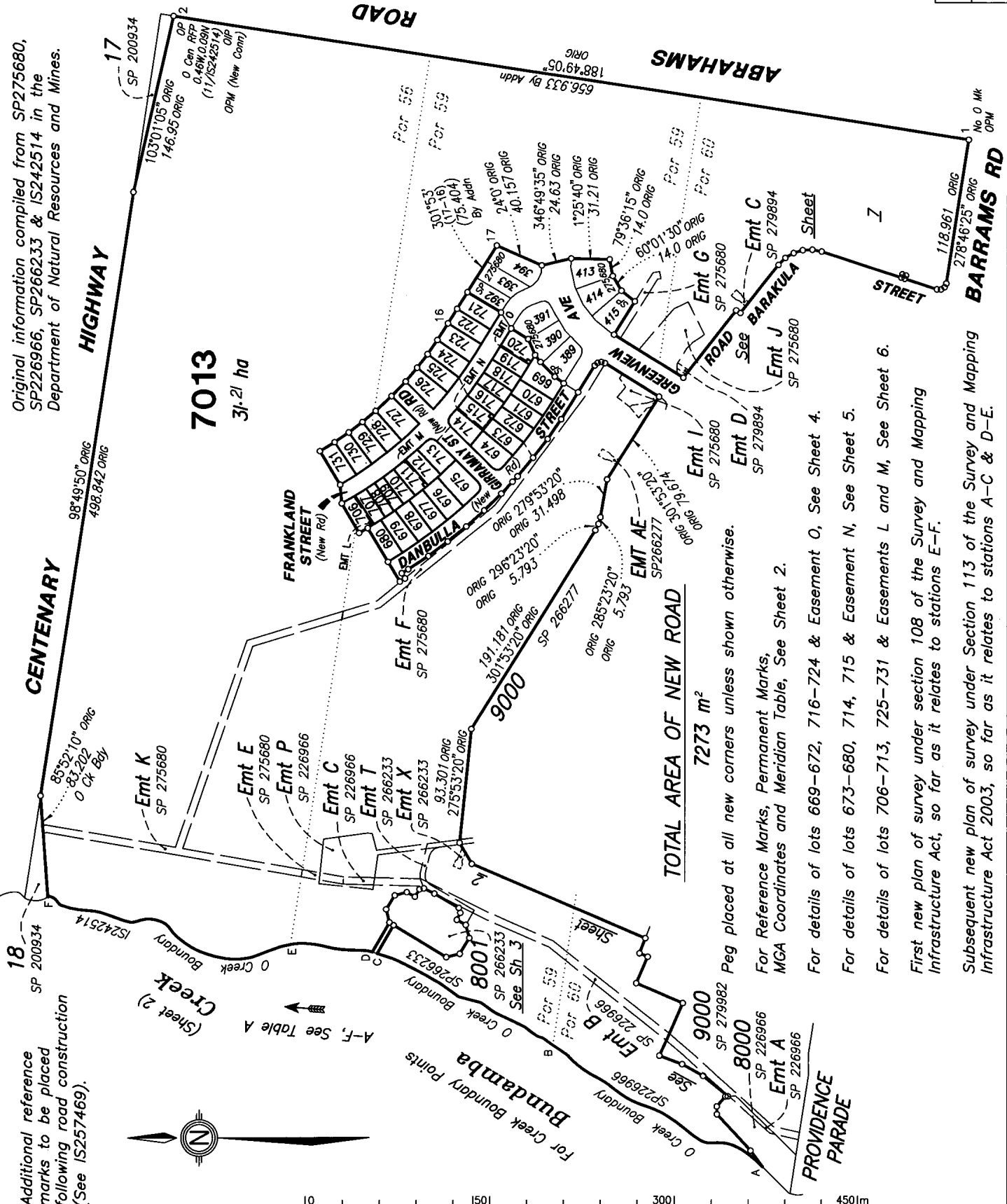


SURVEY PLAN

Original information compiled from SP275680, SP226966, SP266233 & IS242514 in the Department of Natural Resources and Mines.

7013
31.21 ha



Additional reference marks to be placed following road construction (See IS257469).



TOTAL AREA OF NEW ROAD 7273 m²

Peg placed at all new corners unless shown otherwise.
For Reference Marks, Permanent Marks, MGA Coordinates and Meridian Table, See Sheet 2.

For details of lots 669-672, 716-724 & Easement O, See Sheet 4.
For details of lots 673-680, 714, 715 & Easement N, See Sheet 5.
For details of lots 706-713, 725-731 & Easements L and M, See Sheet 6.
First new plan of survey under section 108 of the Survey and Mapping Infrastructure Act, so far as it relates to stations E-F.

Subsequent new plan of survey under Section 113 of the Survey and Mapping Infrastructure Act 2003, so far as it relates to stations A-C & D-E.

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 5/2/2016.

