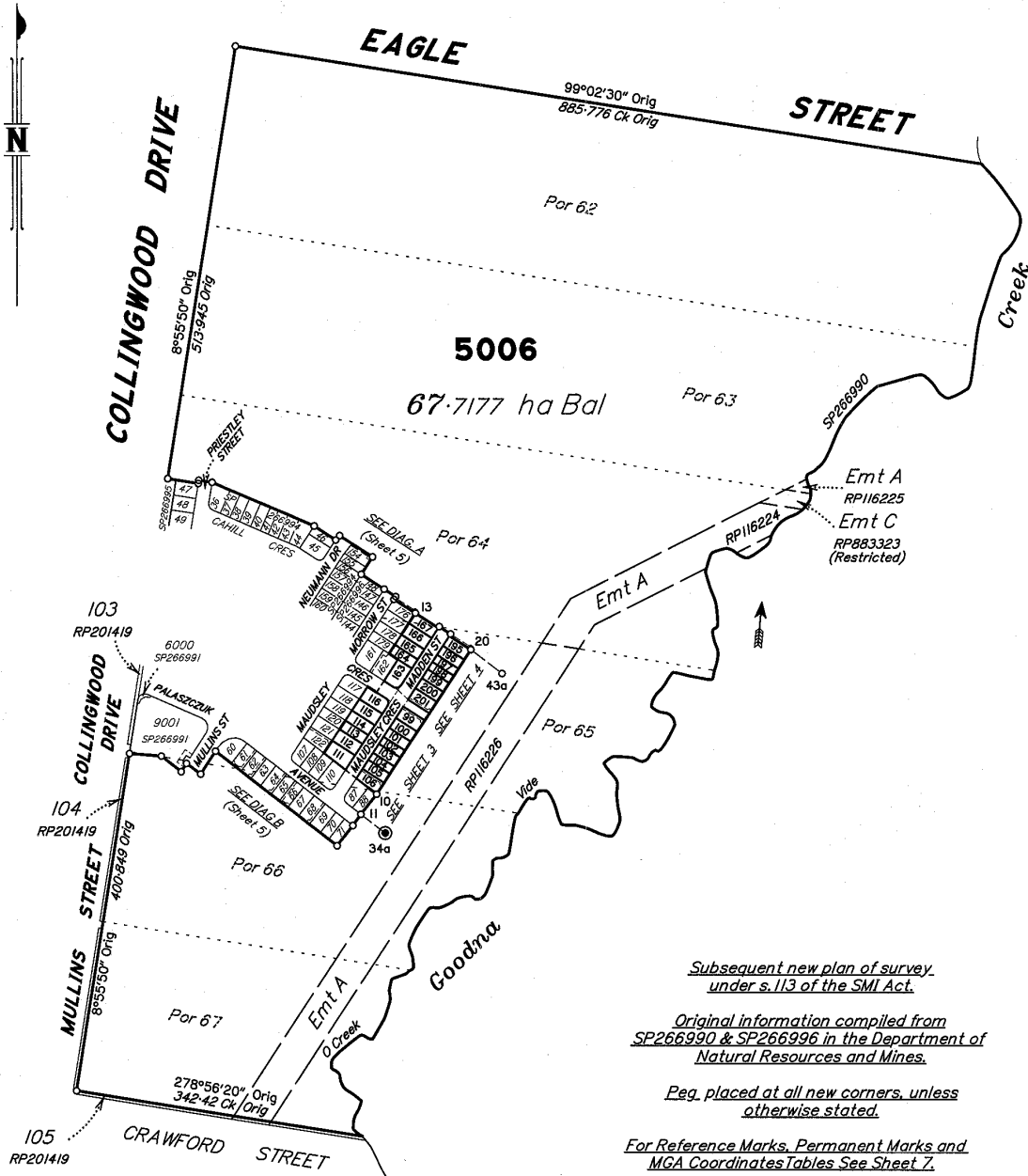


Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

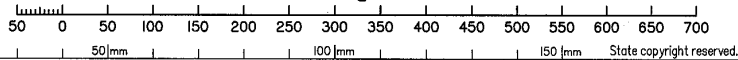
Sheet 1 of 7



Area of New Road
3856 m²

Subsequent new plan of survey under s.113 of the SMI Act.
Original information compiled from SP266990 & SP266996 in the Department of Natural Resources and Mines.
Req. placed at all new corners unless otherwise stated.
For Reference Marks, Permanent Marks and MGA Coordinates Tables See Sheet 7.
For Creek Boundary and Reinstatement Reports See Sheet 7.

