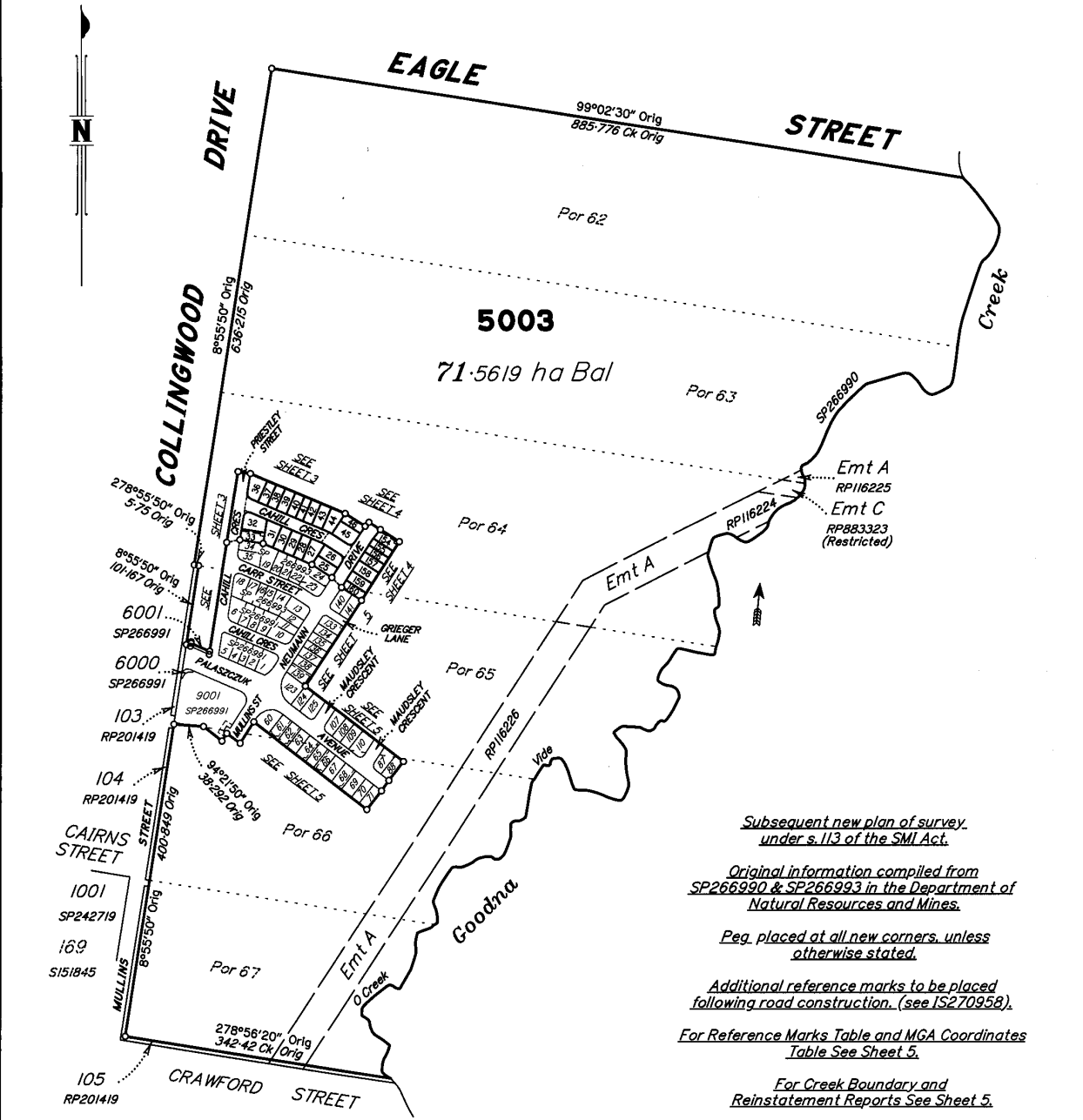


Land Title Act 1994; Land Act 1994  
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 5



*Subsequent new plan of survey under s.113 of the SMI Act.*

*Original information compiled from SP266990 & SP266993 in the Department of Natural Resources and Mines.*

*Peg placed at all new corners, unless otherwise stated.*

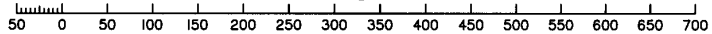
*Additional reference marks to be placed following road construction. (see IS270958).*

*For Reference Marks Table and MGA Coordinates Table See Sheet 5.*

*For Creek Boundary and Reinstatement Reports See Sheet 5.*

**Area of New Road**  
5244 m<sup>2</sup>

Scale 1:5000 - Lengths are in Metres.



