

TOTAL AREA OF NEW ROAD

1.481 ha

Additional reference marks to be placed following road construction. (See IS 253001)

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Damien James LING, surveying graduate, 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 17.6.15

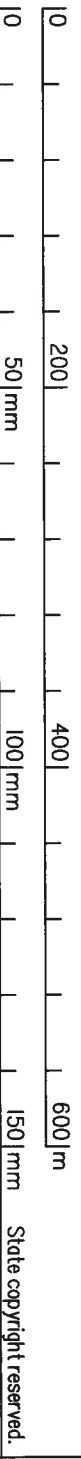
22.6.15 Date
Authorised Delegate

PLAN OF
LOTS 233 - 238, 257 - 288,
320 - 326, 3000, 3001, 7006, 8002,
EMT F IN LOT 8002 & EMTS G - J IN LOT 7006
and Lot 7001 on SP226966

LOCAL GOVERNMENT: CITY COUNCIL
IPSWICH
LOCALITY: SOUTH RIPLEY

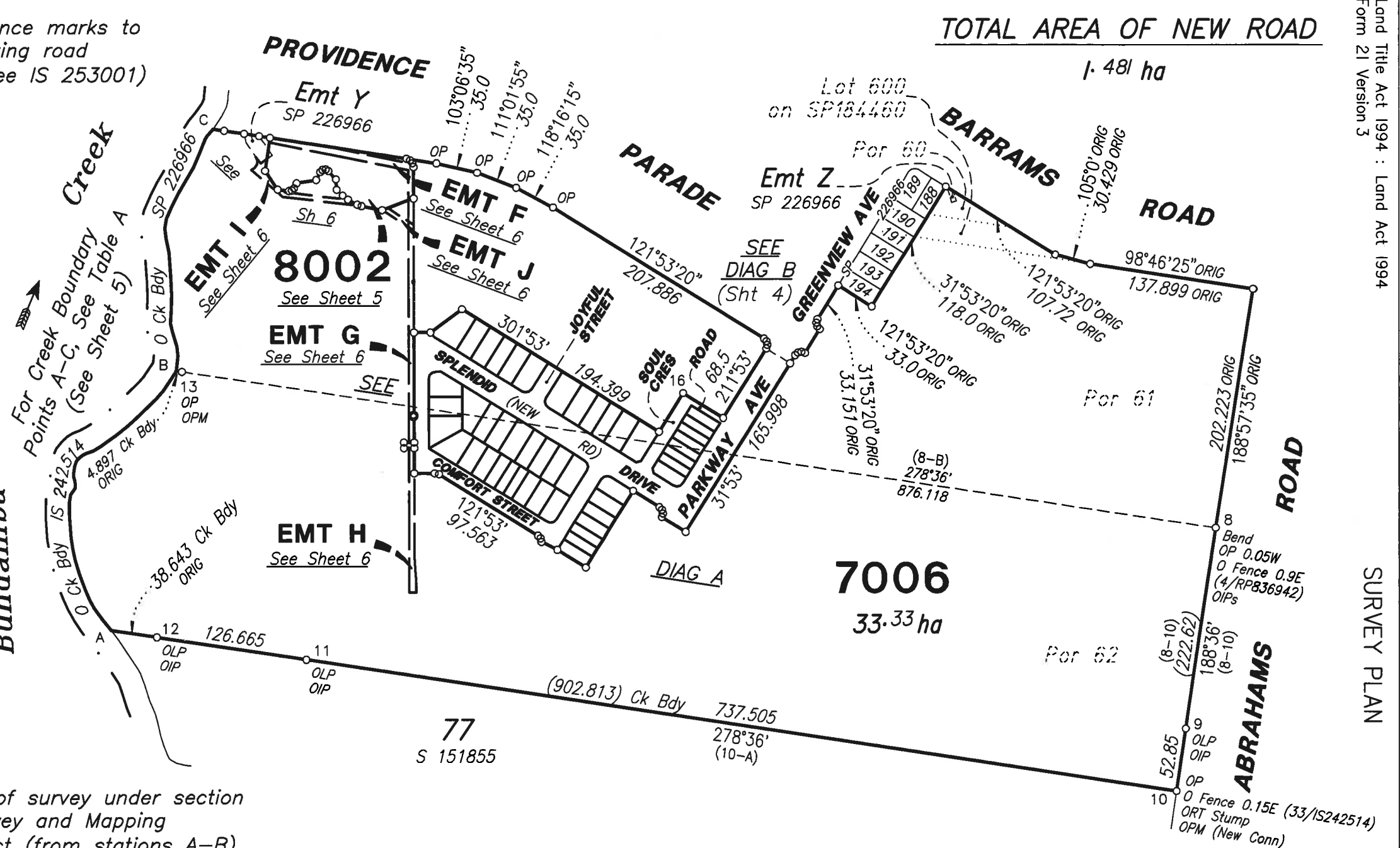
Meridian: MGA (Zone 56) Vide GNSS
Survey Records: NO

Scale: 1 : 4000
Format: STANDARD
SP271865



Parish of Ipswich

Bundamba



First new plan of survey under section 108 of the Survey and Mapping Infrastructure Act (from stations A-B).

Subsequent plan of survey under section 113 of the Survey and Mapping Infrastructure Act (from stations B-C).

