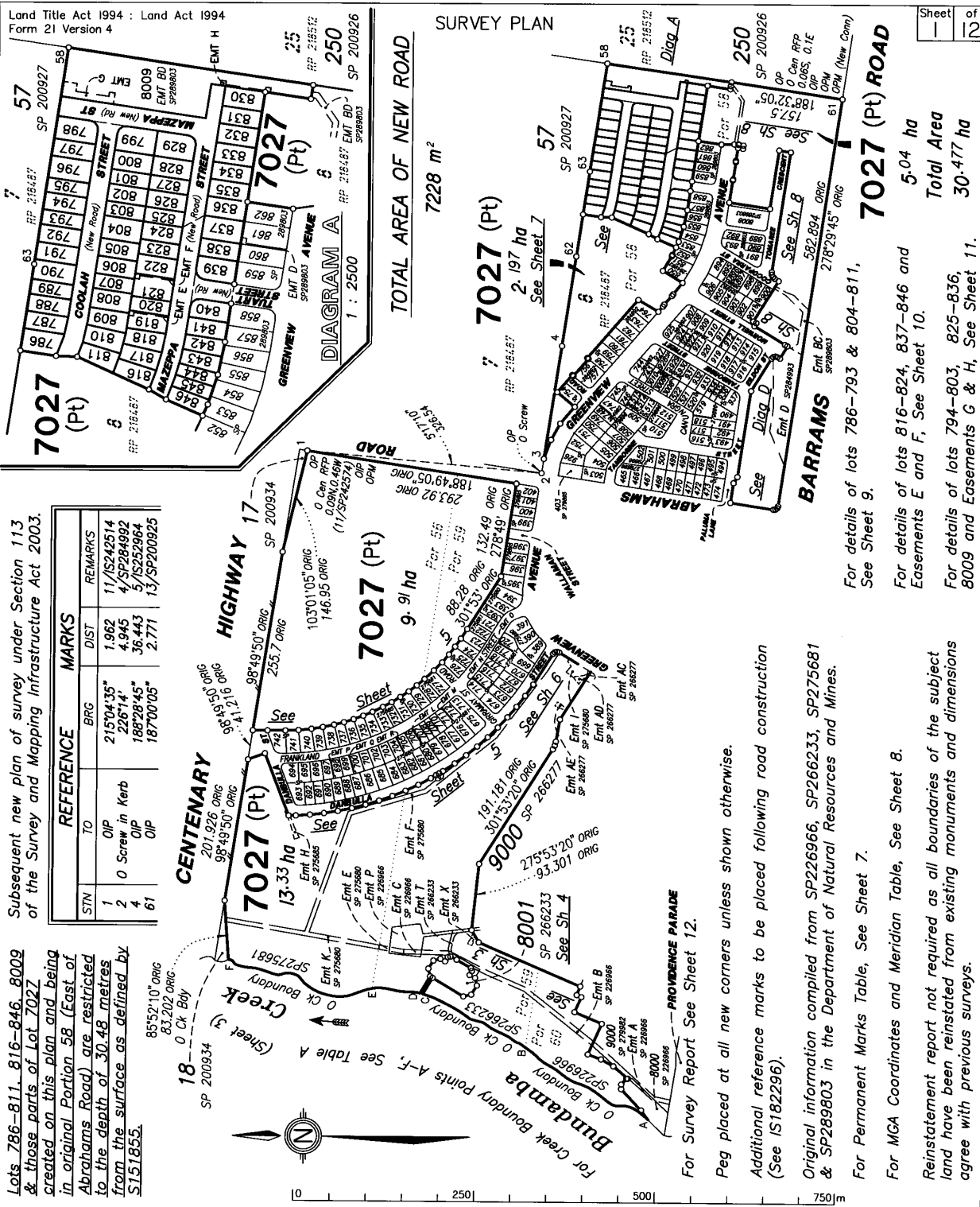


FINAL 116052-37 (MDW/PW)

Land Title Act 1994 : Land Act 1994  
Form 21 Version 4



Subsequent new plan of survey under Section 113 of the Survey and Mapping Infrastructure Act 2003.

STN	TO	BRG	DIST	REMARKS
1	OIP	215°04'35"	1.962	11/5242514
2	O Screw in Kerb	226°14'	4.945	4/SP284992
4	OIP	188°28'45"	36.443	5/IS252964
61	OIP	187°00'05"	2.771	13/SP200825

Lots 786-811, 816-846, 8009 & those parts of Lot 7027 created on this plan and being in original Portion 58 (East of Abrahams Road) are restricted to the depth of 30.48 metres from the surface as defined by S151855.

85°52'10" ORIG.  
83.902 ORIG.  
18 - O CK Bdy  
SP 200934

201.926 ORIG  
98°49'50" ORIG  
255.7 ORIG  
SP 200934

98°49'50" ORIG  
255.7 ORIG  
SP 200934

103°01'05" ORIG  
146.95 ORIG  
(11/5242514)  
SP 200934

88°28' ORIG  
132.49 ORIG  
278°49' ORIG  
293.92 ORIG  
188°49'05' ORIG  
117°52'42' ORIG  
SP 200934

191.18 ORIG  
301°53'20' ORIG  
275°53'20' ORIG  
93.301 ORIG  
SP 269277

191.18 ORIG  
301°53'20' ORIG  
275°53'20' ORIG  
93.301 ORIG  
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93.301 ORIG  
SP 269277

191.18 ORIG  
301°53'20' ORIG  
275°53'20' ORIG  
93.301 ORIG  
SP 269277

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Damian James LING, surveying associate, for whose work the corporation accepts responsibility under the supervision of Robin Gene ANDERSON, 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 26/04/2017.

R.G. Anderson ..... Authorised Delegate  
26/04/2017 ..... Date

**PLAN OF**  
**LOTS 786 - 811, 816 - 846, 8009 & 7027 (Restricted) & EASEMENT E in LOT 819, EASEMENT F in LOT 821 & EASEMENTS G & H in LOT 8009**  
**Cancelling Lot 7025 on SP 289803 (Restricted)**

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: SOUTH RIPLEY

Meridian: MGA (Zone 56) Vide Meridian Table (Sheet 8) Survey Records: NO

Scale: 1 : 5000  
Format: STANDARD

SP279930

Sheet 1 of 12

TOTAL AREA OF NEW ROAD 7228 m<sup>2</sup>

7027 (Pt) 2.197 ha See Sheet Z

7027 (Pt) 9.91 ha

7027 (Pt) 13.33 ha

7027 (Pt) 2.197 ha See Sheet Z

7027 (Pt) 5.04 ha

Total Area 30.477 ha

For details of lots 786-793 & 804-811, See Sheet 9.

For details of lots 816-824, 837-846 and Easements E and F, See Sheet 10.