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 associate, for whose work the corporation accepts responsibility, under the supervision of Brian Anthony EAGERS, 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 02/02/2017

**The Common Seal of SAUNDERS HAVILL GROUP PTY LTD**

Authorised Signatory: *[Signature]*  
Authorised Signatory: *[Signature]*  
Date: 10. 2. 17

**Plan of Lots 25-33, 36-46, 154-160 & 5003 and Easements A & B in Lots 33 & 154 respectively.**

Cancelling Lot 5002 on SP266993

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: COLLINGWOOD PARK

Meridian: MGA (Zone 56) by Permanent Marks

Survey Records: No

Scale: 1:5000

Format: STANDARD



SP266994

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

**717948229**

**BE 400 NT**

**\$2978.00**  
06/04/2017 14:33

5. Lodged by  
**MULLINS LAWYERS** Lodger Code:  
**6th Box 2026, BRISBANE QLD 4001** **BE107A**  
Email: **titus@mullinslaw.com.au**  
Tel: **(07) 3224 0222** Ref: **AOD: JDS: 120613**  
(Include address, phone number, reference, and Lodger Code)

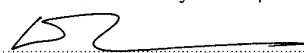
1. Certificate of Registered Owners or Lessees.  
I/We **CANBERRA ESTATES CONSORTIUM NO 36**  
**PTY LTD A.C.N. 156 442 312**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51039509	Lot 5002 on SP266993	25-33, 36-46, 154-160 & 5003	New Rd	Emts A & B


(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.



Signature of \*Registered Owners \*Lessees  
**ANTHONY JOHN D'ONYHER**

  
**MICHAEL DAMIAN POTTS**

**CANBERRA ESTATES CONSORTIUM NO. 36 PTY LTD**  
**ACN 156 442 312** by its duly constituted Attorneys  
~~ROBERT FIBON-BABAS, FRANK JOHN DOMERTY,~~  
~~BRYAN SPENCER LEEMING, DANIEL JOSEPH BURGESS,~~  
**ANTHONY JOHN D'ONYHER 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.

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715752561	25-33, 36-46, 154-160 & 5003	

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
601367540 (Emt A on RP116225)	5003
601367541 (Emt A on RP116224)	5003
602259878 (Emt A on RP116226)	5003
701233918 (Emt C on RP883323)	5003

**EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS**

Administrative Advice	Lots to be Encumbered
714705299 (VEG NOTICE)	25-33, 36-46, 154-160 & 5003

\* Rule out whichever is inapplicable

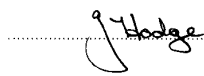
2. Planning Body Approval.  
\* **IPSWICH CITY COUNCIL**

hereby approves this plan in accordance with the:

%

**SUSTAINABLE PLANNING ACT 2009**

Dated this 14th day of APRIL 2017

 #  
# **Authorised Local Government Officer**

\* Insert the name of the Planning Body.  
# Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :  
Name :

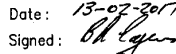
4. References :

Dept File :  
Local Govt : 2558/1410  
Surveyor : **6777**

5003	Pors 62-67
159 & 160	Pors 64 & 65
25-33, 36-46 & 154-158	Por 64
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **SAUNDERS HAVILL GROUP PTY LTD**  
Date: 13-02-2017  
Signed:   
Designation: **Liaison Officer**