PERMANENT MARKS				
PM	BRG	DIST	No.	REMARKS
10-OPM	188°55'30"	413.049	195316	37/IS242514
13-OPM	8°36'	18.986	195317	24/IS242514

(New Conn)

REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
8	OIP	281°43'35"	1.008	65/SL6048
8	OIP	7°20'	4.643	23/IS242514
9	OIP	278°36'	0.648	56/IS242514
10	ORT Stump	334°01'45"	2.515	5/RP836942
11	OIP	8°36'	28.796	50/IS242514
12	OIP	8°36'	4.743	51/IS242514

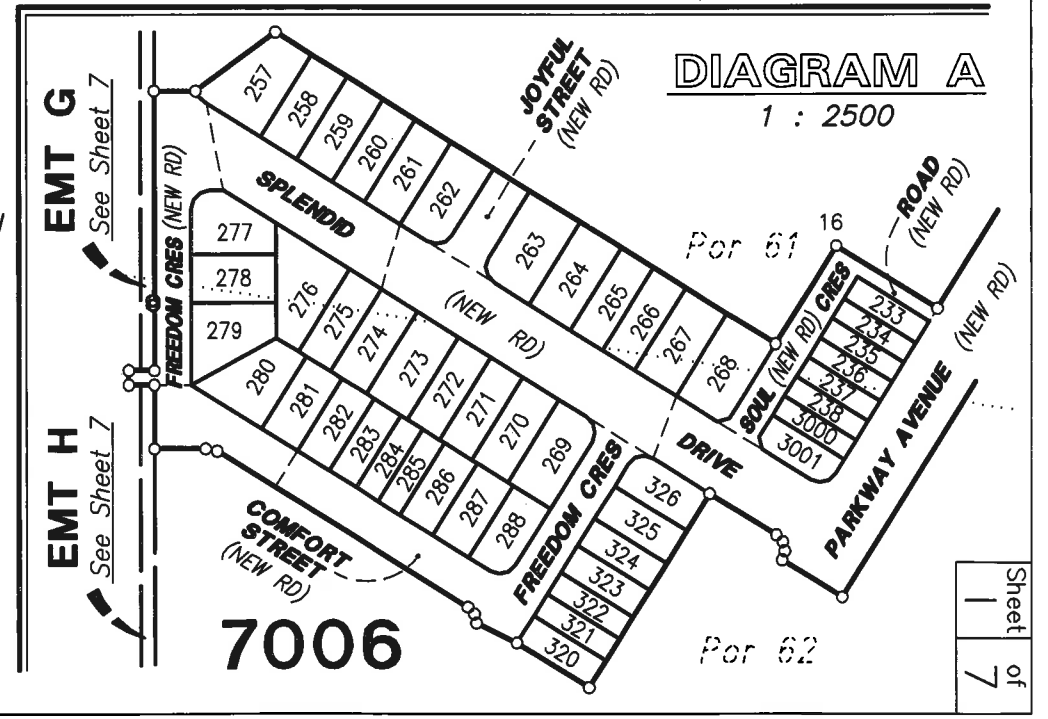
Peg placed at all new corners unless shown otherwise.

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

For details of lots 257-262 & 275-281, See Sheet 2.

For details of lots 263-267, 269-274 & 282-288, See Sheet 3.

For details of lots 233-238, 268, 320-326, 3000 & 3001, See Sheet 4.



(Dealing No.)

1. Certificate of Registered Owners or Lessees.

I/we **DALESWAN PTY LTD**
A.C.N. 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~~

Marcus Roy Ford
**Daleswan Pty Ltd A.C.N 105 650 075 by its Attorney
 Marcus Roy Ford / ~~Leanne Marie Doney~~ under
 Power of Attorney No. 716096274 who declares that
 he / she has received no notice of revocation of the
 Power of Attorney.**

* 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 28TH day of JUN 2015

J. Hodges

**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 : 3631/15
 Surveyor : 116052-10

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

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50974212	Lot 62 on S151855	236-238, 265-276, 278-288, 320-326, 3000, 3001 & 7006	New Road	Easements G & H
50974384	Lot 7001 on SP226966	233-238, 257-268, 273-278, 7006 & 8002	New Road	Easements F, G, I & J

Basement		Lots to be Encumbered	
716178087 (Emt Z on SP226966)		7006	
716178087 (Emt Y on SP226966)		7006 & 8002	

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715581735	233-238, 257-288, 320-326, 3000, 3001, & 8002	7006
716200655	233-235, 257-264, 277 & 8002	236-238, 265-268, 273-276, 278 & 7006

Administrative Advice	Lots to be Encumbered
712590424 (Vegetation Notice)	233-238, 257-288, 320-326, 3000, 3001, 7006 & 8002
712590425 (Vegetation Notice)	7006

7006	Lot 600 on SP184460, Por 60, Por 61 & Por 62
------	--

236-238, 265-268, 273-276 & 278	Por 61 & Por 62
233-235, 257-264 277 & 8002	Por 61
269-272, 279-288, 320-326, 3000 & 3001	Por 62

7. Orig Grant Allocation :

Lots Orig

8. Map Reference : 9442-13311

9. Parish : BUNDAMBA

10. County : STANLEY

11. Passed & Endorsed :

By : RPS Australia East Pty Ltd
 Date : 22/6/15
 Signed : W. Bruden
 Designation : Cadastral Surveyor