... R.G. Andrew ... Authorised Delegate
... 18/2/2016 ... Date

PLAN OF
LOTS 669 - 680, 706 - 731, 7013, EASEMENT L IN
LOT 706, EASEMENT M IN LOT 711, EASEMENT N
IN LOT 715 & EASEMENT O IN LOT 720
Cancelling Lot 7012 on SP 275680
& Lot 56 on SP 200934

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: SOUTH RIPLEY
Meridian: MGA (Zone 56) Vide Meridian Table Survey Records: NO

Scale: 1 : 3000
Format: STANDARD

SP275681

717184433

\$3909.00
12/04/2016 14:33

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

Cooper Grace Ward Lawyers
Level 21, 400 George Street
BRISBANE QLD 4000
GPO Box 834, Brisbane 4001

E: jaclyn.loyd@cgw.com.au
P: 3231 2418

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 ~~Lessee~~ ~~Marcus Doney~~ under
Power of Attorney No. 716096274 who declares that he
has received no notice of revocation of the
Power of Attorney.

6. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
To Issue From SP266231	7012 on SP 275680	669 - 680, 706 - 730 & 7013	New Road	Easements L, M, N & O
50696635	56 on SP 200934	706, 707, 728 - 731, & 7013	New Road	Easement L

Easement	Lots to be Encumbered
716178072 (Emt B on SP226966)	7013
716178072 (Emt C on SP226966)	7013
716178072 (Emt P on SP226966)	7013
716178130 (Emt T on SP266233)	7013
716178132 (Emt T on SP266233)	7013
716178132 (Emt X on SP266233)	7013
717040657 (Emt C on SP279894)	7013
717040657 (Emt D on SP279894)	7013
716413723 (Emt AC on SP266277)	7013
716413723 (Emt AD on SP266277)	7013
716413723 (Emt AE on SP266277)	7013
(Emt E on SP275680)	7013
(Emt F on SP275680)	7013
(Emt G on SP275680)	7013
(Emt I on SP275680)	7013
(Emt J on SP275680)	7013
(Emt K on SP275680)	7013

Easement F on SP275680 partially absorbed by new road.

Mortgage	Lots fully Encumbered
715581735	669-680, 706-731 & 7013

* Rule out whichever is inapplicable

2. Planning Body Approval.

* IPSWICH CITY COUNCIL

hereby approves this plan in accordance with the:

% ECONOMIC DEVELOPMENT ACT 2012.

Dated this 7th day of April 2016

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 : 4015
Surveyor : 116052-STG13

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

Authorised Delegate
Cadastral Surveyor/Director
* delete words not required

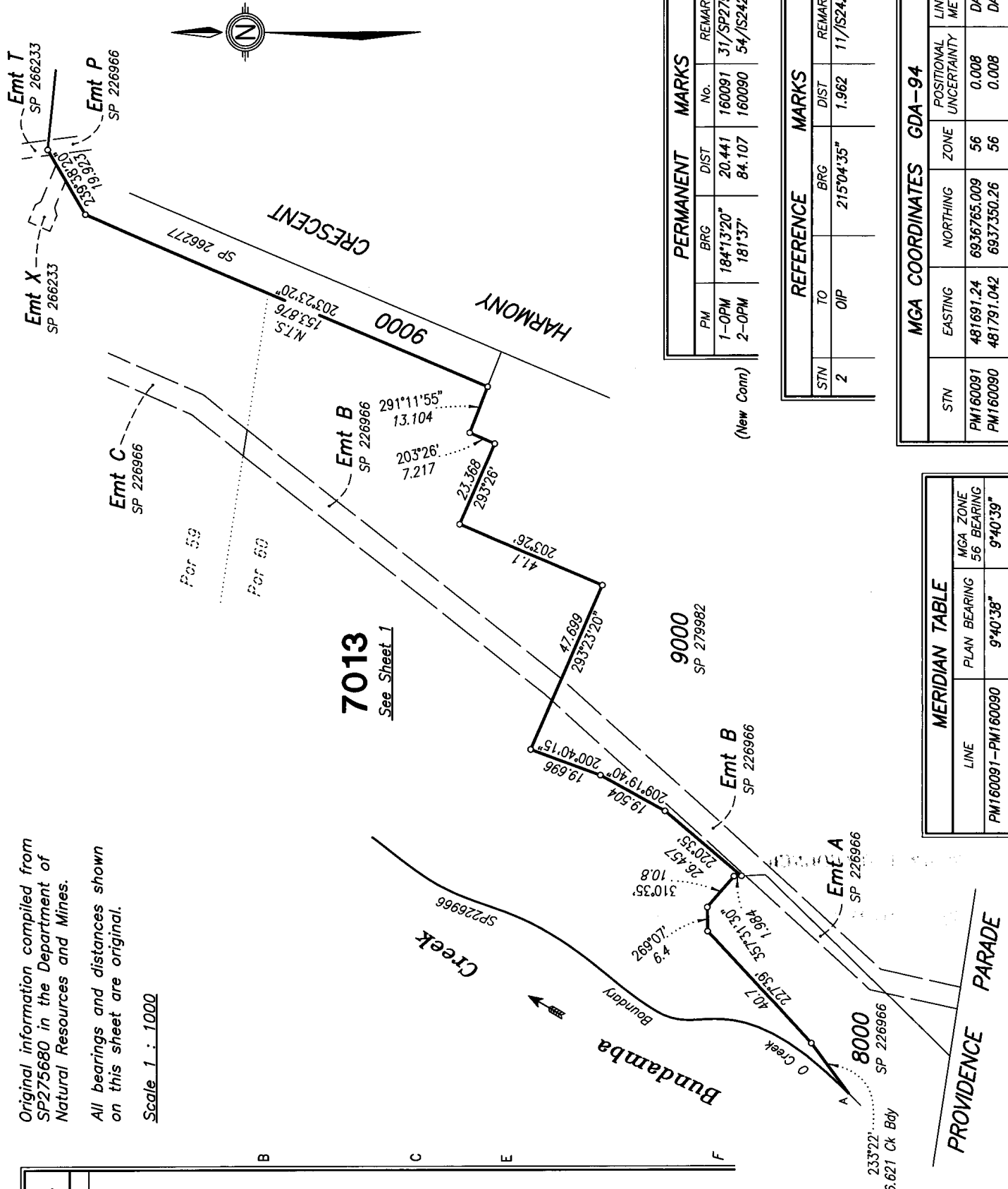
731	Por 56
706, 707 & 728-730	Pors 56 & 59
7013	Pors 56, 59 & 60
669-680 & 708-727	Por 59
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : 3/03/2016
Signed : Ry Anderson
Designation : Cadastral Surveyor