For details of lots 794-803, 825-836, 8009 and Easements G & H, See Sheet 11.

Peg placed at all new corners unless shown otherwise.

Additional reference marks to be placed following road construction (See IS182296).

Original information compiled from SP226966, SP266233, SP275681 & SP289803 in the Department of Natural Resources and Mines.

For Permanent Marks Table, See Sheet 7.

For MGA Coordinates and Meridian Table, See Sheet 8.

Reinstatement report not required as all boundaries of the subject land have been reinstated from existing monuments and dimensions agree with previous surveys.

**718195350**

**\$6075.00**  
04/08/2017 15:37

**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  
*Jallyn. Lloyd@cgw.com.au*  
*P: 3231248*  
**COOPER GRACEWARD**  
**LAWYERS.**

*131B*

(Include address, phone number, reference and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We **DALESWAN PTY LTD**  
**ACN 105 650 075**

(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

Daleswan Pty Ltd A.C.N. 105 650 075 by its Attorney  
Marcus Roy Ford ~~Neil Lindsay Hawthorne~~  
under Power of Attorney No. 717540767 who declares  
that he has received no notice of revocation of the  
Power of Attorney.

718172383

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
<del>718172383</del> 5109453	Lot 7025 on SP 289803	786-811, 816-846, 8009 & 7027	New Road	Easements E, F, G & H

Easement	Lots to be Encumbered
716178072 (Emt B on SP226966)	7027
716178072 (Emt C on SP226966)	7027
<del>717615887</del> (Emt D on SP284993)	7027
717184369 (Emt E on SP275680)	7027
717184369 (Emt F on SP275680)	7027
717184468 (Emt H on SP275685)	7027
717184364 (Emt I on SP275680)	7027
717184369 (Emt K on SP275680)	7027
716178072 (Emt P on SP226966)	7027
716178130 (Emt T on SP266233)	7027
716178132 (Emt T on SP266233)	7027
716178132 (Emt X on SP266233)	7027
716413723 (Emt AC on SP266277)	7027
716413723 (Emt AD on SP266277)	7027
716413723 (Emt AE on SP266277)	7027
<del>718172383</del> (Emt BC on SP289803)	7027
<del>718172383</del> (Emt BD on SP289803)	7027 & 8009

Administrative Advice	Lots to be Encumbered
712590427 (Vegetation Notice)	786-811, 816-846, 8009 & 7027

Mortgage	Lots fully Encumbered
717538570	786-811, 816-846, 8009 & 7027

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* **IPSWICH CITY COUNCIL** *as Delegate for*

hereby approves this plan in accordance with the:  
%

**Economic Development Act 2012**

Amendments by RPS Australia East Pty Ltd (ACN 140 292 762)

Authorised Delegate *[Signature]* Date **25.8.17**

Dated this 28<sup>th</sup> day of July 2017

*[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 : *40151551K*  
Surveyor : 116052-ST19A

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

786-811, 816-846 & 8009	Por 58
7027	Pors 56, 58, 59 & 60
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

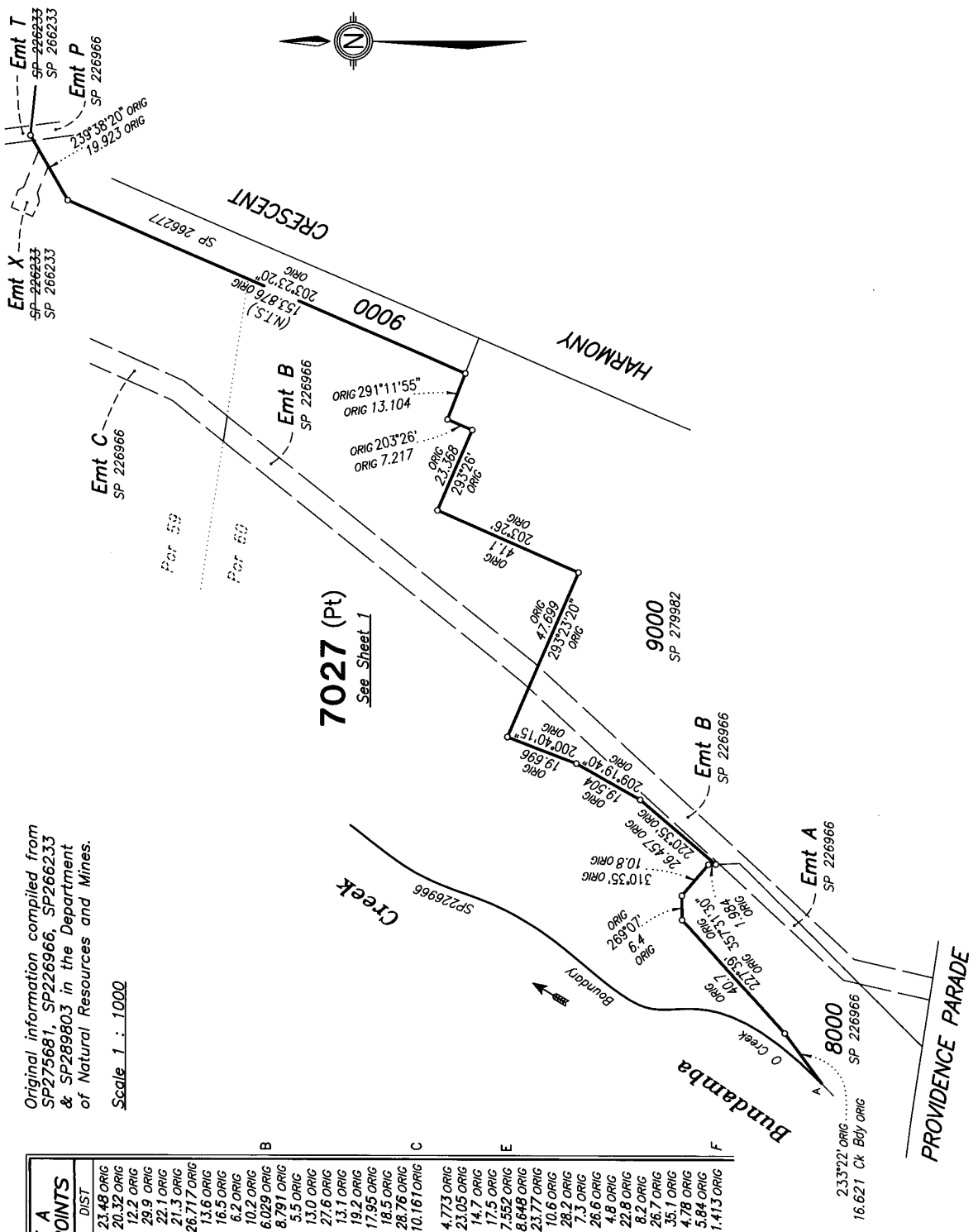
By : **RPS Australia East Pty Ltd**  
Date : *26/4/17* *28/7/17*  
Signed : *Ry Ombur*  
Designation : **Cadastral Surveyor**

Authorised Delegate \_\_\_\_\_ Date \_\_\_\_\_  
Cadastral Surveyor/Director  
~~delete words not required~~

10. Lodgement Fees :

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

11. Insert Plan Number  
**SP279930**



Original information compiled from  
SP275681, SP226966, SP266233  
& SP289803 in the Department  
of Natural Resources and Mines.

