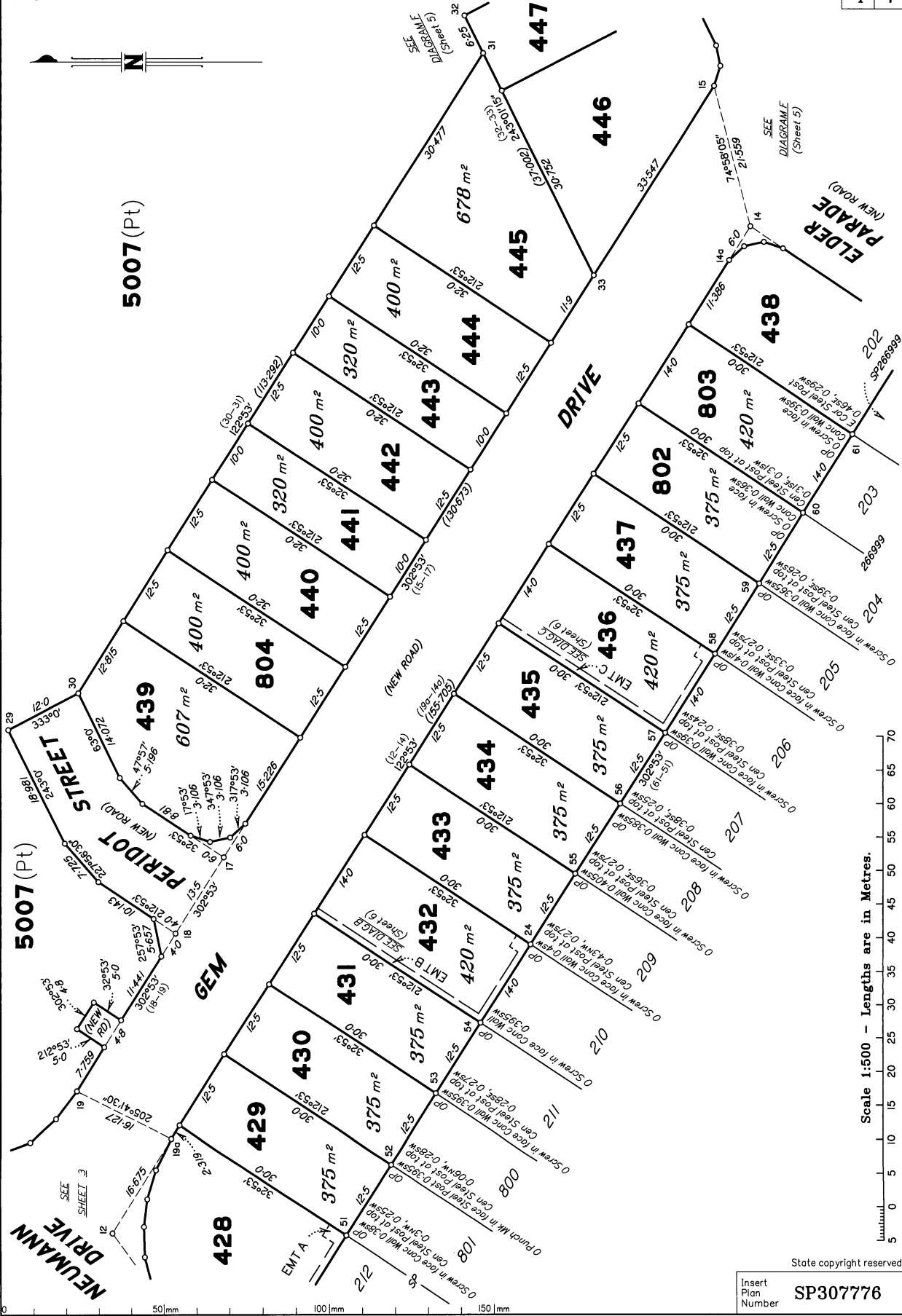
9. Building Format Plans only.  
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road  
Cadastral Surveyor/Director \* Date  
Delete words not required

10. Lodgement Fees :  
Survey Deposit \$ .....  
Lodgement \$ .....  
..... New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

7. Orig Grant Allocation :  
8. Passed & Endorsed :  
By: **SAUNDERS HAVILL GROUP PTY LTD**  
Date: 18/09/2019  
Signed: [Signature]  
Designation: **Liaison Officer**

11. Insert Plan Number  
**SP307776**





Scale 1:500 - Lengths are in Metres.