Scale 1:5000 - Lengths are in Metres.



SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 948) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brodie Jack FURBER, 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 01/02/2018



M. Klein
Authorised Signatory
John Cur
Authorised Signatory
Date: 9/02/2018

Plan of Lots 99-106, 111-116, 163-167, 195-201 & 5006 and Emts A, B, C & E in Lots 99, 106, 201 & 5006 respectively.

Cancelling Lot 5005 on SP266996
LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: COLLINGWOOD PARK
Meridian: MGA (Zone 56) by Permanent Marks Survey Records: No

Scale: 1:5000
Format: STANDARD
SP266997

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

718697401

\$3035.00
18/04/2018 09:12

BE 400 NT

5. Lodged by
MULLINS LAWYERS
GPO BOX 2026
BRISBANE QLD 4000
EMAIL: thes@mullinslaw.com.au
REF: ADD: JPS: 120613
(Include address, phone number, reference, and Lodger Code)

Lodger Code:
BE107A

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


Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51090582	Lot 5005 on SP266996	99-106, 111-116, 163-167, 195-201 & 5006	New Rd	Emts A-C & E

(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.

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715752561	99-106, 111-116, 163-167, 195-201 & 5006	

Signature of *Registered Owners *Lessees



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

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601367540 (Emt A on RP116225)	5006
601367541 (Emt A on RP116224)	5006
602259878 (Emt A on RP116226)	5006
701233918 (Emt C on RP883323)	5006
717948362 (Emt D on SP266996)	5006

* Rule out whichever is inapplicable

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
714705299 (VEG NOTICE)	99-106, 111-116, 163-167, 195-201 & 5006

*Notification issued to the owner(s) of
Lot 109 on SP266992, Lot 110 on SP266992
& Lot 5005 on SP266996 on 05/02/2018,
in accordance with s.18 of the Survey and
Mapping Infrastructure Regulation 2014.*


2. Planning Body Approval.
* **IPSWICH CITY COUNCIL**
hereby approves this plan in accordance with the:
%
Planning Regulation 2017

5006	Pors 62-67
99-105, 111-116, 163-166 & 195-201	Por 65
106	Pors 65 & 66
167	Pors 64 & 65
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

Dated this 5th day of April 2018

 # **Authorised Local Government Officer**

10. Lodgement Fees:

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

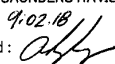
* Insert the name of the Planning Body. % Insert applicable approving legislation.
Insert designation of signatory or delegation