Scale 1 : 1000

TABLE A CREEK POINTS	
BRG	DIST
A	45°02' ORIG
	23.48 ORIG
	15°13' ORIG
	20.32 ORIG
	12.2 ORIG
	334°30' ORIG
	29.9 ORIG
	43°03' ORIG
	22.1 ORIG
	31°50' ORIG
	22.1 ORIG
	13°10' ORIG
	26.71 ORIG
	42°18' ORIG
	13.6 ORIG
	23°0' ORIG
	37°34' ORIG
	16.5 ORIG
	55°10' ORIG
	6.2 ORIG
	33°22' ORIG
	10.2 ORIG
	37°03' ORIG
	6.029 ORIG
	8.791 ORIG
	20°44' ORIG
	3.5 ORIG
	36°02' ORIG
	13.0 ORIG
	26°10' ORIG
	27.6 ORIG
	35°48' ORIG
	13.1 ORIG
	19.2 ORIG
	15°17' ORIG
	17.95 ORIG
	35°50' ORIG
	29°50' ORIG
	18.5 ORIG
	23°24' ORIG
	28.76 ORIG
	10.161 ORIG
	17°35' ORIG
	4.773 ORIG
	359°08' ORIG
	23.05 ORIG
	14.7 ORIG
	19°52' ORIG
	17.5 ORIG
	5°40' ORIG
	7.552 ORIG
	34.729 ORIG
	339°57'20" ORIG
	8.648 ORIG
	350°48' ORIG
	23.77 ORIG
	10.6 ORIG
	9°0' ORIG
	21°0' ORIG
	7.3 ORIG
	28.2 ORIG
	36°50' ORIG
	26.6 ORIG
	5.370 ORIG
	4.8 ORIG
	13°0' ORIG
	22.8 ORIG
	346°35' ORIG
	8.2 ORIG
	17°30' ORIG
	26.7 ORIG
	11°26' ORIG
	35.1 ORIG
	51°0' ORIG
	4.78 ORIG
	5.84 ORIG
	1.413 ORIG
	343°45' ORIG

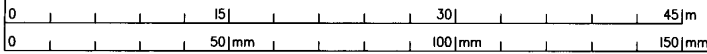
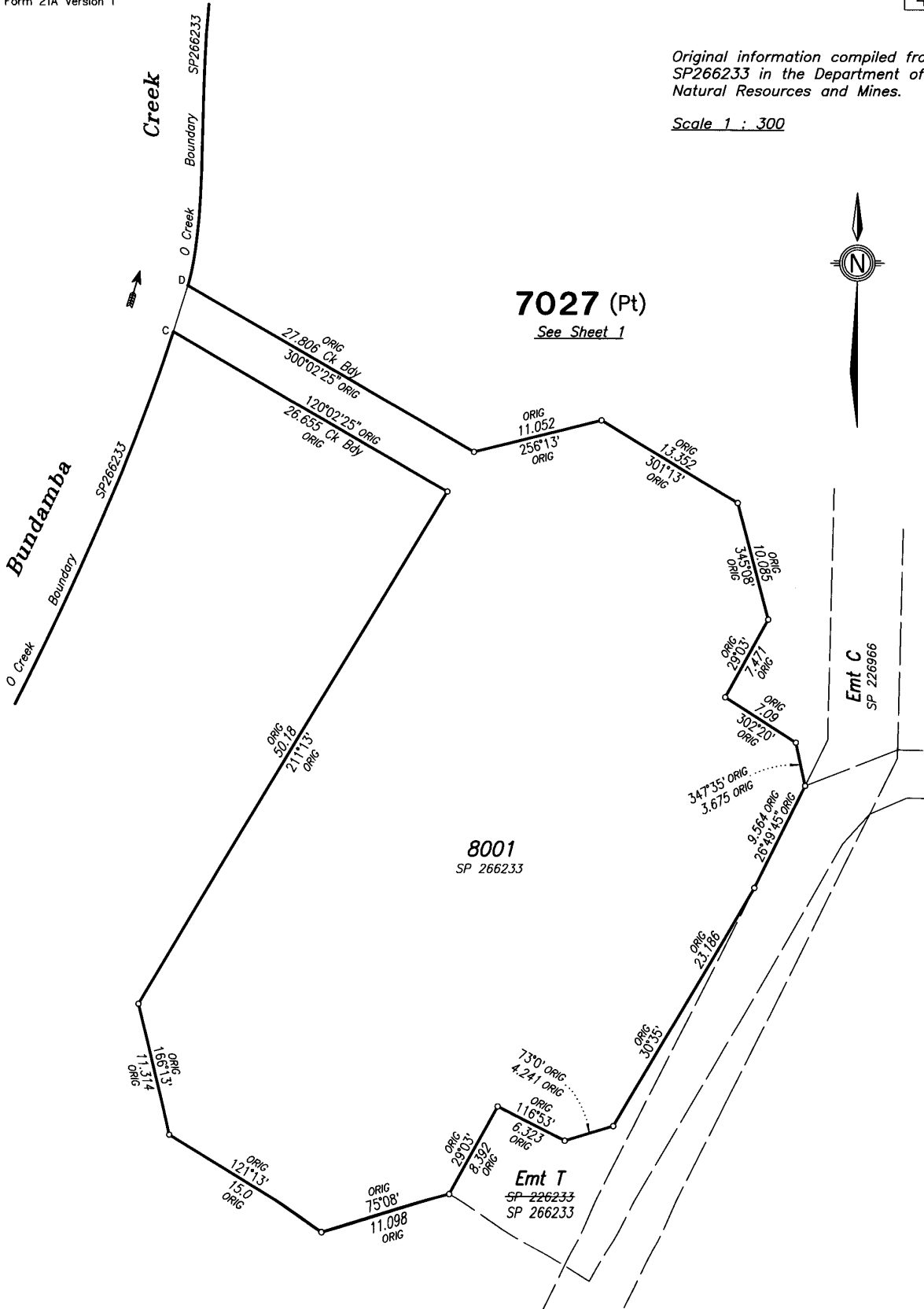
0 50m 100m 150m

State copyright reserved.

