

FINAL 116052-14 (MDW/PW)

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

Peg placed at all new corners unless shown otherwise.
For details of Lots 389-394, 413-415 and Easements G & J, See Sheet 4.
For details of Easement I, See Sheet 6.
Original information compiled from SP266277, SP279982, SP266233 & SP226966 in the Department of Natural Resources and Mines.
Subsequent new plan of survey under Section 113 of the Survey and Mapping Infrastructure Act 2003.
Additional reference marks to be placed following road construction (See IS253031).
See Sheet 4 for MGA Coordinates.

CENTENARY HIGHWAY

18 SP 200934
Creek (Sheet 2)

EMT K
See Sheet Z

EMT E
See Sheet Z

7012
17.36 ha

HARMONY
9000-
SP 266277

EMT X
SP 266233

8001-
SP 266233
See Sh 3

EMT B
SP 226966
See Sh 3

EMT A
SP 226966

EMT C
SP 226966

EMT D
SP 279894

EMT AD
SP 266277

EMT AE
SP 266277

EMT I
See Sh 6

EMT J
See Sh 6

EMT G
See Sh 6

EMT F
See Sheet 8

FRANKLAND STREET (New Rd)

DANBULLA STREET (New Rd)

GREENWICH (New Rd)

ROAD BARAKULA

STREET

ABRAHAM'S

BARRAM'S ROAD

PROVIDENCE PARADE

98°49'05" (734.677) (Ck-9)

191.181 ORIG
301°53'20" ORIG

93.301
275°53'20" ORIG

118.961 ORIG
278°46'25" ORIG

188°49'05" For 59

445.787 For 60

118.961 No. 0 Mk
278°46'25" ORIG

188°49'05" For 59

445.787 For 60

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188°49'05" For 59

445.787 For 60

118.961 No. 0 Mk
278°46'25" ORIG

188°49'05" For 59

SURVEY PLAN

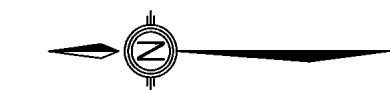
Sheet 1 of 10

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

PERMANENT MARKS		
PM	DIST	REMARKS
9-OPM	13°32'15"	128.137 160090 54/S242514
22-OPM	184°13'20"	20.441 160091 31/SP279894

REFERENCE MARKS			
STN	TO	BRC	DIST
9	OIP	188°49'05"	1.006
9	OIP	280°16'40"	2.328

TOTAL AREA OF NEW ROAD
4476 m²



0 150 300 450 m
0 50 mm 100 mm 150 mm State copyright reserved.

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 4/2/2016.

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

PLAN OF
**LOTS 389 - 394, 413 - 415 & 7012,
EASEMENTS E-G, I & J in LOT 7012
Cancelling Lot 7011 on SP 279982
& OF EASEMENT K in LOT 56 on SP200934**
LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: SOUTH RIPLEY
Meridian: MGA (Zone 56) Vide Meridian Table Survey Records: NO

Scale: 1 : 3000
Format: STANDARD

SP275680

717184349

\$1378.00
12/04/2016 14:15

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: jacyn.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 / ~~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.

6. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
51026451	7011 on SP 279982	389 - 394, 413 - 415, & 7012	New Road	Emts E - G, I & J
50696635	56 on SP 200934	-	-	Emt K

Easement

Easement	Lots to be Encumbered
716178072 (Emt B on SP226966)	7012
716178072 (Emt C on SP226966)	7012
716178072 (Emt P on SP226966)	7012
716178130 (Emt T on SP266233)	7012
716178132 (Emt T on SP266233)	7012
716178132 (Emt X on SP266233)	7012
717040657 (Emt C on SP279894)	7012
717040657 (Emt D on SP279894)	7012
716413723 (Emt AC on SP266277)	7012
716413723 (Emt AD on SP266277)	7012
716413723 (Emt AE on SP266277)	7012

Mortgage

Mortgage	Lots fully Encumbered
715581735	389-394, 413-415, & 7012

* 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 applicable approving legislation.