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Insert Plan Number  
**SP307776**

0 50mm 100mm 150mm

DIAGRAM F  
1:500

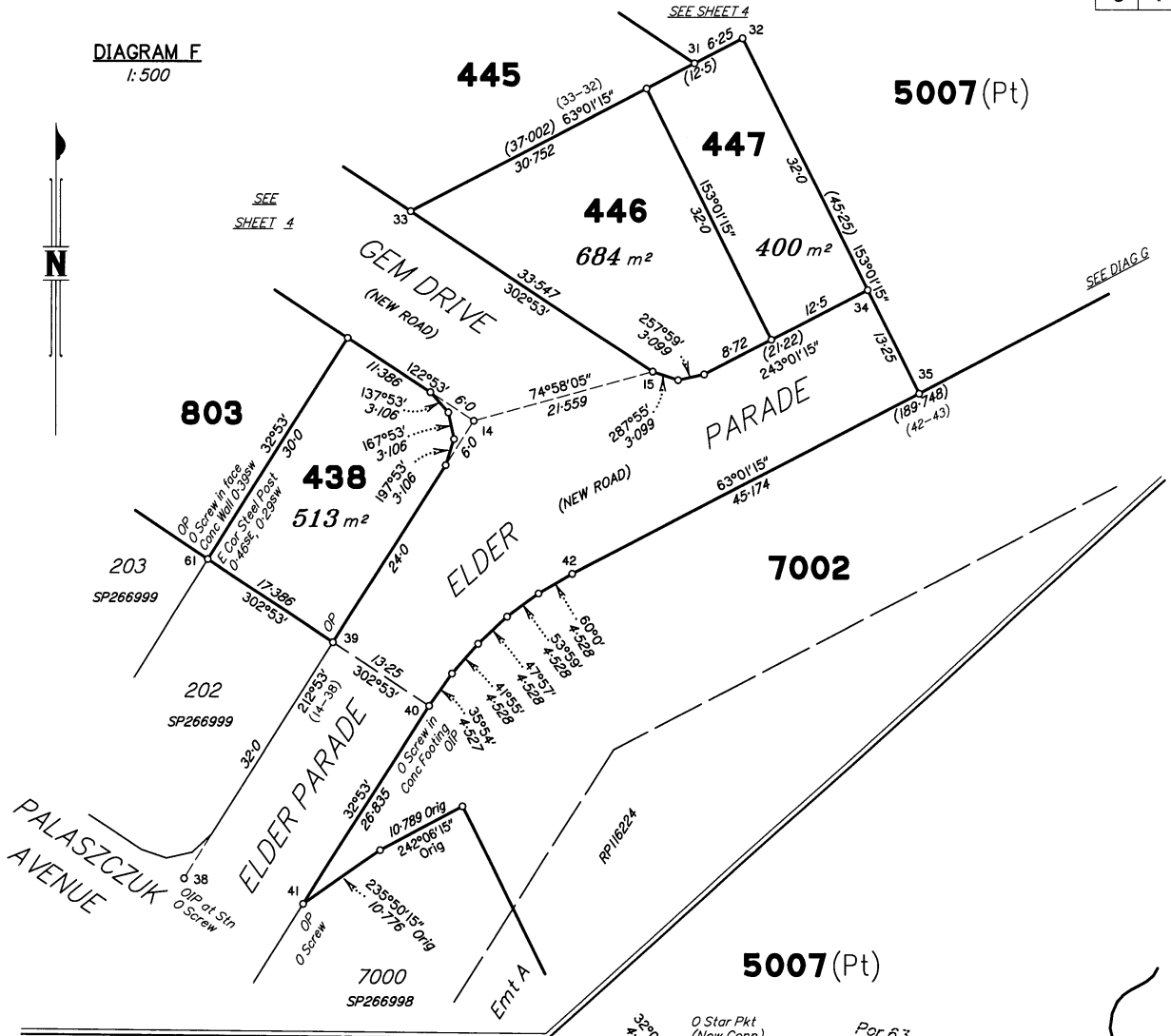
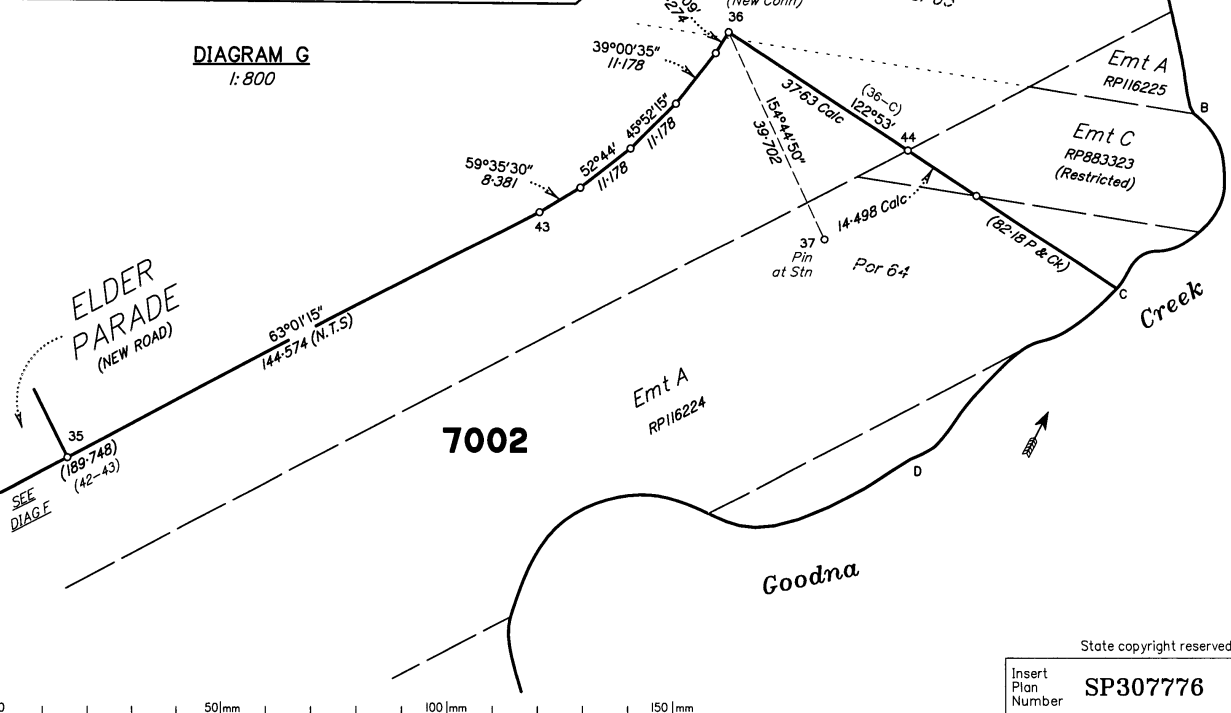