Insert Plan Number **SP279930**

Original information compiled from  
SP266233 in the Department of  
Natural Resources and Mines.

Scale 1 : 300



State copyright reserved.

Insert Plan Number **SP279930**

FINAL 116052-37 (M/DW/IPW)

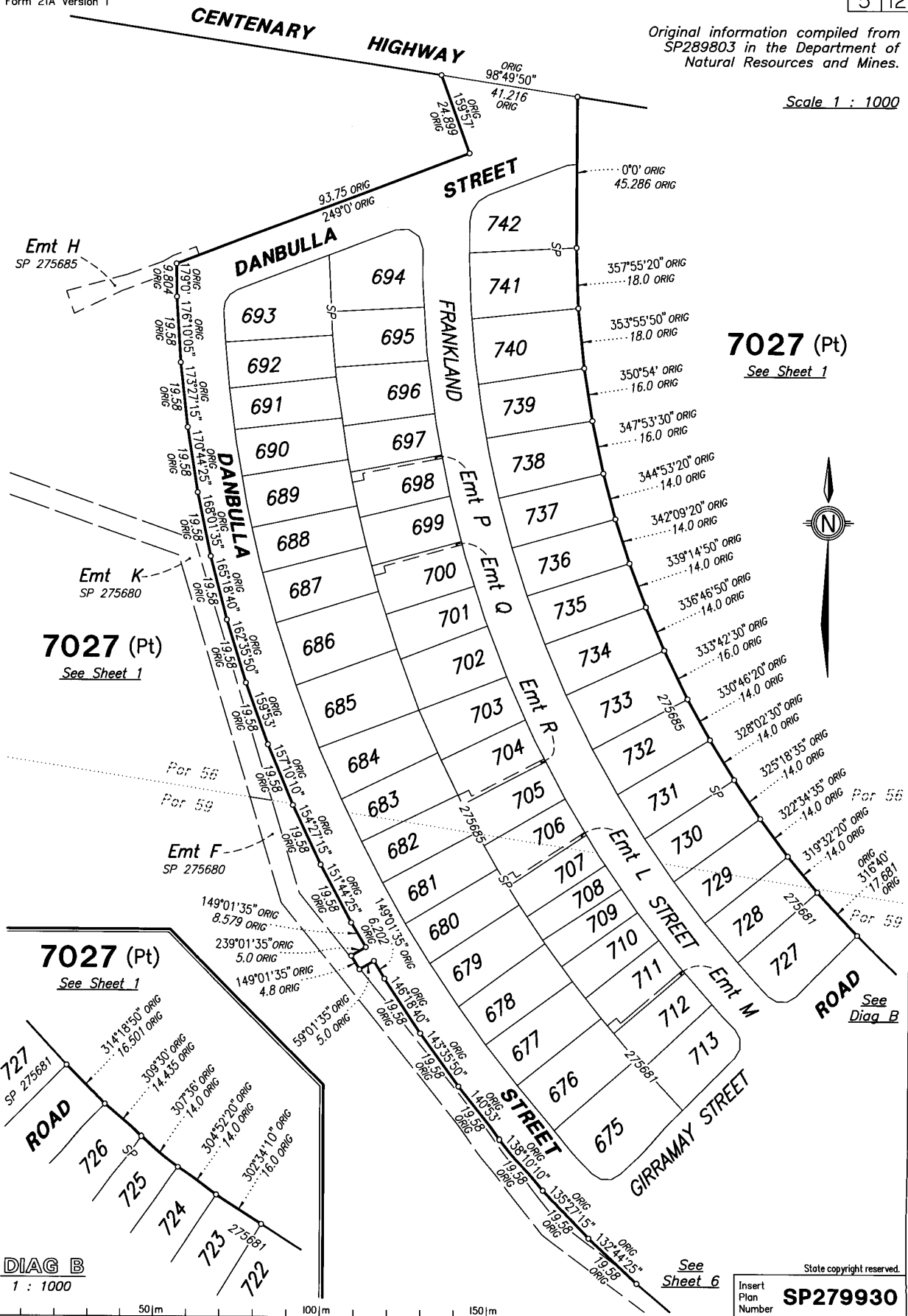
Land Title Act 1994 : Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

Sheet of  
5 12

Original information compiled from  
SP289803 in the Department of  
Natural Resources and Mines.