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

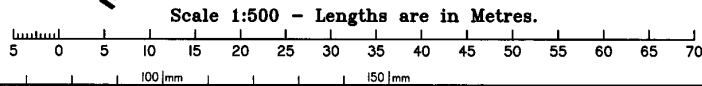
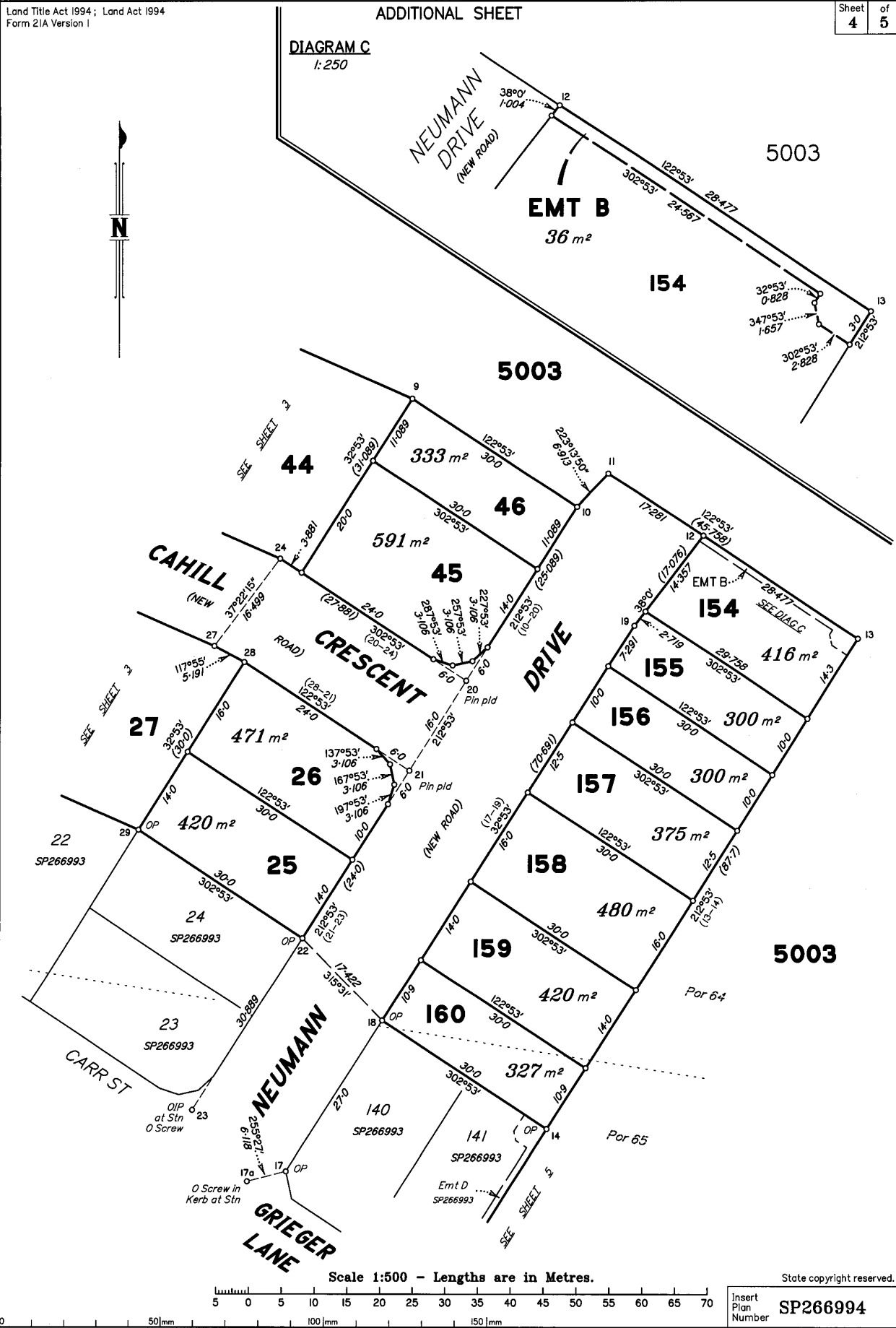
10. Lodgement Fees :

Survey Deposit \$ .....  
Lodgement \$ .....  
..... New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

11. Inset Plan Number **SP266994**



DIAGRAM C  
1:250



State copyright reserved.