7. Orig Grant Allocation:

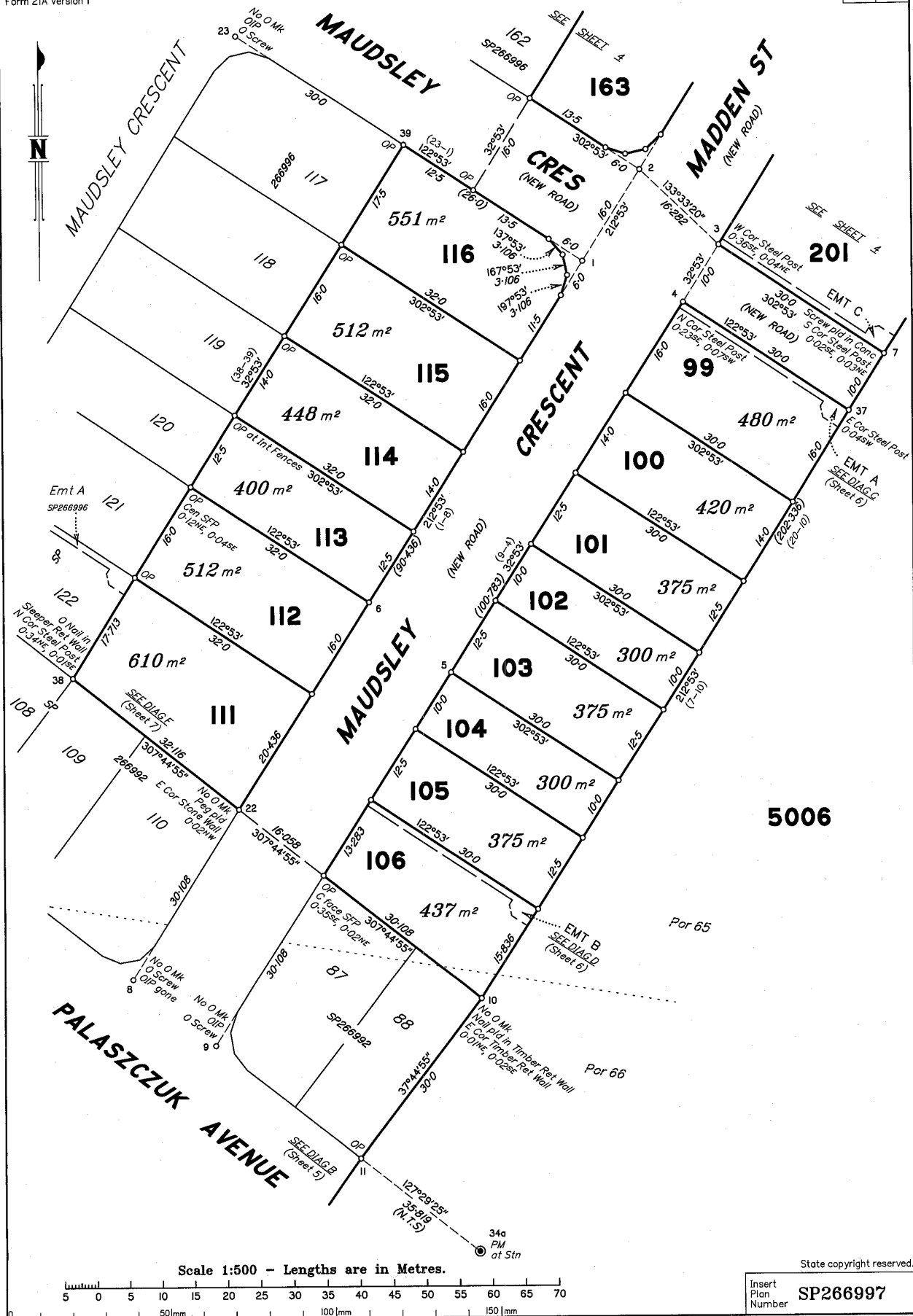
3. Plans with Community Management Statement:

CMS Number:
Name:

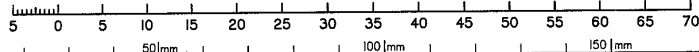
8. Passed & Endorsed:

By: SAUNDERS HAVILL GROUP PTY LTD
Date: 4.02.18
Signed: 
Designation: **Liaison Officer**