Scale 1 : 1000



**7027 (Pt)**  
See Sheet 1

**7027 (Pt)**  
See Sheet 1

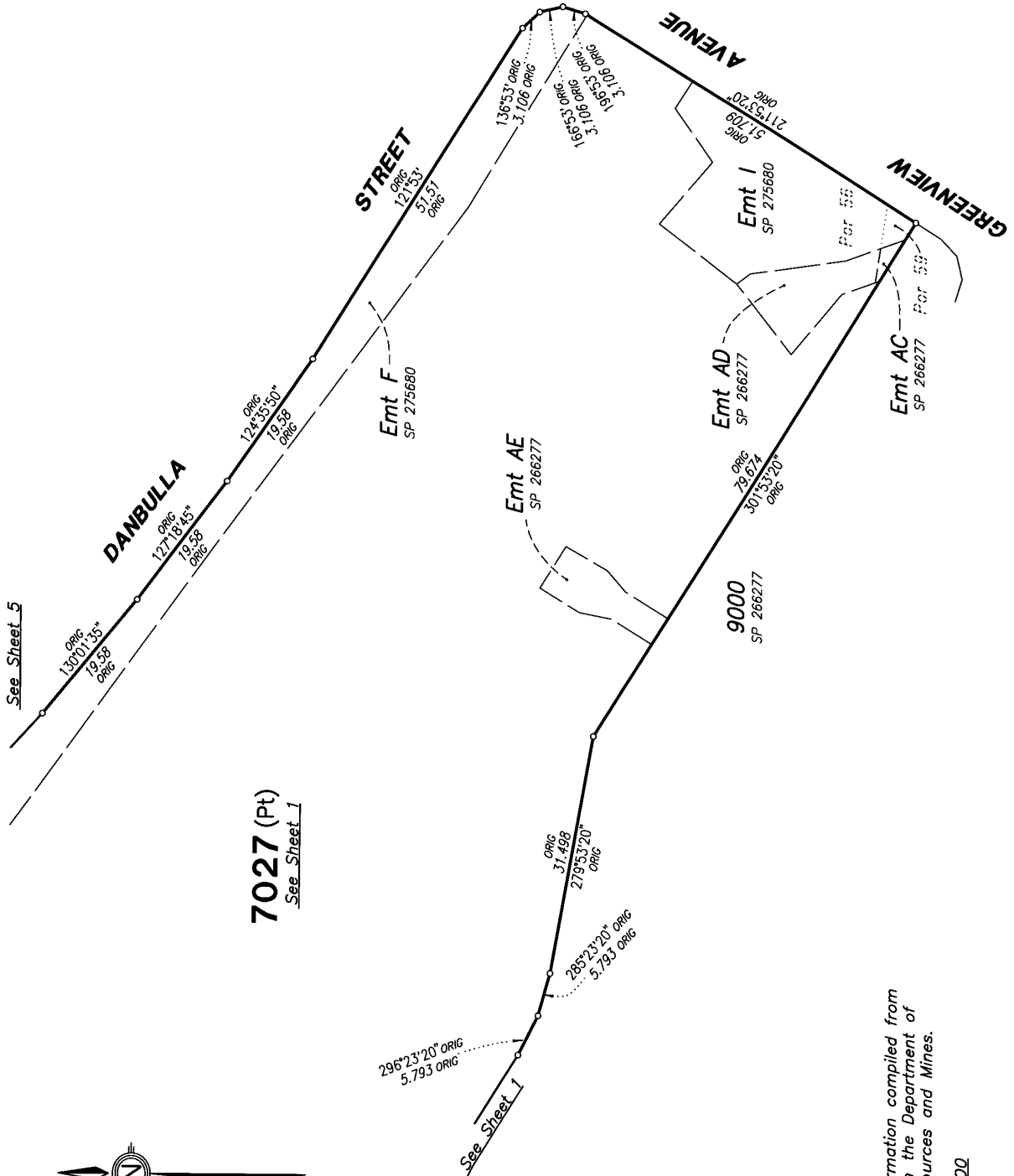
**7027 (Pt)**  
See Sheet 1

**DIAG B**  
1 : 1000

See  
Sheet 6

State copyright reserved.

Insert  
Plan  
Number **SP279930**



See Sheet 5

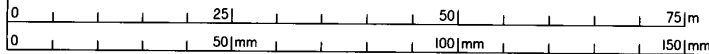
7027 (Pt)  
See Sheet 1

See Sheet 1



Original information compiled from  
SP289803 in the Department of  
Natural Resources and Mines.

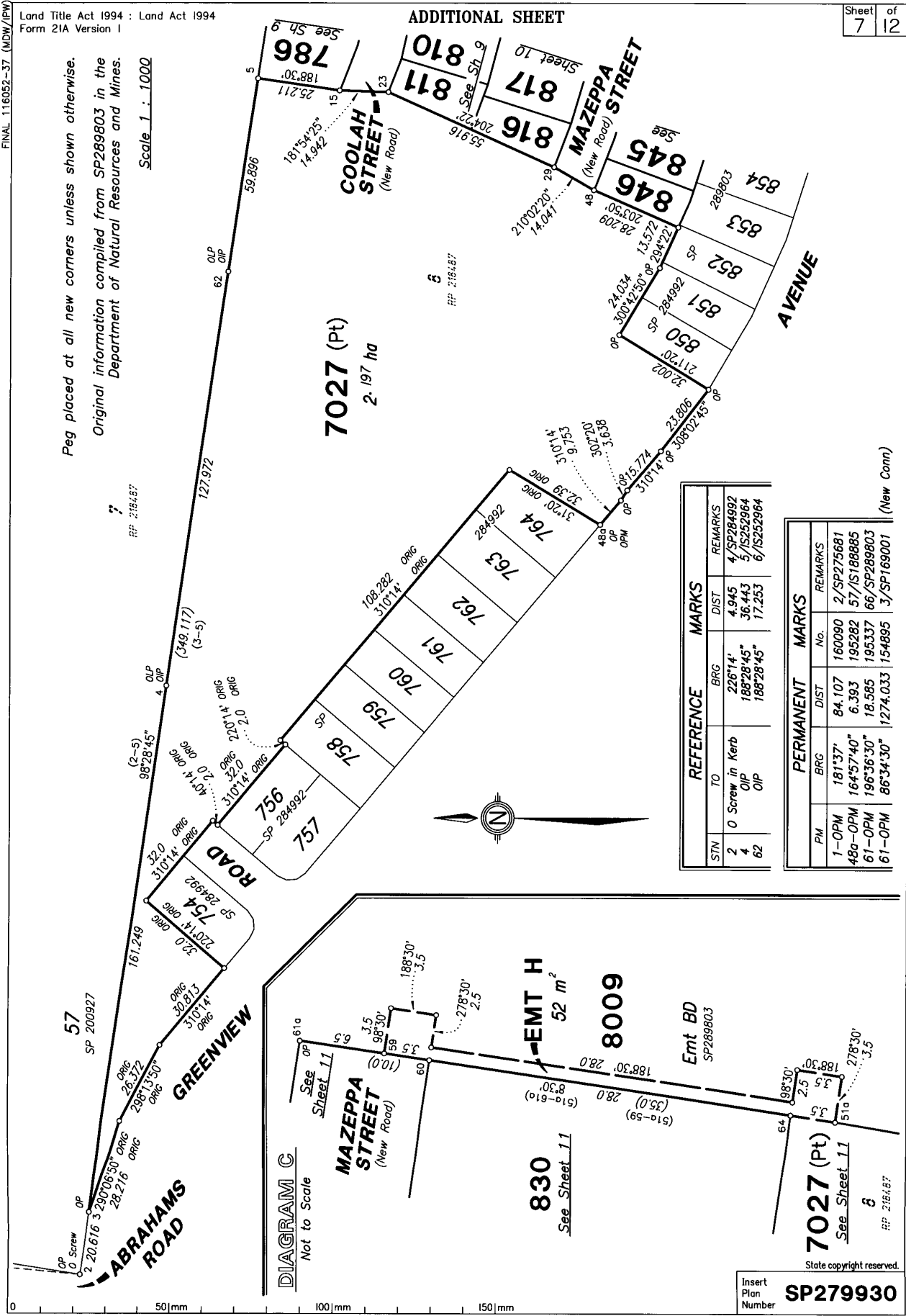
Scale 1 : 500



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Insert Plan Number **SP279930**

Peg placed at all new corners unless shown otherwise.  
Original information compiled from SP289803 in the  
Department of Natural Resources and Mines.  
Scale 1 : 1000



STM	REFERENCE		MARKS		REMARKS
	TO	BRG	DIST	MARKS	
2	0 Screw in Kerb	226°14'	4.945	4/SP284992	
4	OIP	188°28'45"	36.443	5/15252964	
62	OIP	188°28'45"	17.253	6/15252964	

PM	PERMANENT		MARKS		REMARKS
	BRG	DIST	No.	MARKS	
1-OPM	181°37'	84.107	160090	2/SP275681	
480-OPM	164°57'40"	6.393	195282	57/15188885	
61-OPM	196°36'30"	18.585	195337	66/SP289803	
61-OPM	86°34'30"	1274.033	154895	3/SP169001	(New Conn)

DIAGRAM C  
Not to Scale

Insert Plan Number **SP279930**

State copyright reserved.