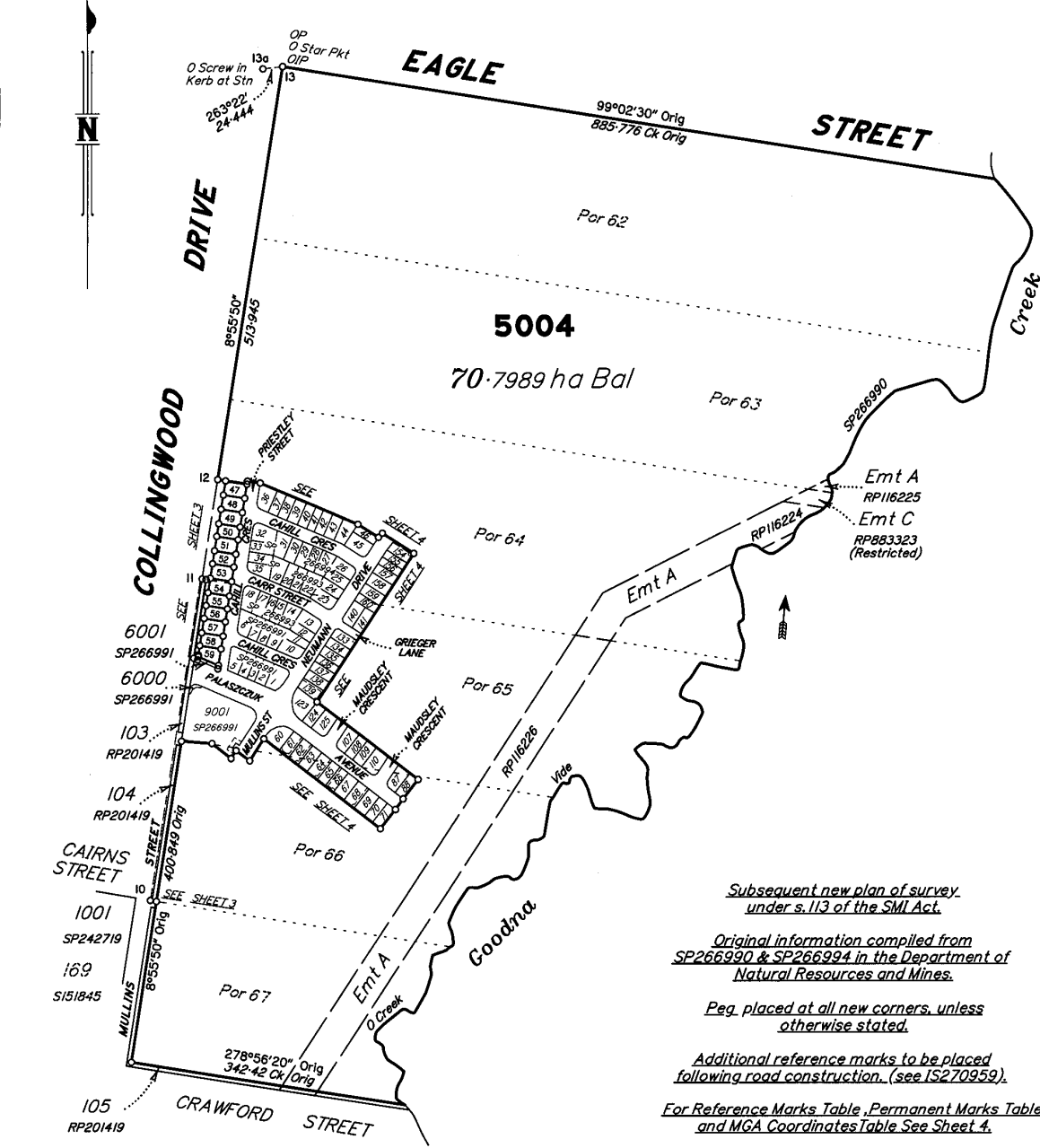
Insert Plan Number **SP266994**



Land Title Act 1994; Land Act 1994  
Form 21 Version 3

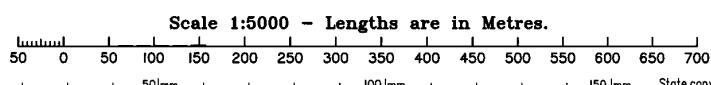
**SURVEY PLAN**

Sheet **1** of **4**



**Area of New Road**  
927 m<sup>2</sup>

*Subsequent new plan of survey under s.113 of the SMI Act.*  
*Original information compiled from SP266990 & SP266994 in the Department of Natural Resources and Mines.*  
*Peg placed at all new corners, unless otherwise stated.*  
*Additional reference marks to be placed following road construction. (see IS270959).*  
*For Reference Marks Table, Permanent Marks Table and MGA Coordinates Table See Sheet 4.*  
*For Creek Boundary and Reinstatement Reports See Sheet 4.*



SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 948) hereby certify that the land comprised in this plan was surveyed by the corporation, by Clinton Miles URQUHART, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Brian Anthony EAGERS, 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 9/02/2017

**The Common Seal** of SAUNDERS HAVILL GROUP PTY LTD  
 Authorised Signatory: *[Signature]*  
 Authorised Signatory: *[Signature]*  
 Date: **10.2.17**