11. Insert Plan Number
SP266997

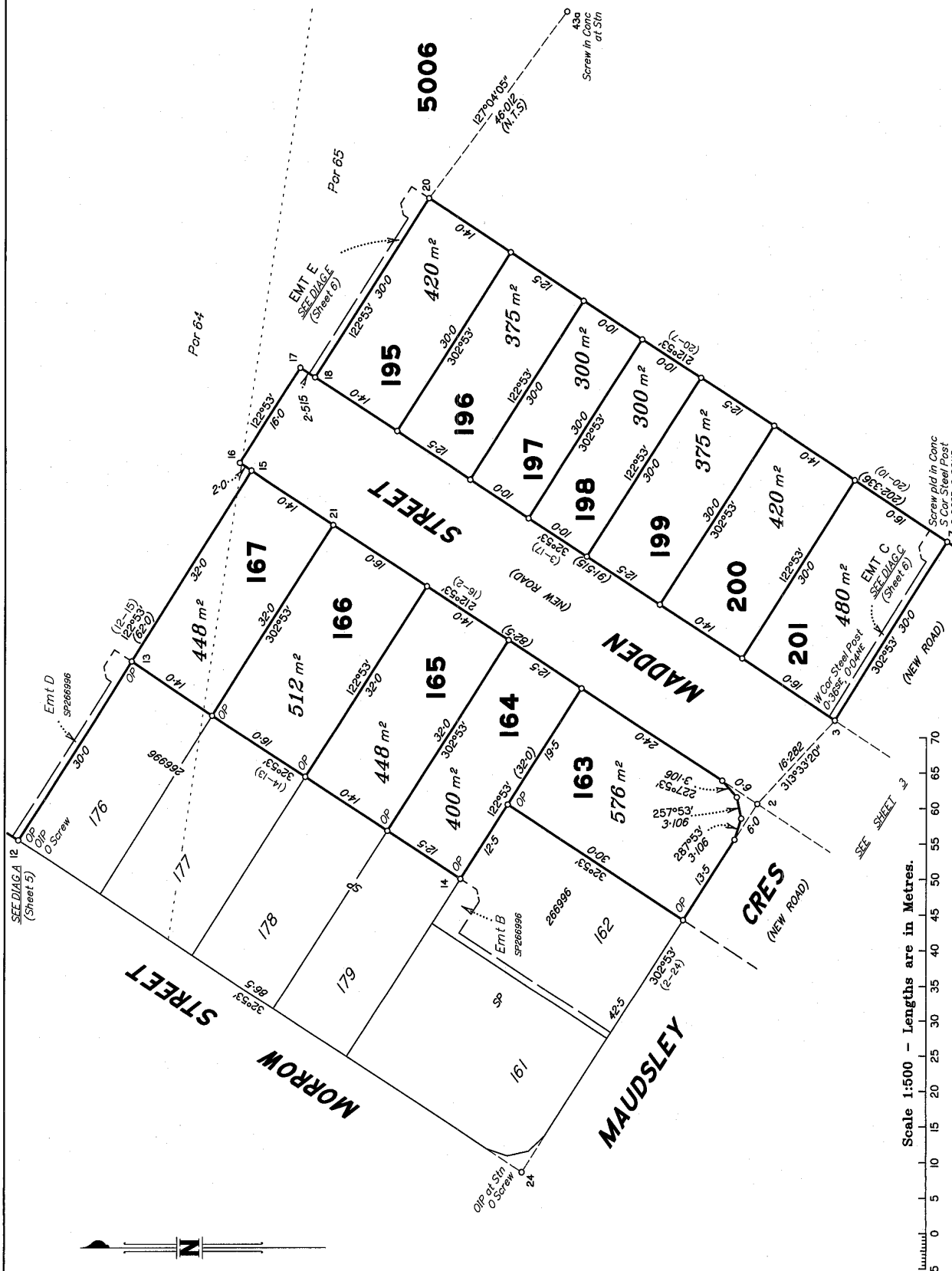


Scale 1:500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number SP266997



State copyright reserved.