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

11. Insert Plan Number **SP275681**



Original information compiled from SP275680 in the Department of Natural Resources and Mines.

All bearings and distances shown on this sheet are original.

Scale 1 : 1000

7013
See Sheet 1

TABLE A CREEK POINTS		
BRG	DIST	
A	45°02'	23.48
	15°13'	20.32
	334°30'	12.2
	43°03'	29.9
	31°50'	22.1
	13°10'	21.3
	42°18'	26.717
	23°0'	13.6
	37°34'	16.5
	55°10'	6.2
	33°22'	10.2
	37°03'	6.029
	37°03'	8.791
	20°44'	5.5
	36°02'	13.0
	26°10'	27.6
	35°48'	13.1
	15°17'	19.2
	35°50'	17.95
	29°50'	18.5
	25°24'	28.76
	17°35'	10.161
D	17°35'	4.773
	359°08'	23.05
	19°52'	14.7
	5°40'	17.5
	347°29'	7.552
	347°29'	8.648
	339°57'20"	23.77
	350°48'	10.6
	9°0'	28.2
	21°0'	7.3
	36°50'	26.6
	53°0'	4.8
	13°0'	22.8
	346°35'	8.2
	17°30'	26.7
	11°26'	35.1
	51°0'	4.78
	27°0'	5.84
F	343°45'	1.413

PERMANENT MARKS			
PM	BRG	DIST	REMARKS
1-OPM	184°13'20"	20.441	31/SP279894
2-OPM	181°37'	84.107	54/IS242514

(New Conn)

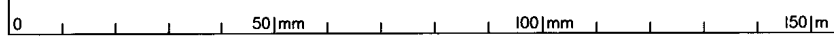
REFERENCE MARKS			
STN	TO	BRG	DIST
2	OIP	215°04'35"	1.962

MGA COORDINATES GDA-94					
STN	EASTING	NORTHING	ZONE	POSITIONAL UNCERTAINTY	LINEAGE METHOD
PM160091	481691.24	6936765.009	56	0.008	DATUM
PM160090	481791.042	6937350.26	56	0.008	DATUM

MERIDIAN TABLE		
LINE	PLAN BEARING	MGA ZONE
PM160091-PM160090	9°40'38"	56
	9°40'39"	

State copyright reserved.