**Plan of Lots 47-59 & 5004.**

Cancelling Lot 5003 on SP266994  
 LOCAL GOVERNMENT: **IPSWICH CITY** LOCALITY: **COLLINGWOOD PARK**  
 Meridian: **MGA (Zone 56) by Permanent Marks**  
 Survey Records: **No**

Scale: **1:5000**  
 Format: **STANDARD**  
  
**SP266995**

**717948285**

\$1638.00  
06/04/2017 14:37

**BE 400 NT**

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

5. Lodged by  
**MULLINS LAWYERS** Lodger Code:  
**670 Box 2026, BRISBANE QLD 4001** **BE 107A**  
Email: **fmiles@mullinslaw.com.au**  
Tel: **(07) 3224 0222 Ref: A00: JDE: 120613**  
(Include address, phone number, reference, and Lodger Code)

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

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
<i>Lease</i>	Lot 5003 on SP266994	47 - 59 & 5004	New Rd	

(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.

Signature of \*Registered Owners \*Lessees  
**ANTHONY JOHN O'DWYER**

**MICHAEL DAMIAN POTTS**

**CANBERRA ESTATES CONSORTIUM NO. 36 PTY LTD**  
**ACN 156 442 312** by its duly constituted Attorneys  
**ALBERT THOR O'DRIS, IRANIE JOHN O'BERRY,**  
**BRYAN SPENGER-LEEMING, 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.

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715752561	47 - 59 & 5004	

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
601367540 (Emt A on RP116225)	5004
601367541 (Emt A on RP116224)	5004
602259878 (Emt A on RP116226)	5004
701233918 (Emt C on RP883323)	5004

**EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS**

Administrative Advice	Lots to be Encumbered
714705299 (VEG NOTICE)	47 - 59 & 5004

\* Rule out whichever is inapplicable

2. Planning Body Approval.  
\* **IPSWICH CITY COUNCIL**

hereby approves this plan in accordance with the:

%

**SUSTAINABLE PLANNING ACT 2009**

Dated this 14th day of April 2017

*J. Lodge* # **Authorised Local Government Officer**

\* Insert the name of the Planning Body.  
# Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :  
Name :

4. References :

Dept File :  
Local Govt : 2538/141E  
Surveyor : 6777

5004	Pors 62-67
55 - 59	Por 65
47 - 53	Por 64
54	Pors 64 & 65
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **SAUNDERS HAVILL GROUP PTY LTD**  
Date: 13-02-2017  
Signed: *[Signature]*  
Designation: **Liaison Officer**