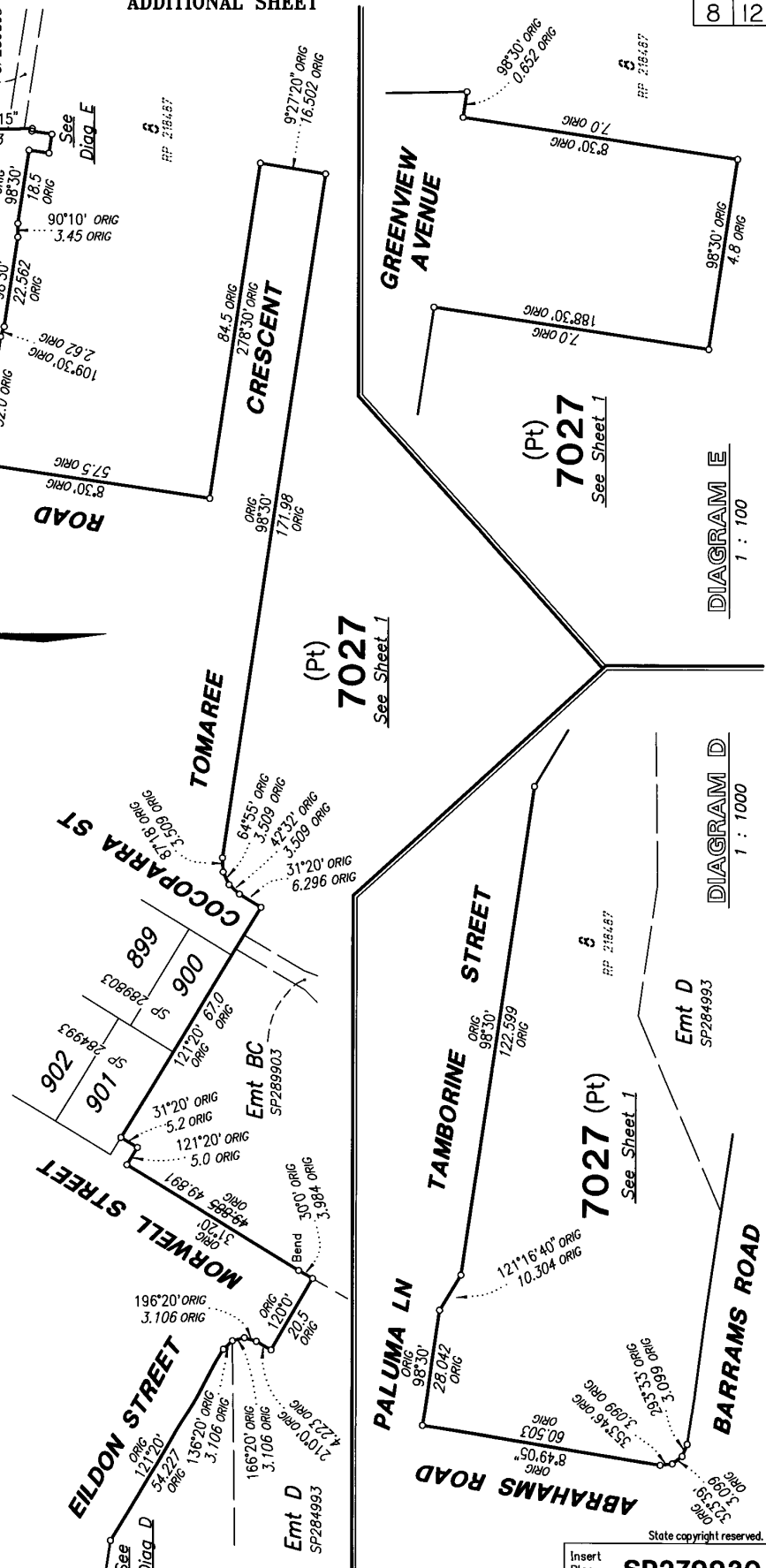
Original information compiled from SP289803 in the  
Department of Natural Resources and Mines.

Scale 1 : 1000



MGA COORDINATES GDA-94				
STN	EASTING	NORTHING	ZONE	POSITIONAL UNCERTAINTY
PM154895	483566.103	6936771.542	56	0.009
PM160080	481791.041	6937350.261	56	0.009
PM195282	481993.897	6936943.539	56	0.009
PM195337	482289.516	6936677.658	56	0.018

MERIDIAN TABLE		
LINE	PLAN BEARING	MGA ZONE
PM160090-PM195337	143°27'27"	56
		BEARING
		143°27'27"