Insert Plan Number **SP275681**



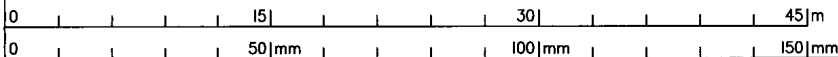
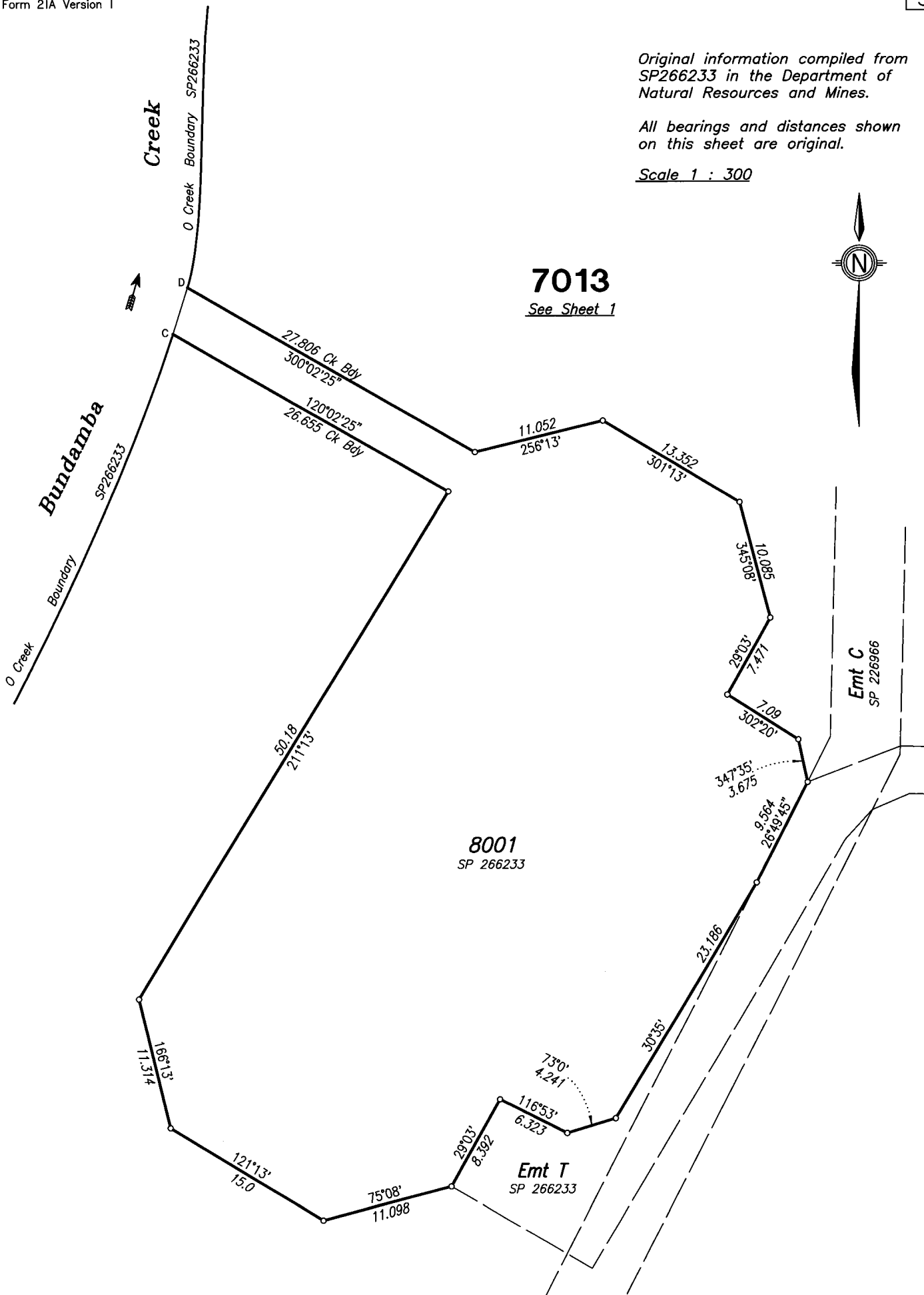
Original information compiled from
SP266233 in the Department of
Natural Resources and Mines.

All bearings and distances shown
on this sheet are original.