9. Building Format Plans only.

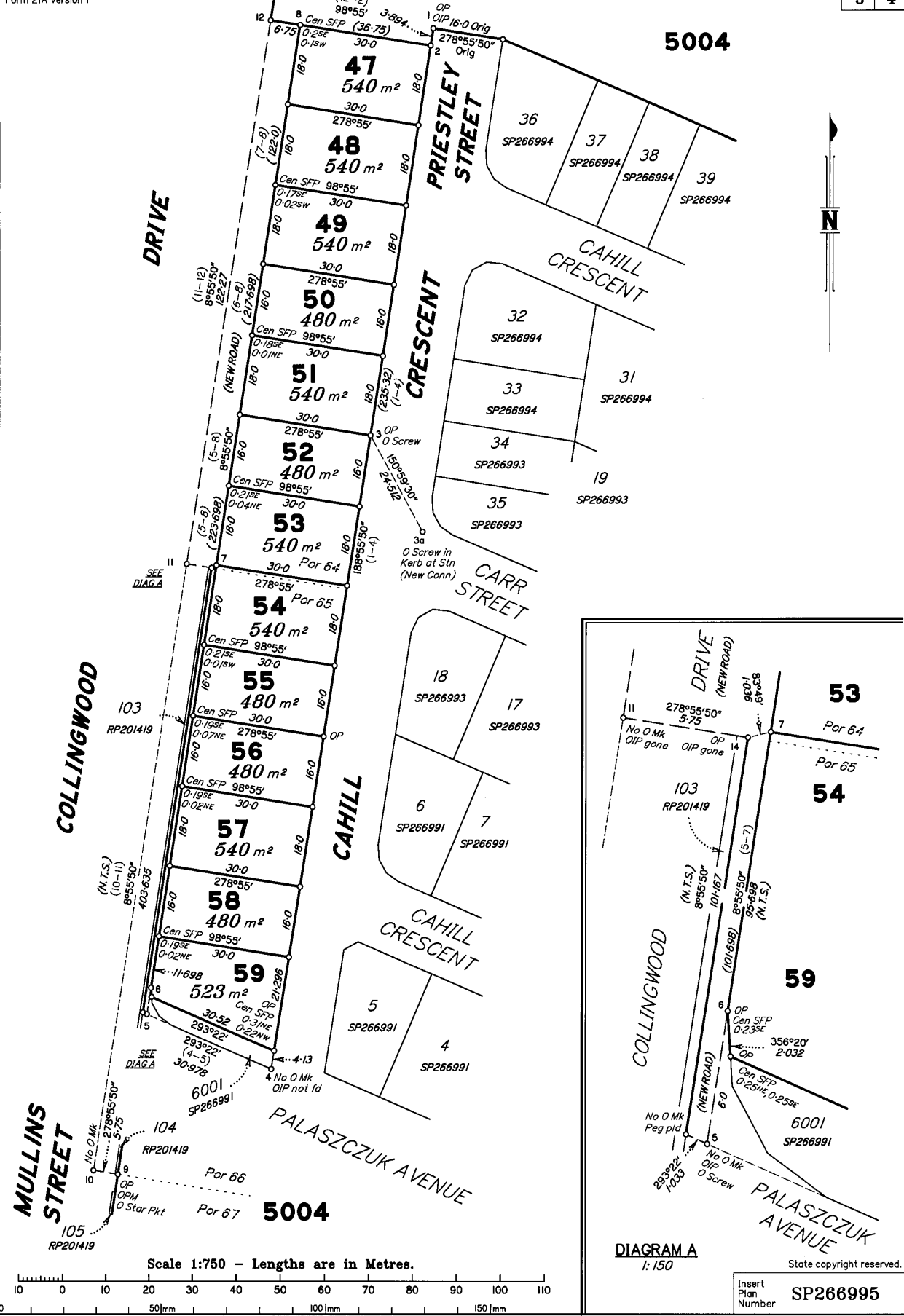
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Cadastral Surveyor/Director \* Date  
\* delete words not required

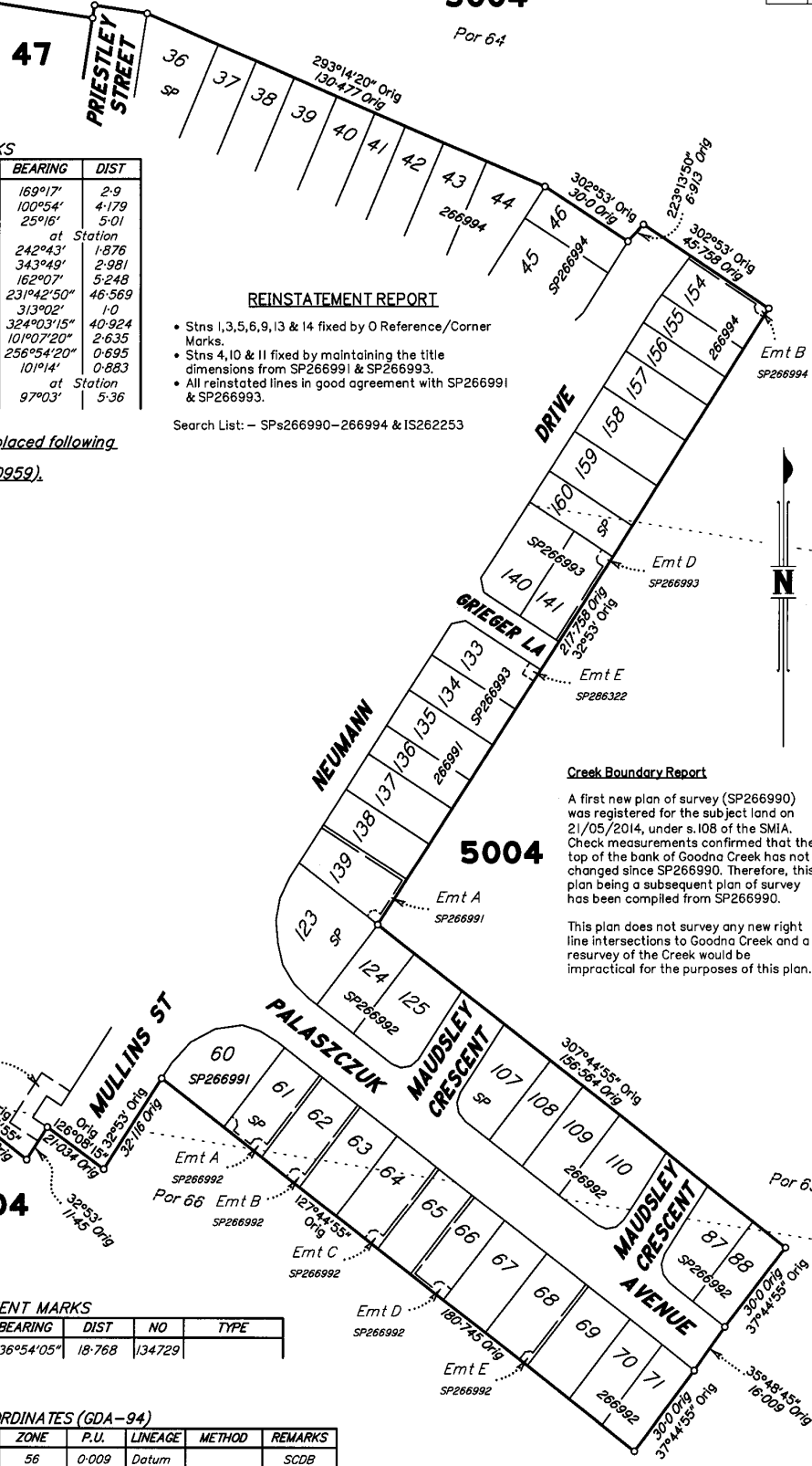
10. Lodgement Fees :