13. Lodgement Fees :

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

12. 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

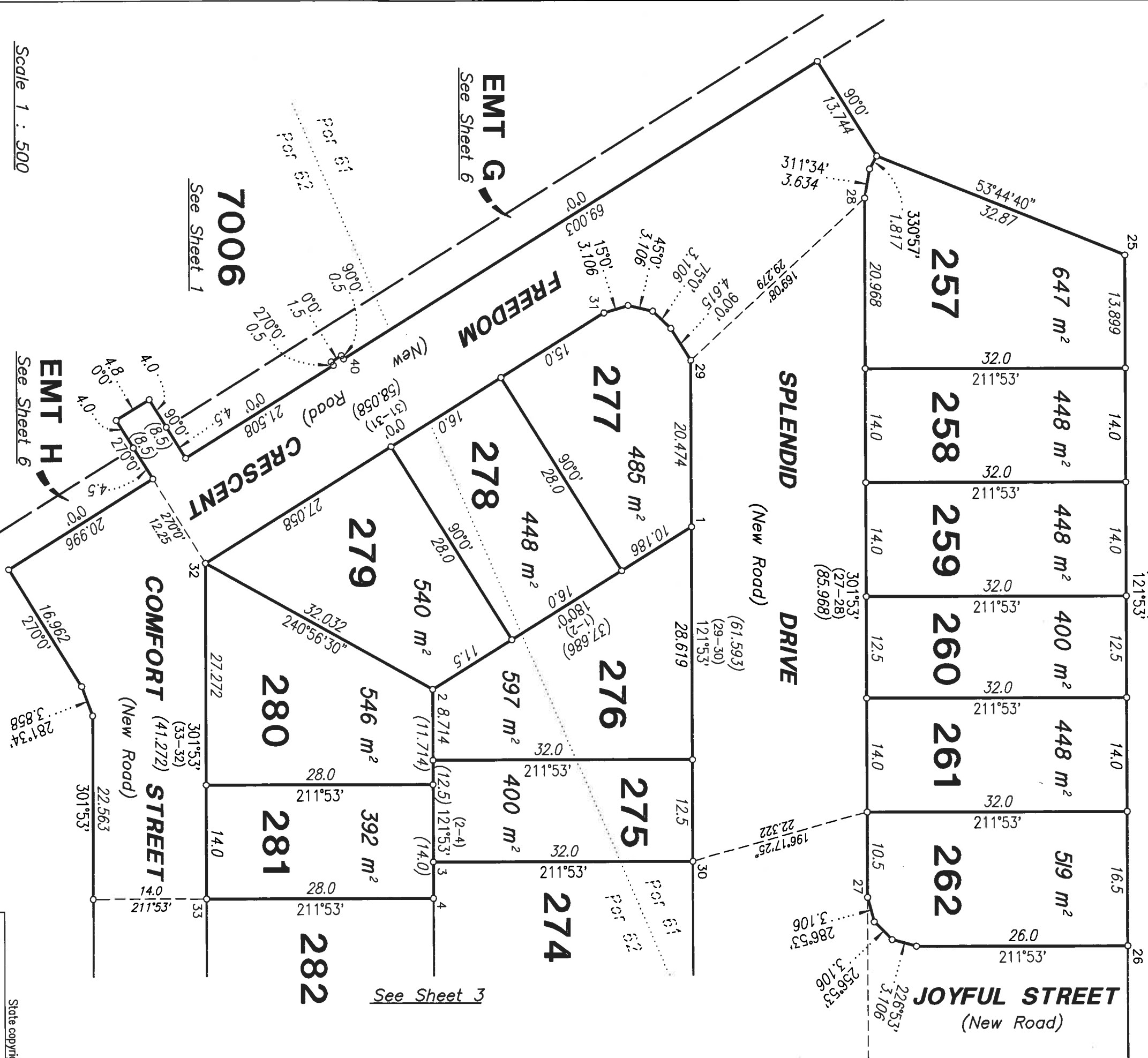
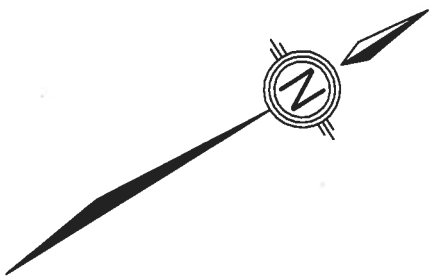
Authorised Delegate W. Bruden Date
~~Cadastral Surveyor/Director~~
 *delete words not required

14. Insert Plan Number **SP271865**

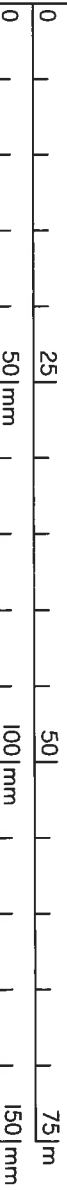
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PM	BRG	DIST	No.	REMARKS

Peg placed at all new corners unless shown otherwise.