Scale 1 : 300



7013
See Sheet 1



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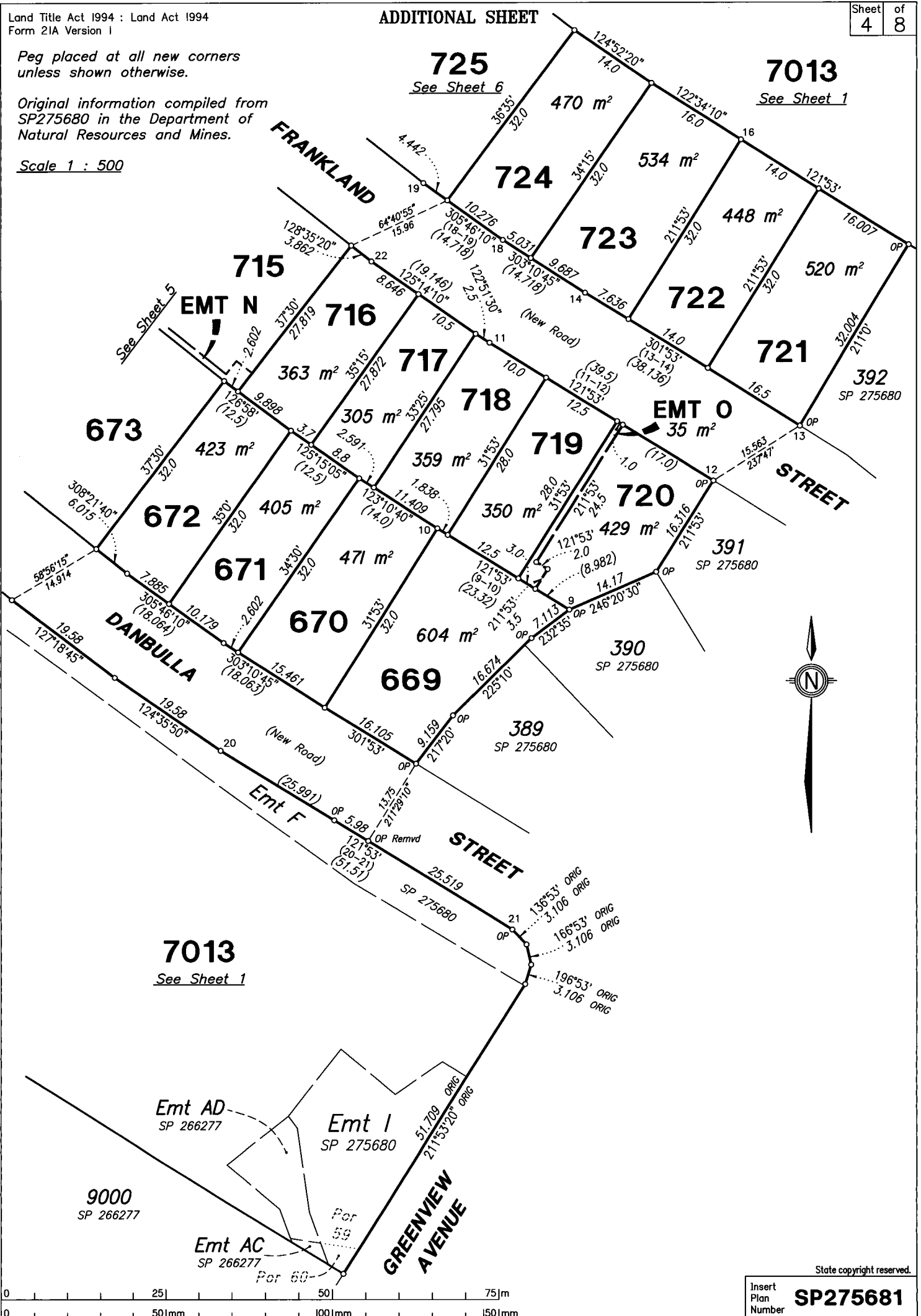
Insert Plan Number **SP275681**

Peg placed at all new corners unless shown otherwise.

Original information compiled from SP275680 in the Department of Natural Resources and Mines.