Insert Plan Number **SP266997**



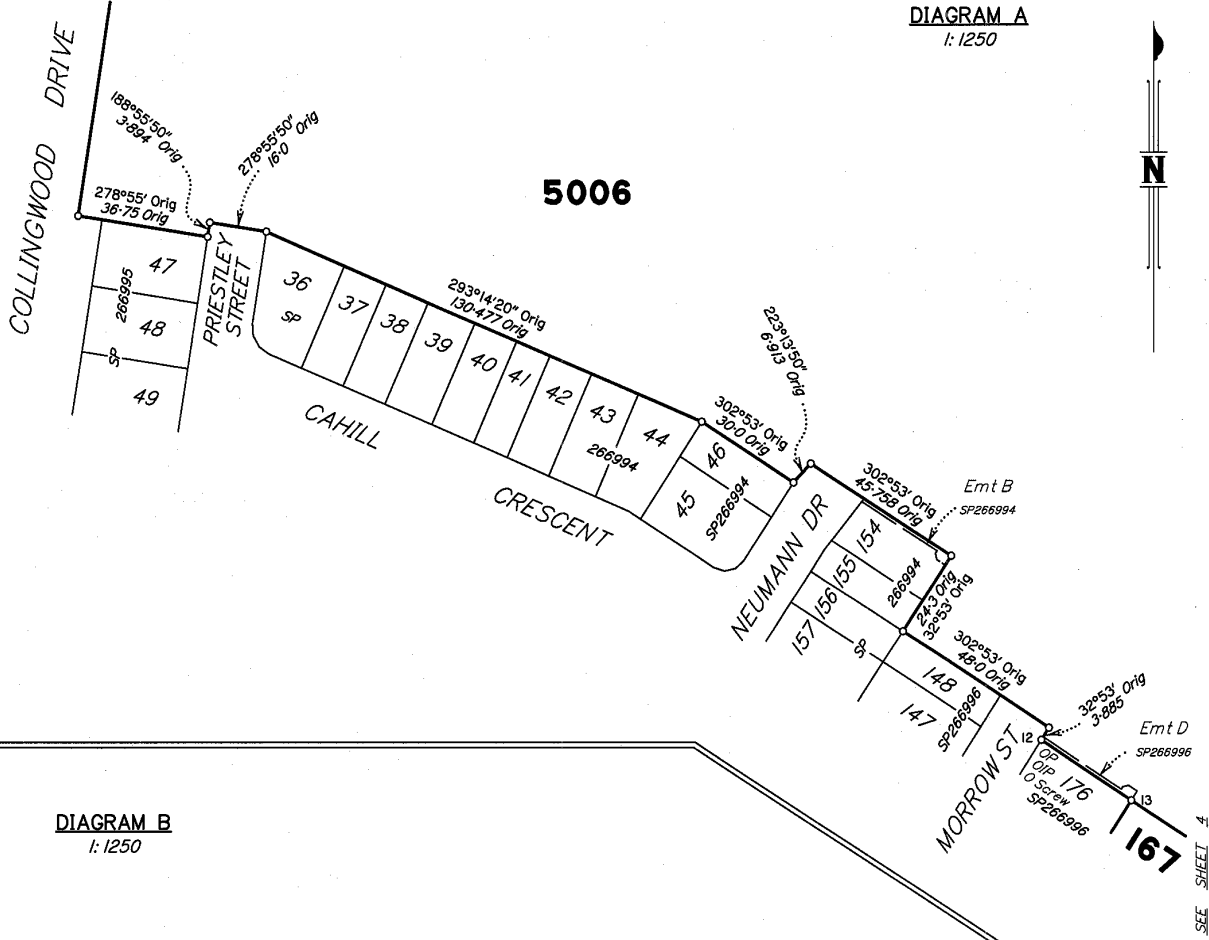
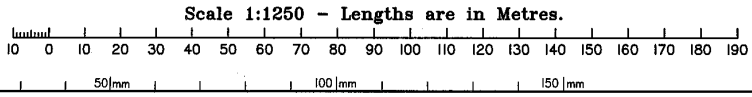
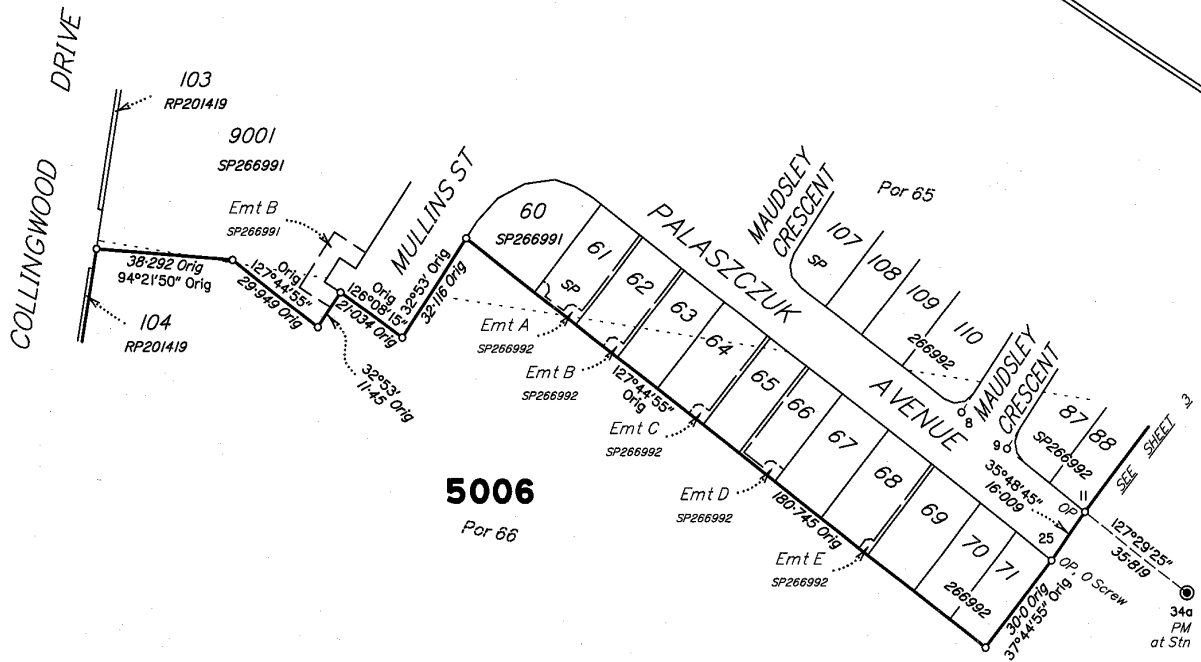