REFERENCE MARKS		MARKS		REMARKS
STN	TO	BRG	DIST	REMARKS



Scale 1 : 500



Insert
Plan
Number

SP271865

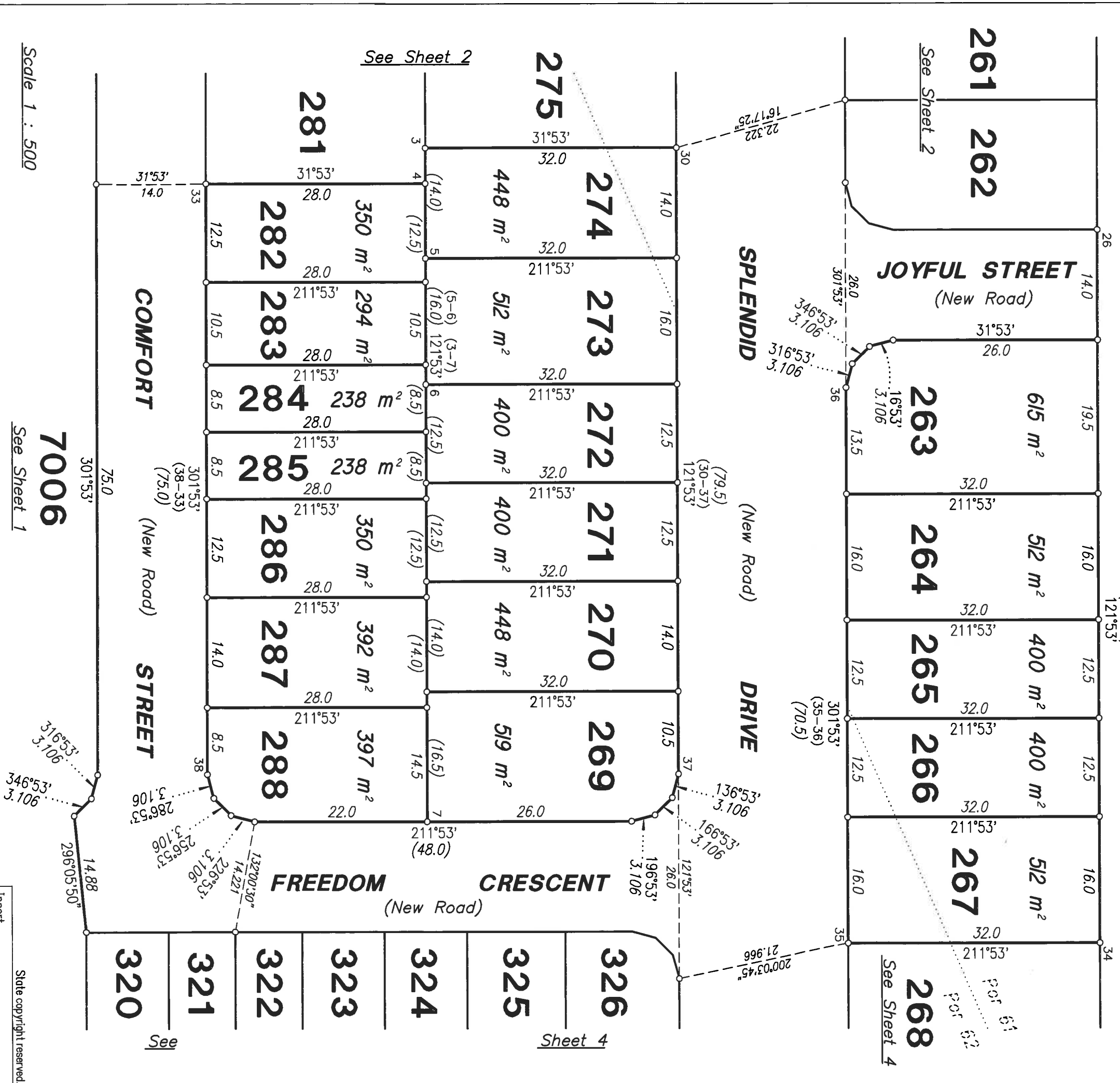
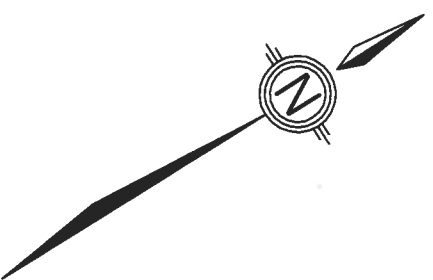
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PERMANENT MARKS				
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REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS

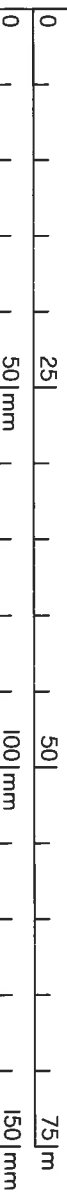
7006
See Sheet 1



Sheet 4

See

Scale 1 : 500



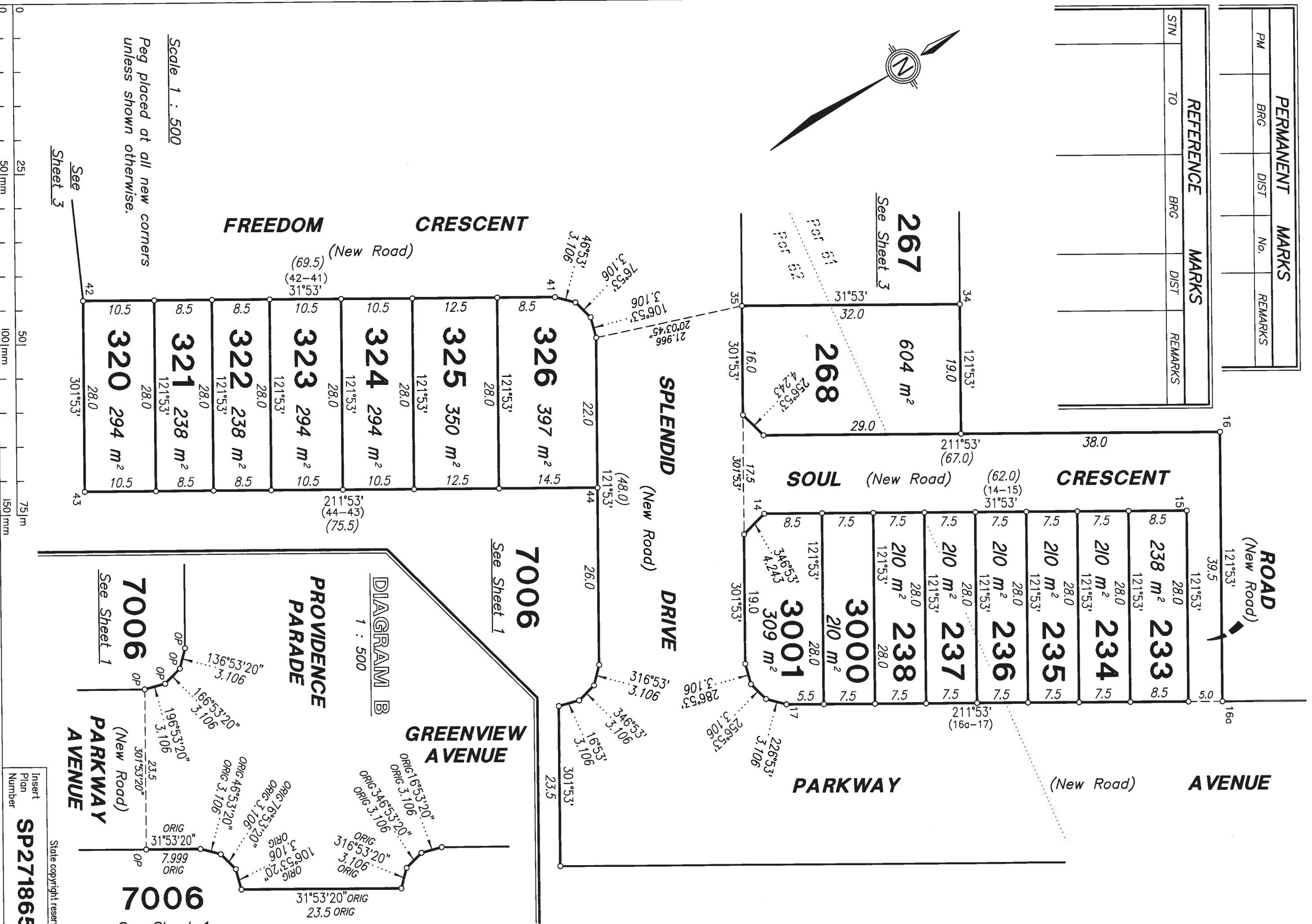
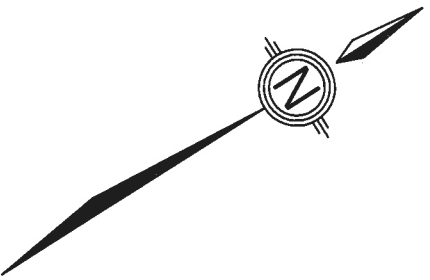
See Sheet 1

Insert Plan Number
SP271865

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PERMANENT MARKS		REMARKS	
PM	BRG	DIST	No.

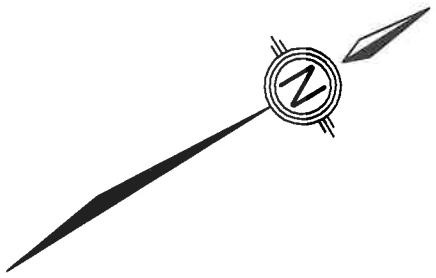
REFERENCE		MARKS		REMARKS	
STN	TO	BRG	DIST		



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



Insert Plan Number
SP271865
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Peg placed at all new corners
unless shown otherwise.
Scale 1 : 500