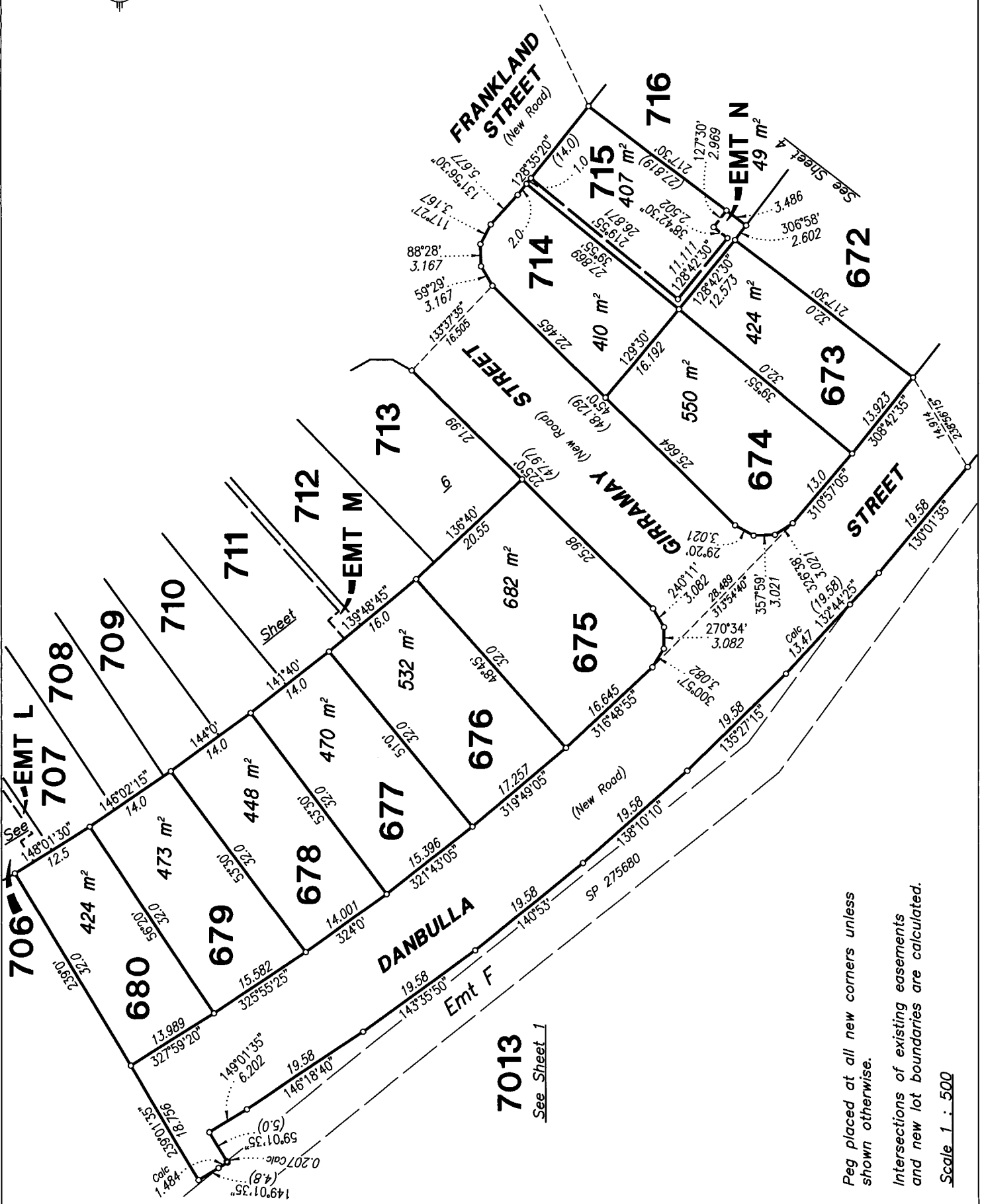
Scale 1 : 500

FINAL 116092-19 (NDW/PW)



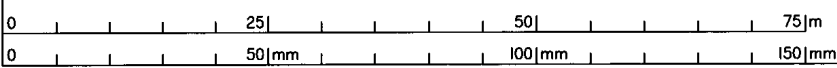
State copyright reserved.

Insert Plan Number **SP275681**

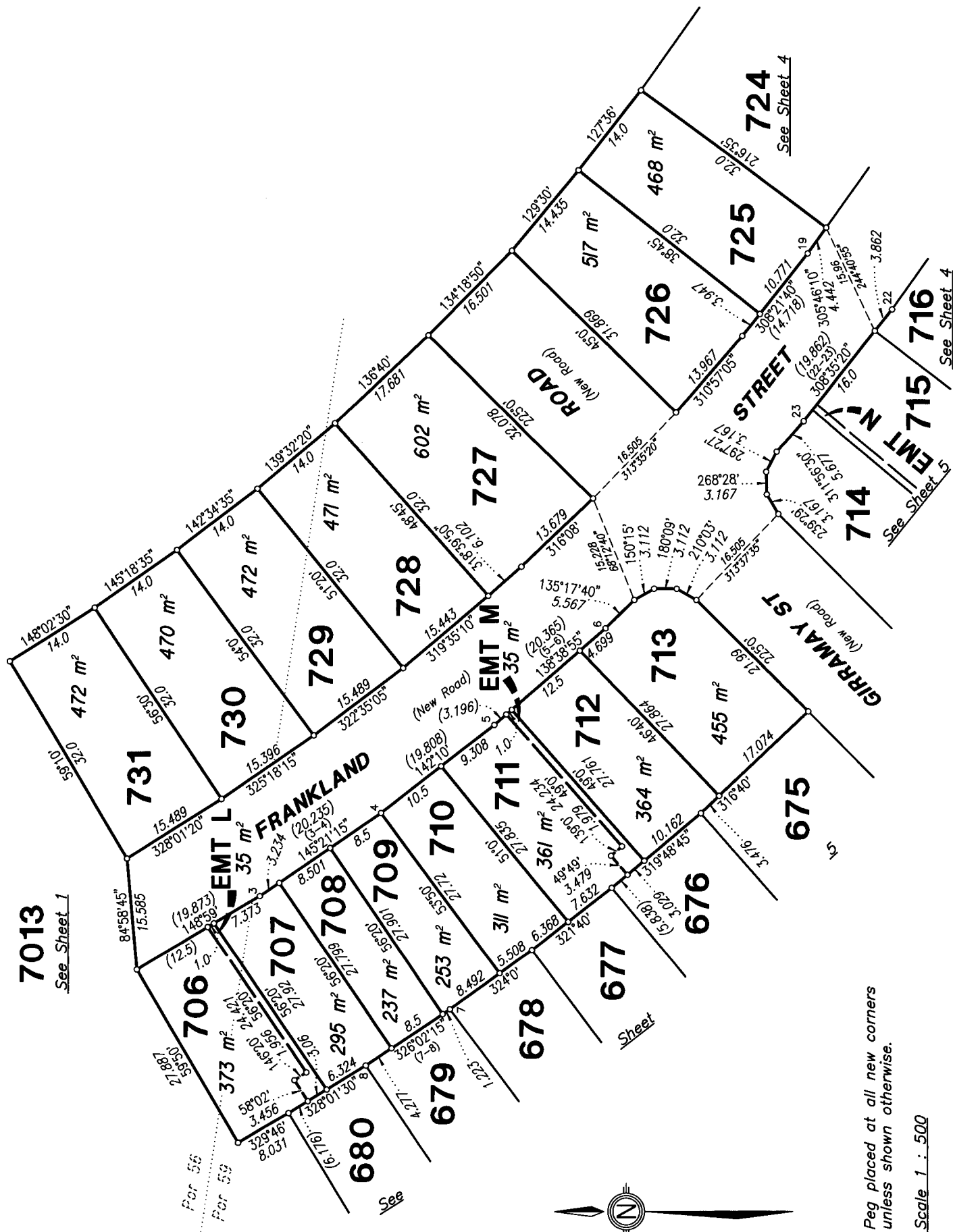


Peg placed at all new corners unless shown otherwise.
 Intersections of existing easements and new lot boundaries are calculated.
 Scale 1 : 500