DIAGRAM B
1:1250



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Insert Plan Number **SP266997**



DIAGRAM C
1:250

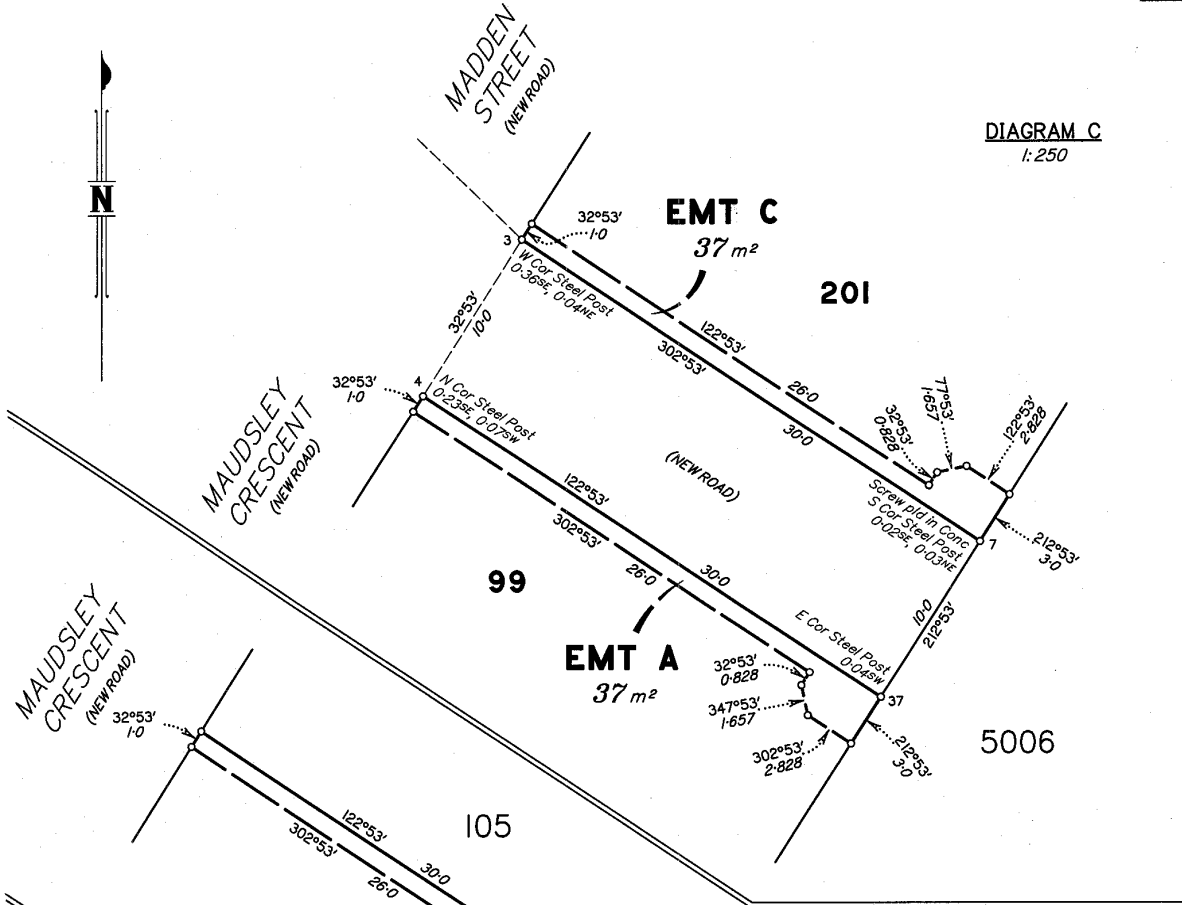


DIAGRAM D
1:250

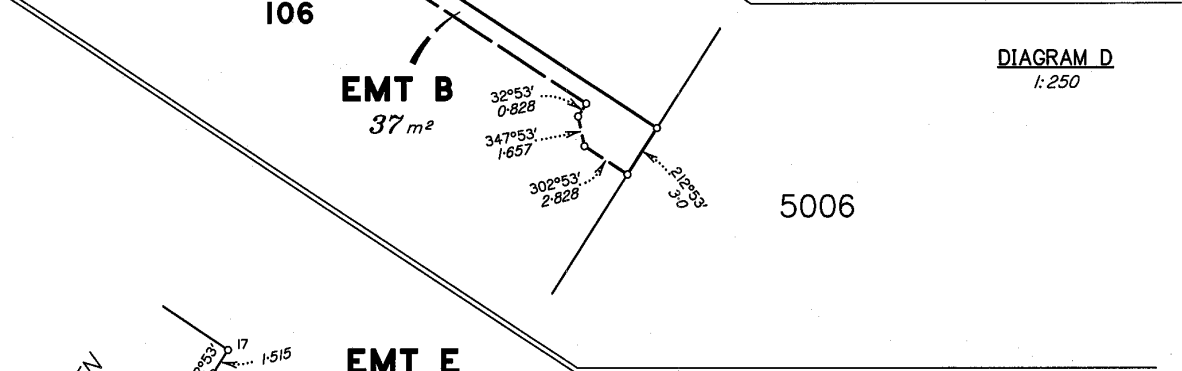
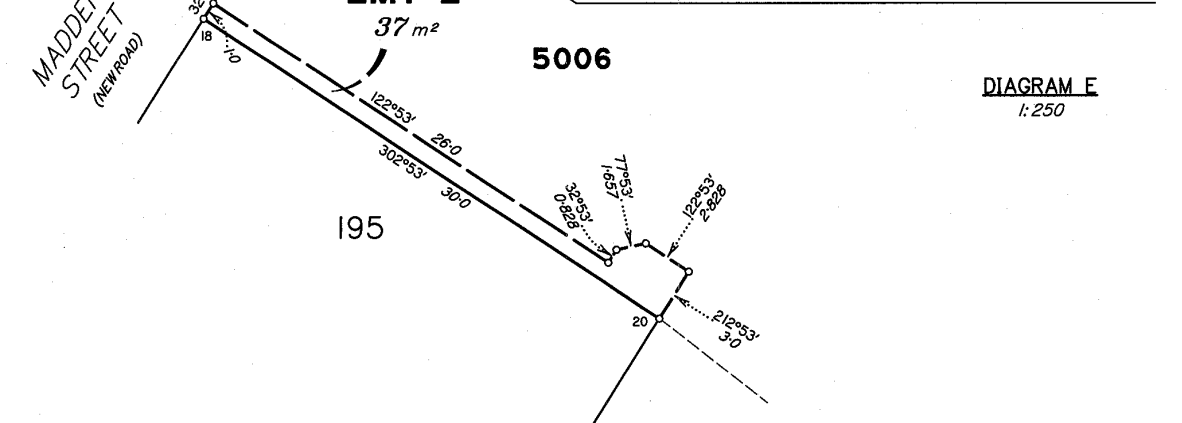
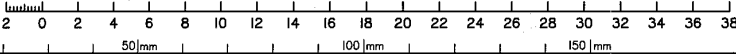


DIAGRAM E
1:250



Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number SP266997

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

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM 133059	484 209 058	6 941 598 188	56	0 009	Datum		SCDB
PM 753433	486 285 112	6 941 369 594	56	0 008	Datum		SCDB
PM 203513	486 108 988	6 943 521 633	56	0 015	Derived	Quick Static	
43a	486 245 447	6 943 709 263	56	0 015	Derived	Quick Static	Screw in Conc

Adjustment-QLD ANJ 17-11 (27 Nov 2017)