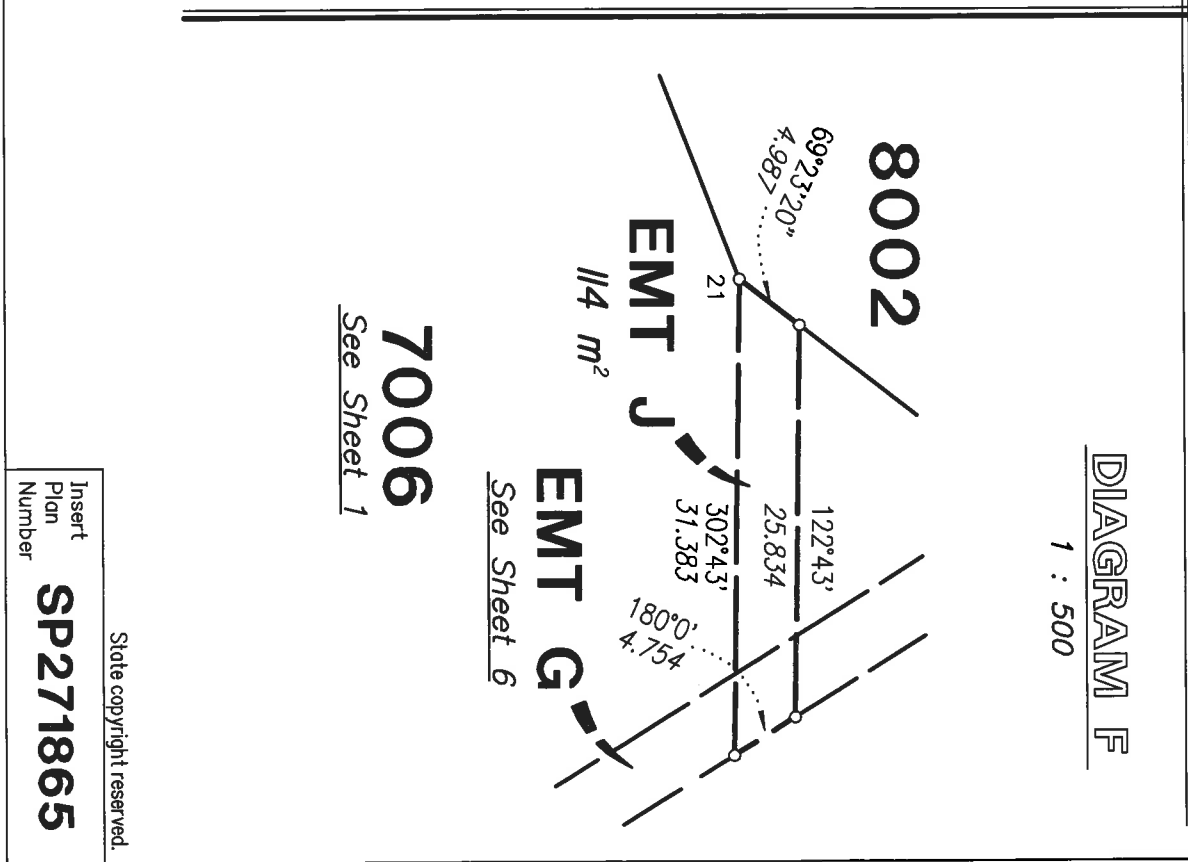
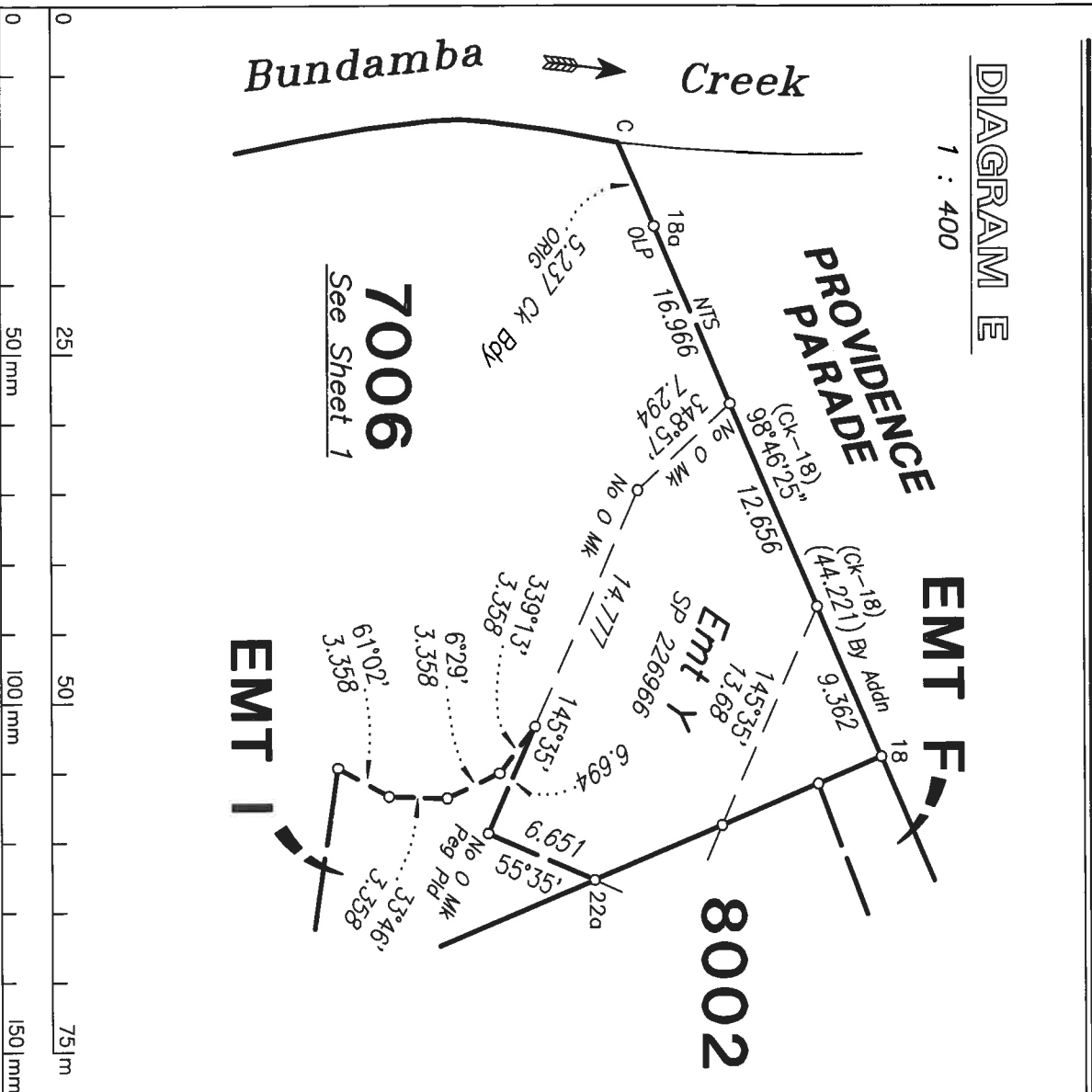
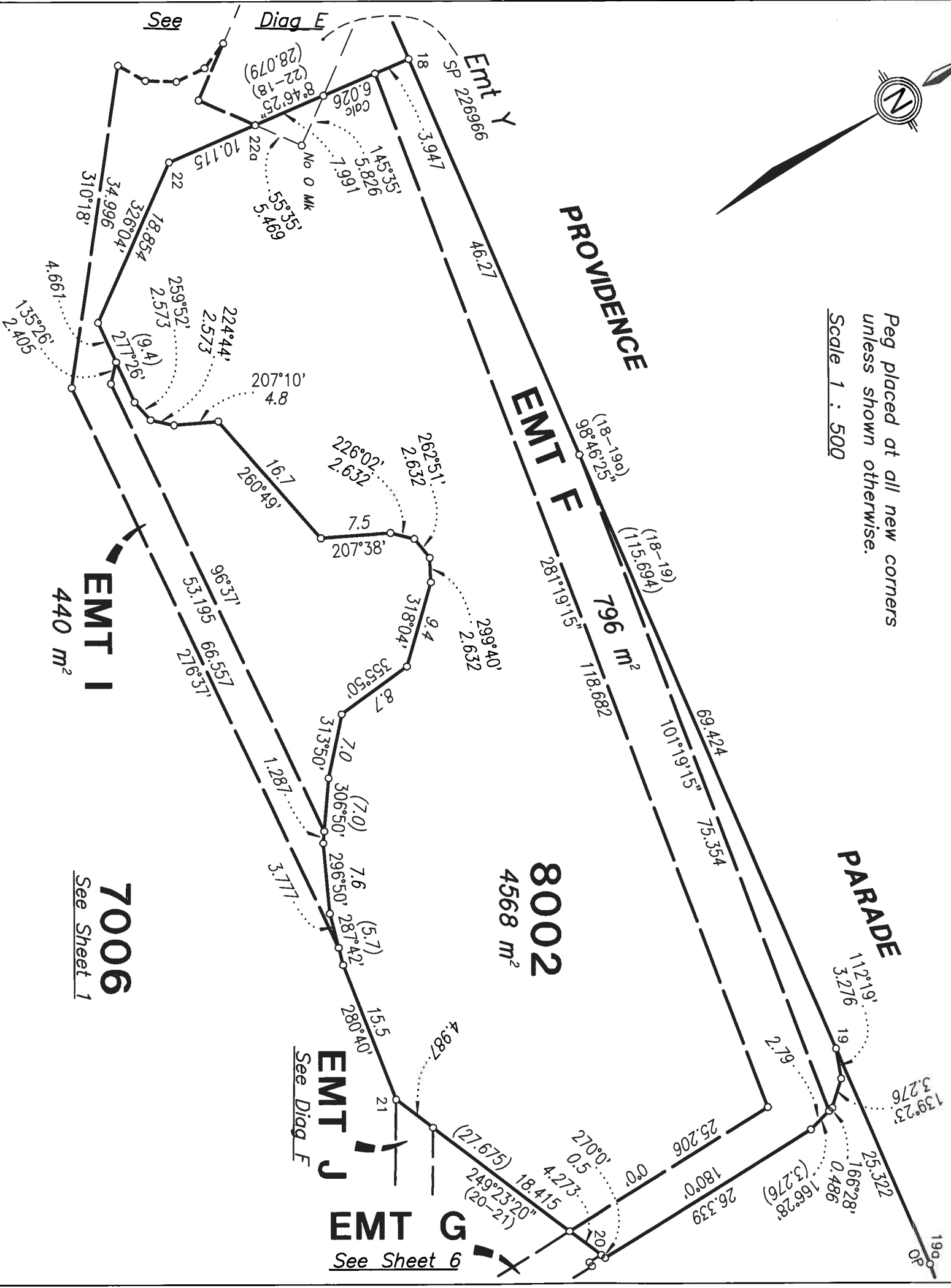