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Insert Plan Number
SP275681



7013
See Sheet 1

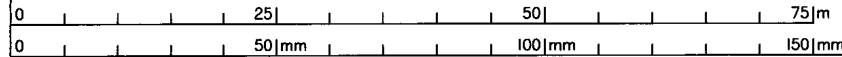
Per 56
Per 59

Peg placed at all new corners
unless shown otherwise.

Scale 1 : 500



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Insert Plan Number **SP275681**

DIAGRAM A

1 : 500

All bearings and distances shown on this sheet are original.

Original information compiled from SP275680 in the Department of Natural Resources and Mines.

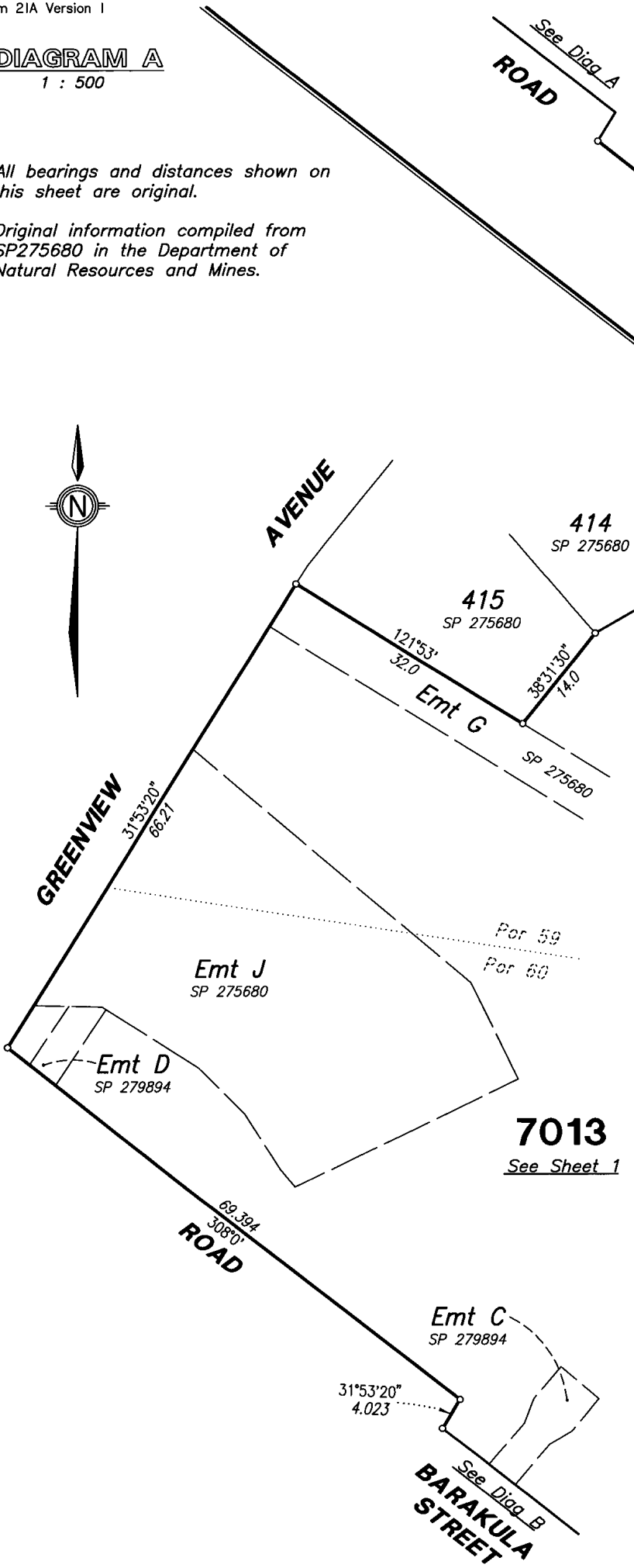
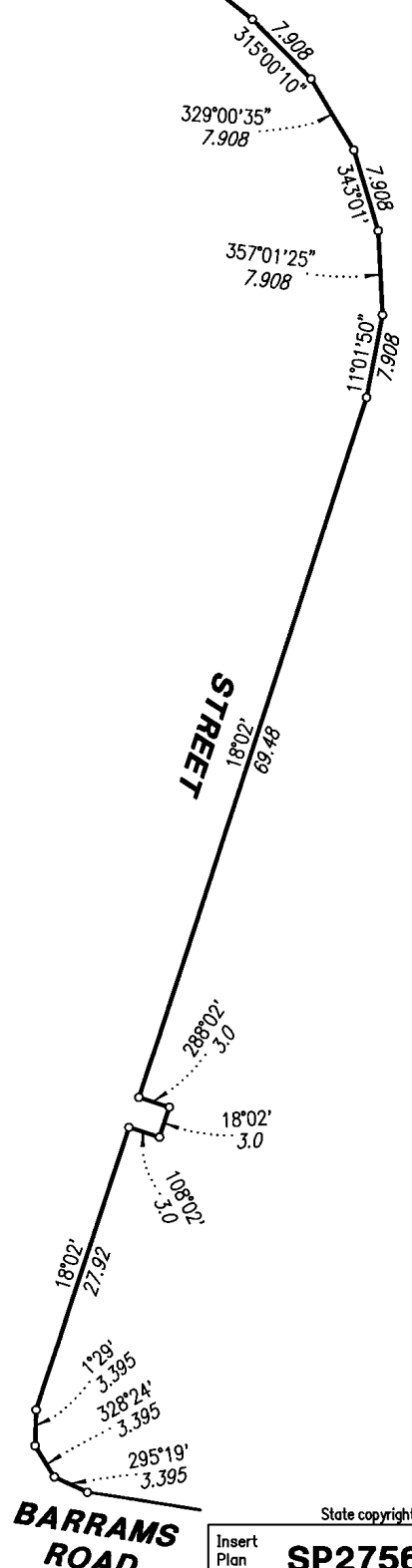