DIAGRAM G  
1:800



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Insert Plan Number  
SP307776





TABLE A  
CREEK POINTS

BEARING	DISTANCE
139°00'20" Orig	43.054 Orig
145°59'20" Orig	29.44 Orig
192°19'50" Orig	38.193 Orig
220°25'50" Orig	20.647 Orig
198°32'50" Orig	76.561 Orig
188°15' Orig	51.028 Orig
191°49'20" Orig	29.084 Orig
243°54'20" Orig	27.81 Orig
311°50'30" Orig	40.293 Orig
255°54'20" Orig	52.65 Orig
230°08'50" Orig	28.84 Orig
221°35'50" Orig	28.638 Orig
205°59'30" Orig	55.91 Orig
230°59'30" Orig	24.31 Orig
166°56' Orig	3.424 Orig
167°10' Orig	18.09 Orig
145°49'	9.181
183°47'40"	8.446
223°57'	9.092
251°30'	8.88
215°05'	6.311
230°48'30"	11.691
248°04'	8.494
227°00'30"	12.082
214°46'	9.197
242°23'	6.733
236°42'50" Orig	27.548 Orig
294°50' Orig	13.762 Orig
294°50' Orig	12.289 Orig
251°46' Orig	18.923 Orig
199°19'20" Orig	21.623 Orig
161°59' Orig	38.504 Orig
174°49' Orig	26.841 Orig
216°00'30" Orig	9.953 Orig
165°03' Orig	24.195 Orig
190°07'30" Orig	22.116 Orig
192°25' Orig	10.092 Orig
275°08'45" Orig	18.767 Orig
281°36' Orig	27.757 Orig
215°28'45" Orig	17.555 Orig
219°31'15" Orig	18.646 Orig
194°15' Orig	12.402 Orig
115°32'45" Orig	26.702 Orig
161°14'30" Orig	9.068 Orig
205°02' Orig	20.568 Orig
218°14' Orig	16.658 Orig
275°37' Orig	4.184 Orig
229°56' Orig	6.726 Orig
212°14' Orig	6.432 Orig
246°09' Orig	7.403 Orig
292°11' Orig	11.046 Orig

Orig Creek Points Compiled from SP266990

CREEK BOUNDARY REPORT

A first new plan of survey (SP266990) was registered for the subject land on 21/05/2014, under section 108 of the SMA. Further field measurements surveyed during the current survey between stations B and D have shown that the top of the bank of Goodna Creek was originally misinterpreted due to thick vegetation between stations B and D. There is no evidence of manmade interference, hence the current location of the natural feature between stations B and D has been redetermined by field survey.

Note: Original Creek points B and D are reinstated from the O Star Picket off station 36, being Creek Traverse station 16 on SP266990.

The natural feature, top of bank adopted as the boundary on SP307776 accords with the non tidal boundary location criteria in s.100 as follows:

1. It occurs naturally; is within a channel but not within the bed of the watercourse and it is in a reasonably stable location.
2. It is not a line of intersection of a particular level of water flow with land and; it is not a transient feature
3. It is the top of the bank

From the best available evidence, we are satisfied the location of the boundary is consistent with s. 108(4) and s. 108(5) in that it is generally not closer to the opposite side of the watercourse than the ambulatory boundary of the original survey S151816 completed prior to the registration of the plan in 1801.

No field notes for the 1801 original creek traverse are available and no alternate natural feature further from the opposite side of the watercourse was identified in the field. We are therefore satisfied that changes in position between stations B and D are attributable to misinterpretation of the location of the feature due to dense vegetation during the survey for SP266990.

M.G.A. COORDINATES (GDA-94)

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
1a	486 038.125	6 943 840.206	56	0.049	Derived	Network RTK	O Screw in Kerb
37	486 540.656	6 943 898.223	56	0.049	Derived	Network RTK	Pin

TABLE B  
CREEK POINTS

BEARING	DISTANCE
230°0' Orig	11.551 Orig
248°08' Orig	17.377 Orig
193°34' Orig	14.013 Orig
174°59' Orig	11.201 Orig
192°25' Orig	10.092 Orig
275°08'45" Orig	18.767 Orig
281°36' Orig	27.757 Orig
215°28'45" Orig	17.555 Orig
219°31'15" Orig	18.646 Orig
194°15' Orig	12.402 Orig
115°32'45" Orig	26.702 Orig
161°14'30" Orig	9.068 Orig
205°02' Orig	20.568 Orig
218°14' Orig	16.658 Orig
275°37' Orig	4.184 Orig
229°56' Orig	6.726 Orig
212°14' Orig	6.432 Orig
246°09' Orig	7.403 Orig
292°11' Orig	11.046 Orig