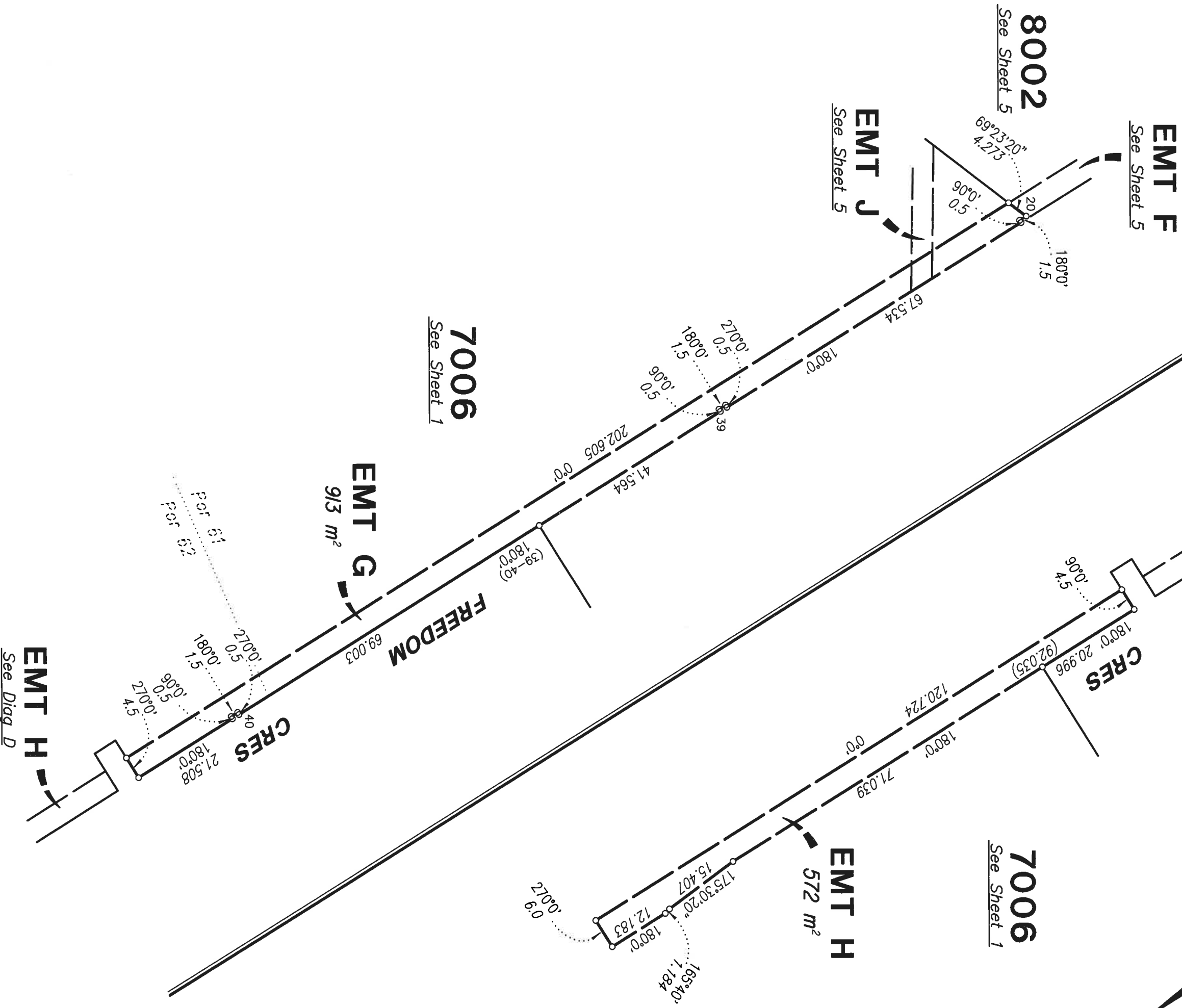
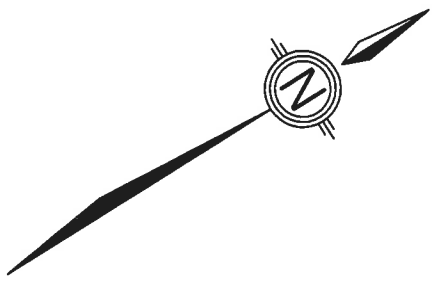