(Pt) 7027  
See Sheet 1

(Pt) 7027  
See Sheet 1

(Pt) 7027  
See Sheet 1

DIAGRAM E  
1 : 100

DIAGRAM D  
1 : 100

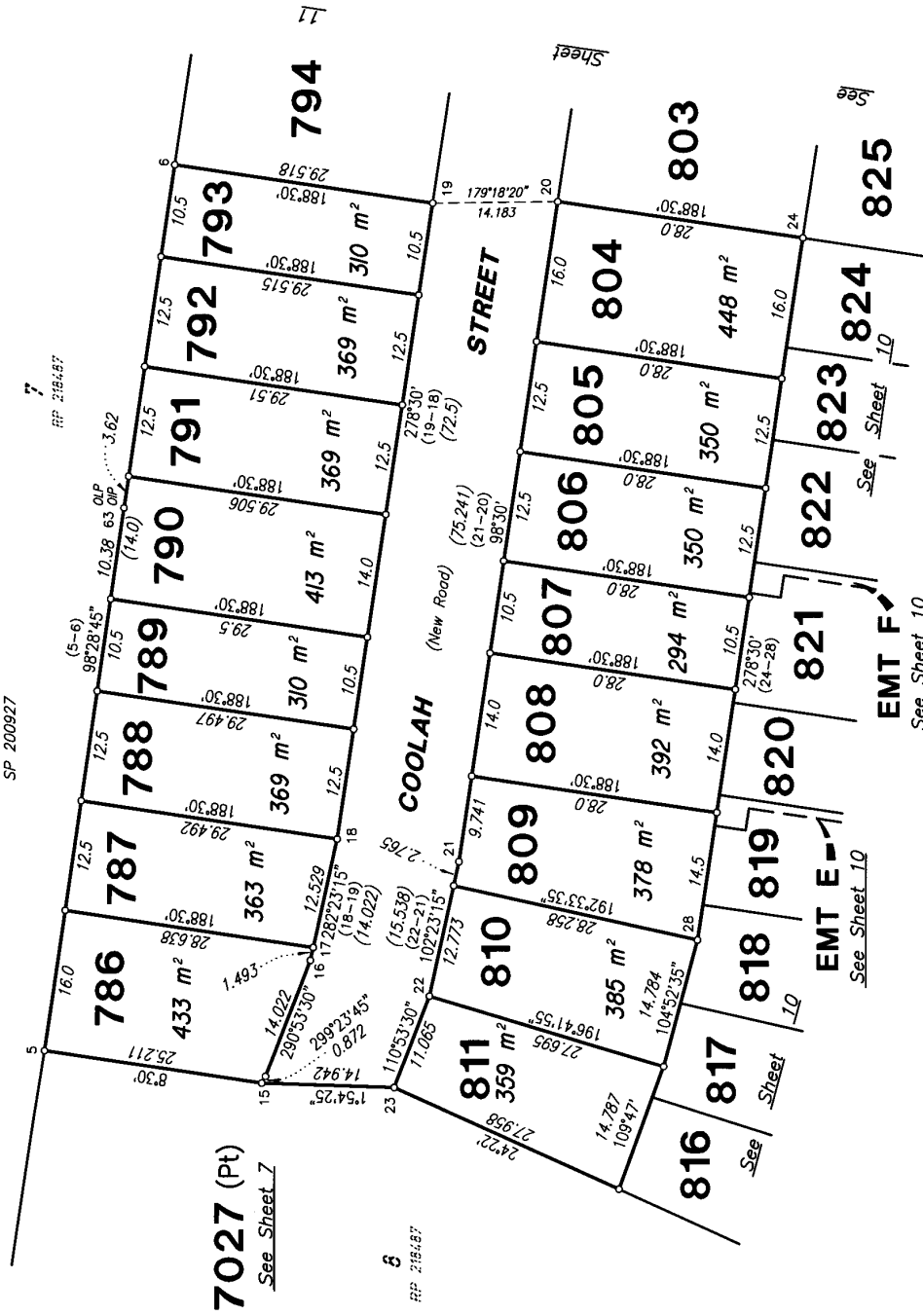
Insert Plan Number  
**SP279930**

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Peg placed at all new corners unless shown otherwise.  
Scale 1 : 500

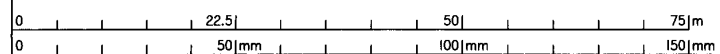
57  
SP 200927



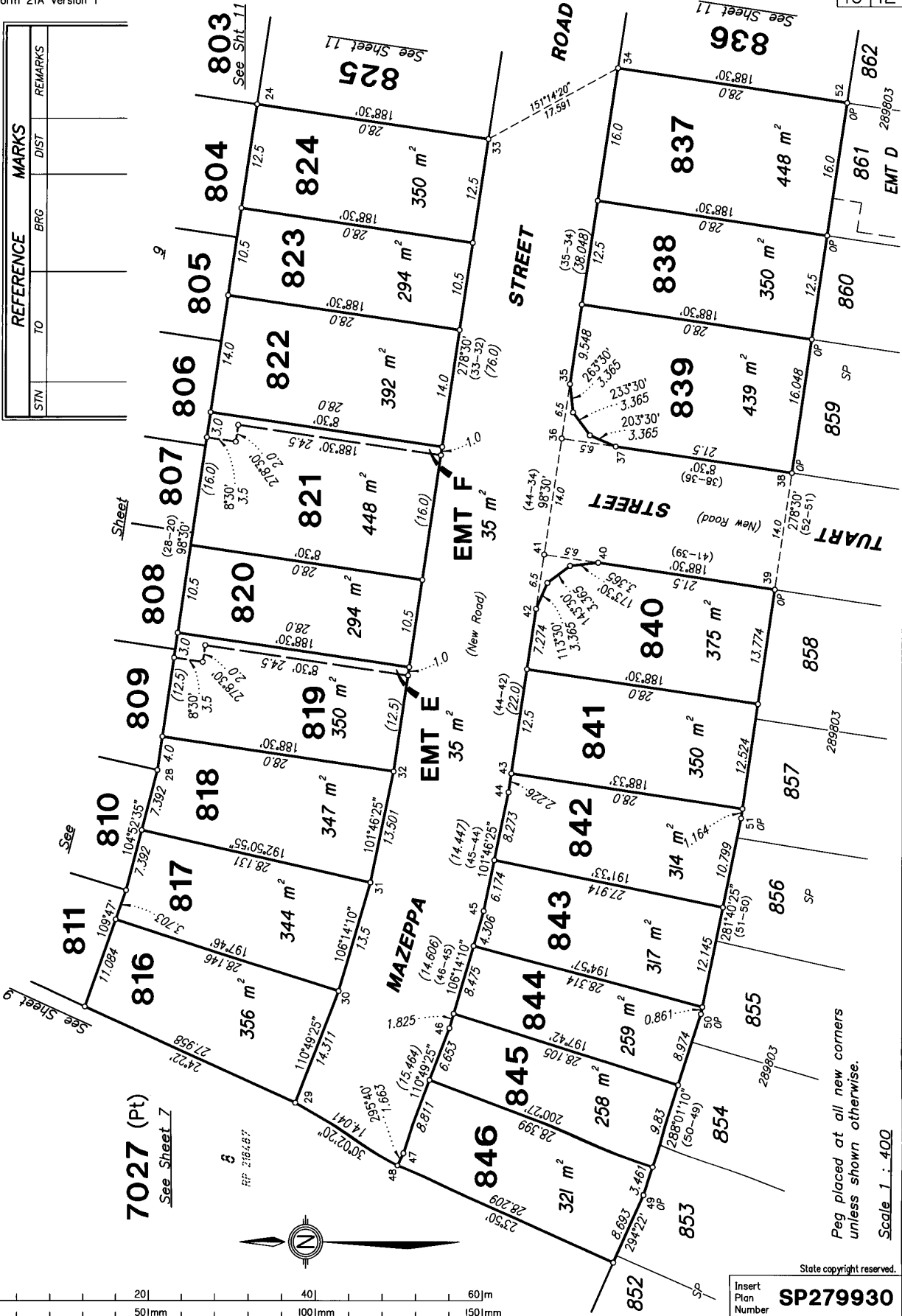
STN	TO	BRG	DIST	REMARKS
63	OIP	188°28'45"	18.079	7/15252964

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Insert Plan Number **SP279930**