DIAGRAM B

1 : 500

7013
See Sheet 1



ADDITIONAL SHEET
SURVEY REPORT**First new plan of survey of a non-tidal boundary (watercourse)****s. 108 Survey and Mapping Infrastructure Act 2003 (SMIA)**

(So far as it relates to E-F)

Compiled from registered and authoritative information s. 107 SMIA

(So far as it relates to E-F)

Initial Site Inspection / Survey

This redefinition of the watercourse boundary is based upon the field survey and survey report completed for IS242514.

The land and ambulatory boundary between stations E-F subject to this survey plan was previously surveyed in July 2014 by identification survey plan IS242514 for the purpose of determining the property boundaries of the subject lots, under the provision of section 103 of the SMIA.

The top of high bank was determined to be the feature which was adopted on the original plan of survey S151855, and this feature had been surveyed by IS242514 in its present location.

Comparing this survey against the digitised creek boundary for S151855 shows that there are areas of significant change from the original survey.

Subsequent investigation of aerial photography sourced from DNRM for 1955, 1978, 1983, 1987, 2002 along with recent imagery products available through Queensland Globe and aerial photography from Geoscience Australia for 1948 shows that the location of the eastern top bank of Bundamba Creek has remained stable during this period. As far as it is possible to determine, the creek bank has not changed in location due to any identifiable sudden event.

This original adopted feature appears to be of a stable nature, given over 50 years of historical evidence supporting no visible change in the creek bank location. Site inspection also found that the current bank forming the ambulatory boundary is well stabilised with established grasses, trees, old fences and rock visible within and along the creek bank.

Definition of non-tidal watercourse boundary

The natural feature being the top of the eastern high bank of Bundamba Creek adopted as the boundary on IS242514 accords with the non-tidal boundary location criteria in s. 100 as follows:

Criterion 1: it occurs naturally; is within the channel but not within the bed of the watercourse and it is in a reasonably stable location given that there is little evidence of significant land slip, scouring or other evidence of sudden change based on field inspection.

Criterion 2: it is not a line of intersection of a particular level of water flow with land and; it is not transient in nature

Criterion 3: it is the top of the high bank as surveyed,

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 site of the watercourse than the last known location of the non-tidal boundary (watercourse) as depicted on S151855 and SL79 as determined by field survey.

Compiled Plan

Field survey of the adopted watercourse boundary feature was completed recently for IS242514 in July 2014. The extra cost and effort to resurvey the ambulatory boundary for SP275681 would be beyond that required to achieve the desired outcome for the survey, and it would be impracticable to resurvey the boundary.

The location of the boundary at law between stations E-F on SP271681 is consistent with the location of the boundary depicted on IS242514. This has been confirmed by field inspection.

The plan is a compiled plan of survey and satisfies requirements in s. 107 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 A-C & D-E)

Part of this plan is compiled from SP226966 and SP266233 (both registered 3/12/2014) which were first new plans of survey in relation to the relevant length (A-C & D-E) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plans of survey, the top of high bank was adopted as the boundary. Between station A-C & D-E the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP226966 & SP266233 as the original plans of survey.

Definition of non-tidal watercourse boundary

The boundary of the subject land is the top of the high bank adopted on SP226966 & SP266233.

Compiled plan

- The location of the boundary at law on SP275681 is consistent with the location of the boundary depicted on SP226966 & 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

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Insert
Plan
Number**SP275681**