Survey Deposit \$ .....  
Lodgement \$ .....  
..... New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

11. Insert Plan Number  
**SP266995**







REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	SP266994	169°17'	2.9
3	O Screw in Kerb Pin	SP266993	100°54'	4.179
3a	O Screw in Kerb OIP not fd (under Canc)	SP266993 IS262253	25°16'	5.01
4	OIP	IS262253	242°43'	1.876
5	OIP	IS262253	343°49'	2.981
5	O Screw in Kerb	IS262253	162°07'	5.248
7	O Screw in Kerb		231°42'50"	46.569
8	Pin		313°02'	1.0
9	O Star Pkt	SP266990	324°03'15"	40.924
11	OIP gone	SP266990	101°07'20"	2.635
13	O Star Pkt	IS190180	256°54'20"	0.695
13	OIP	IS190180	101°14'	0.883
13a	O Screw in Kerb OIP gone	SP266991 SP266990	at Station 97°03'	5.36

REINSTATEMENT REPORT

- Stns 1,3,5,6,9,13 & 14 fixed by O Reference/Corner Marks.
- Stns 4,10 & 11 fixed by maintaining the title dimensions from SP266991 & SP266993.
- All reinstated lines in good agreement with SP266991 & SP266993.

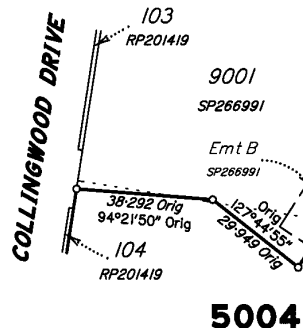
Search List: - SPs266990-266994 & IS262253

Additional reference marks to be placed following road construction (see IS270959).

Creek Boundary Report

A first new plan of survey (SP266990) was registered for the subject land on 21/05/2014, under s.108 of the SMIA. Check measurements confirmed that the top of the bank of Goodna Creek has not changed since SP266990. Therefore, this plan being a subsequent plan of survey has been compiled from SP266990.

This plan does not survey any new right line intersections to Goodna Creek and a resurvey of the Creek would be impractical for the purposes of this plan.



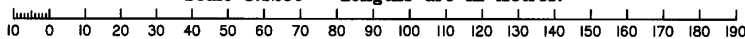
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
9-OPM	SP266990	336°54'05"	18.768	134729	

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

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM 133059	484 209.061	6 941 598.190	56	0.009	Datum		SCDB
PM 753433	466 285.112	6 941 369.594	56	0.008	Datum		SCDB
3a	485 687.026	6 943 823.594	56	0.03	Derived	Quick Static	O Screw in Kb
13a	485 907.985	6 944 442.296	56	0.028	Derived	Quick Static	O Screw in Kb

Scale 1:1250 - Lengths are in Metres.



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Insert Plan Number SP266995