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
34a-PM		at Station		203513	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Screw in Kerb		86°38'	1-514
1	Pin		257°06'	1-613
2	Pin		at Station	
2	Screw in Kerb		136°47'	1-076
3	Pin		320°24'	4-063
4	Screw in Kerb		325°43'	8-004
5	Screw in Kerb		302°13'	4-067
6	Screw in Kerb		134°41'	3-692
8	O Screw in Kerb	SP266992	137°25'	0-762
8	OIP gone	SP266992	22°34'	1-868
9	OIP	SP266992	78°14'	1-442
9	O Screw in Kerb	SP266992	231°43'	1-954
12	OIP	SP266992	330°34'	2-879
12	O Screw in Kerb	IS270960	303°11'	3-571
18	Screw in Kerb		292°42'	4-136
21	Screw in Kerb		123°16'	3-582
23	OIP	IS270960	315°31'	0-947
23	O Screw in Kerb	IS270960	34°31'	2-092
24	OIP	SP266992	at Station	
24	O Screw in Kerb	IS270960	344°53'	3-668
25	O Screw in Kerb	SP266992	1°23'	5-19
43a	Screw in Conc		at Station	

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.

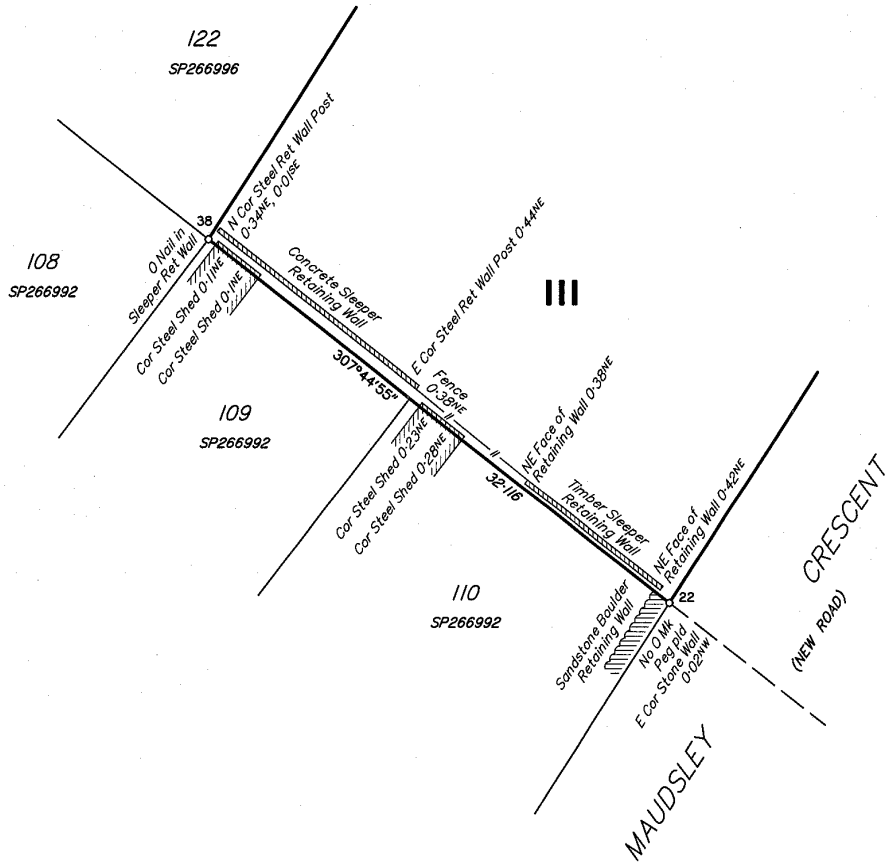
This plan does not survey any new right line intersections to Goodna Creek and a resurvey of the Creek would be impractical for the purposes of this plan.

REINSTATEMENT REPORT

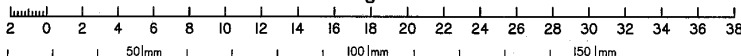
- All original corners except for stations 10 and 22 are fixed from original marks and/or reference marks.
- Stations 10 and 22 are fixed using original dimensions from fixed corners vide SP266992.
- All dimensions agree with SP266992 and SP266996.

DIAGRAM F

1:250



Scale 1:250 - Lengths are in Metres.



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Insert Plan Number SP266997