DIAGRAM C
1 : 750

DIAGRAM D
1 : 750



Peg placed at all new corners unless shown otherwise.



Insert Plan Number

SP271865

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Survey of a non-tidal boundary (watercourse)

s. 108 Survey and Mapping Infrastructure Act 2003 (SMIA)

Compiled from registered and authoritative information s. 107 SMIA

(So far as it relates to A-B)

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 A-B subject to this survey plan was previously surveyed in July 2014 by identification survey plan IS242514 for the purpose of determining the property and ambulatory 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 recent field survey against the digitised creek boundary from S151855 shows that there are some areas of significant difference 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

The location of the boundary at law between stations A-B on SP271865 is consistent with the location of the boundary depicted on IS242514. This has been confirmed by field inspection

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 SP271865 would be beyond that required to achieve the desired outcome for the survey, and it would be impracticable to resurvey the boundary.

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 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-C)

The part of this plan between stations B-C is compiled directly from SP226966 which was a first new plan of survey in relation to the relevant length of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On this first new plan of survey, the top of high bank was adopted as the boundary. Between stations B-C 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 SP271865 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.

TABLE A CREEK POINTS	
BRG	DIST
327°26' ORIG	40.353 ORIG
340°10' ORIG	15.778 ORIG
345°42'10" ORIG	20.532 ORIG
354°28' ORIG	27.053 ORIG
3°30' ORIG	17.8 ORIG
32°10' ORIG	7.12 ORIG
354°12' ORIG	12.53 ORIG
9°50' ORIG	7.3 ORIG
31°30' ORIG	6.0 ORIG
62°13' ORIG	20.2 ORIG
53°30' ORIG	28.14 ORIG
46°30' ORIG	32.872 ORIG
35°55' ORIG	29.43 ORIG
2°0' ORIG	20.3 ORIG
344°58' ORIG	20.15 ORIG
2°10' ORIG	25.05 ORIG
356°17' ORIG	34.0 ORIG
351°0' ORIG	20.94 ORIG
21°18' ORIG	31.54 ORIG
30°40' ORIG	24.96 ORIG
22°14' ORIG	25.642 ORIG
53°50' ORIG	13.298 ORIG