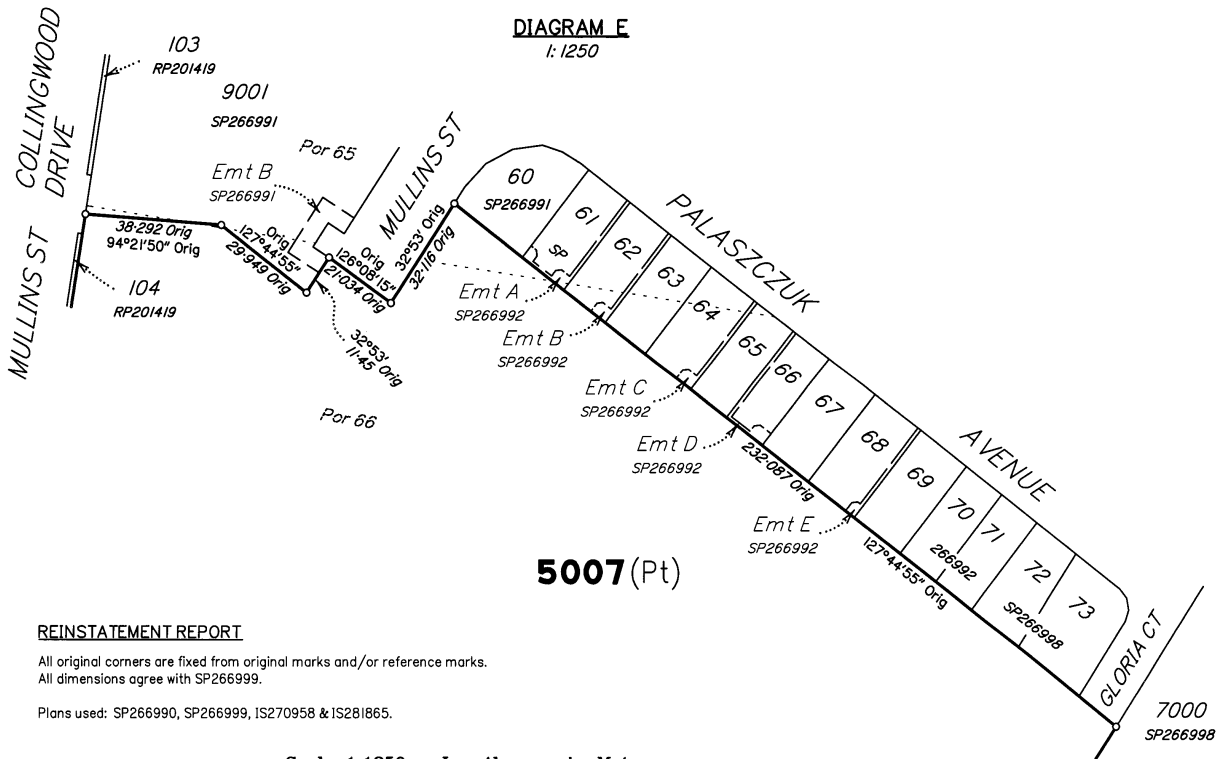
Orig Creek Points Compiled from SP266990

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS270958	121°0'	0.627
1a	O Screw in Kerb	IS270958	at Station	
4	O Screw in Kerb	IS270958	130°04'	4.436
12	Pin		214°05'	5.532
14	Pin		258°20'	1.148
22	O Screw in Channel	IS281865	137°44'	4.159
26	O Screw in Conc	IS281865	146°09'	3.583
26	OIP	SP266999	88°41'	4.607
36	O Star Pkt (New Conn)	16/SP266990	118°31'45"	47.127
37	Pin		at Station	
38	OIP	IS281865	at Station	
38	O Screw in Kerb	IS281865	206°04'	1.443
40	OIP	IS281865	216°11'	1.715
41	O Screw in Conc	IS281865	235°12'	2.736

Additional reference marks to be placed following road construction. (see IS285795)

DIAGRAM E  
1:1250

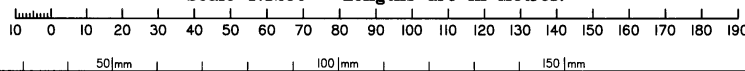


REINSTATEMENT REPORT

All original corners are fixed from original marks and/or reference marks. All dimensions agree with SP266999.

Plans used: SP266990, SP266999, IS270958 & IS281865.

Scale 1:1250 - Lengths are in Metres.



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Insert Plan Number  
**SP307776**