STN	TO	BRG	DIST	REMARKS

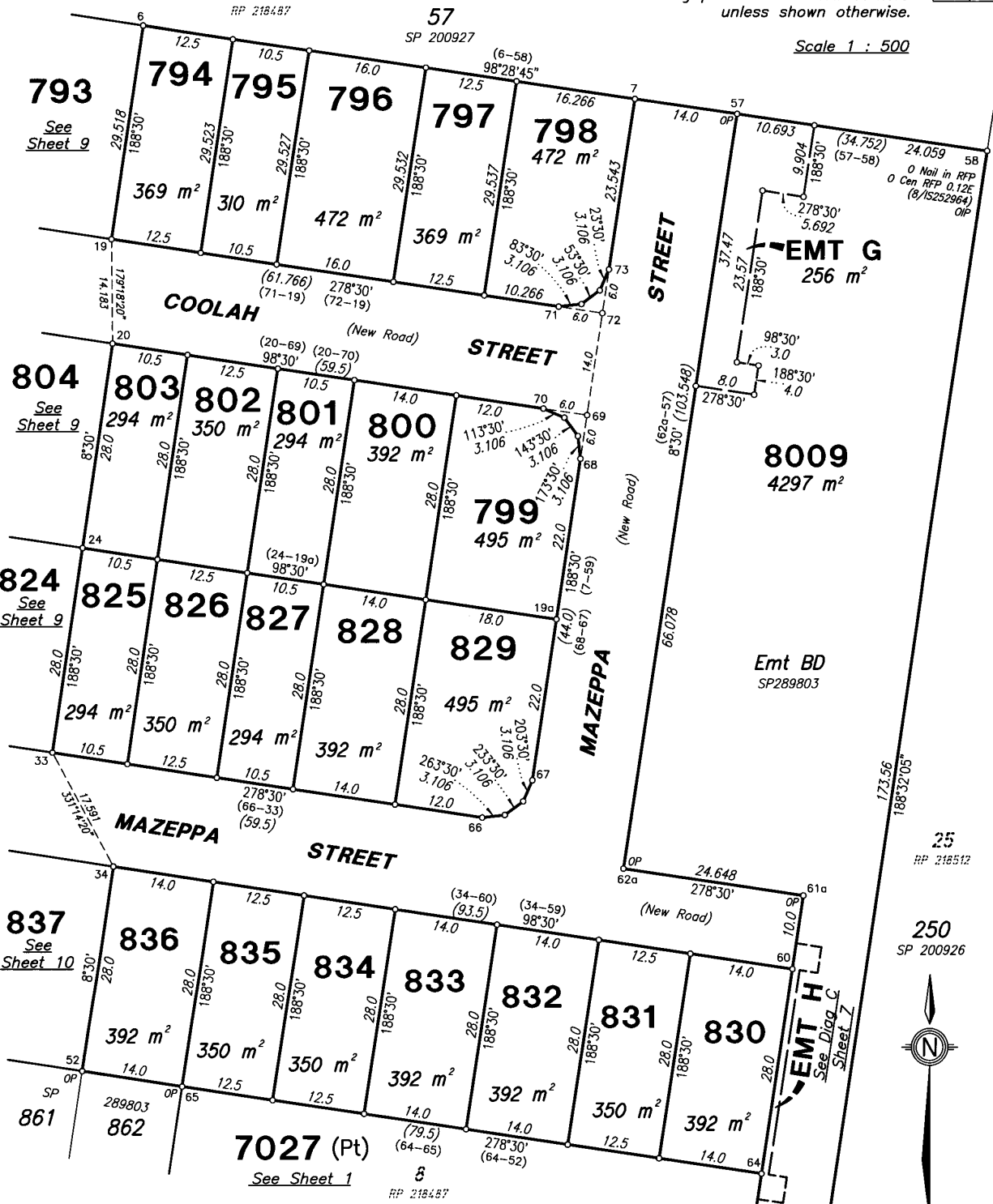


State copyright reserved.  
Insert Plan Number **SP279930**

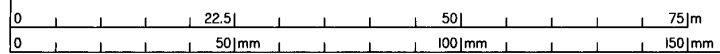
Peg placed at all new corners  
unless shown otherwise.

Scale 1 : 500

FINAL 116052-37 (MDW/PW)



REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
58	OIP	97°53'	1.122	8/IS252964



State copyright reserved.  
Insert Plan Number **SP279930**

Emt BD  
SP289803

**ADDITIONAL SHEET****SURVEY REPORT****Subsequent new plan of survey of a non-tidal boundary (watercourse)  
s. 113 Survey and Mapping Infrastructure Act 2003 (SMIA)  
Compiled from registered and authoritative information  
s. 112 SMIA**

(So far as it relates to A-B)

Part of this plan is compiled from SP226966 which was a first new plan of survey in relation to the relevant length (A-B) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plan of survey, the top of high bank was adopted as the boundary. Between station A-B the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP226966 as the original plan of survey.

**Definition of non-tidal watercourse boundary**

The boundary of the subject land is the top of the high bank adopted on SP226966.

**Compiled plan**

- The location of the boundary at law on SP279930 is consistent with the location of the boundary depicted on SP226966. This has been confirmed by site inspection.
- The plan is a compiled plan of survey and satisfies requirements in s.112 of the SMIA and standard 4.9.2 of the Cadastral Survey Requirements.

**Subsequent new plan of survey of a non-tidal boundary (watercourse)  
s. 113 Survey and Mapping Infrastructure Act 2003 (SMIA)  
Compiled from registered and authoritative information  
s. 112 SMIA**

(So far as it relates to B-E)

Part of this plan is compiled from SP266233 which was a first new plan of survey in relation to the relevant length (B-E) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plan of survey, the top of high bank was adopted as the boundary. Between station B-E the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP266233 as the original plan of survey.

**Definition of non-tidal watercourse boundary**

The boundary of the subject land is the top of the high bank adopted on SP266233.

**Compiled plan**

- The location of the boundary at law on SP279930 is consistent with the location of the boundary depicted on SP266233. This has been confirmed by site inspection.

The plan is a compiled plan of survey and satisfies requirements in s.112 of the SMIA and standard 4.9.2 of the Cadastral Survey Requirements.

**Subsequent new plan of survey of a non-tidal boundary (watercourse)  
s. 113 Survey and Mapping Infrastructure Act 2003 (SMIA)  
Compiled from registered and authoritative information  
s. 112 SMIA**

(So far as it relates to E-F)

Part of this plan is compiled from SP275681 which was a first new plan of survey in relation to the relevant length (E-F) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plan of survey, the top of high bank was adopted as the boundary. Between station E-F the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP275681 as the original plan of survey.

**Definition of non-tidal watercourse boundary**

The boundary of the subject land is the top of the high bank adopted on SP275681.

**Compiled plan**

- The location of the boundary at law on SP279930 is consistent with the location of the boundary depicted on SP275681. This has been confirmed by site inspection.

The plan is a compiled plan of survey and satisfies requirements in s.112 of the SMIA and standard 4.9.2 of the Cadastral Survey Requirements.