3. Plans with Community Management Statement :

4. References :

CMS Number :
Name :

Dept File :
Local Govt : 1788/15
Surveyor : 116052-STGBA

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 Date
Cadastral Surveyor/Director *
*delete words not required

7012	Pors 59 & 60
389-394, 413-415	Por 59
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

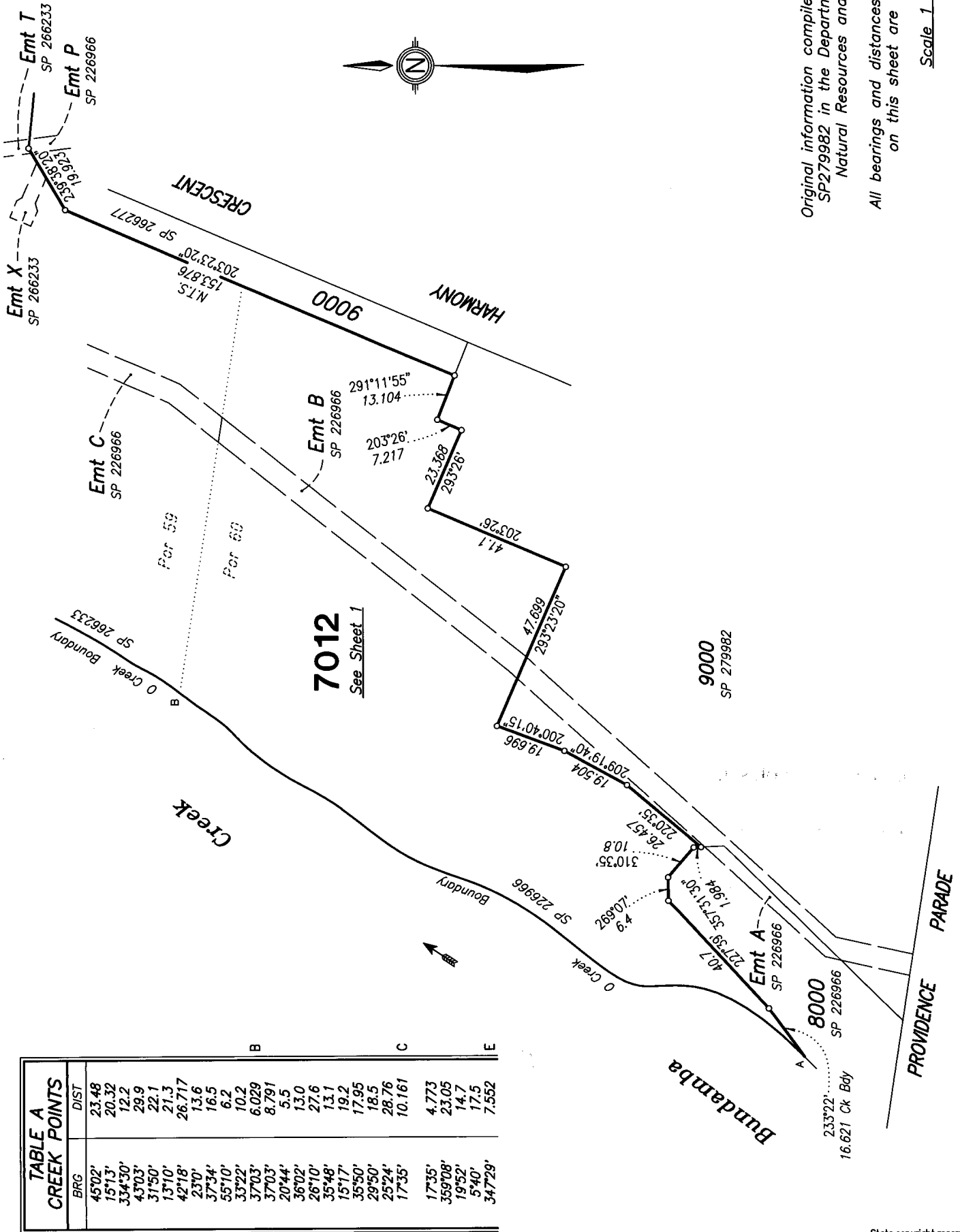
By : RPS Australia East Pty Ltd
Date : 2/3/2016 11/4/2016
Signed : Ry Anderson
Designation : Cadastral Surveyor

10. Lodgement Fees :

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

11. Insert Plan Number

SP275680



Original information compiled from
SP279982 in the Department of
Natural Resources and Mines.
All bearings and distances shown
on this sheet are original.

Scale 1 : 1000

TABLE A CREEK POINTS	
BRG	DIST
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
17°35'	4.773
359°08'	23.05
19°52'	14.7
5°40'	17.5
347°29'	7.552

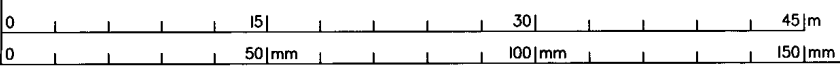
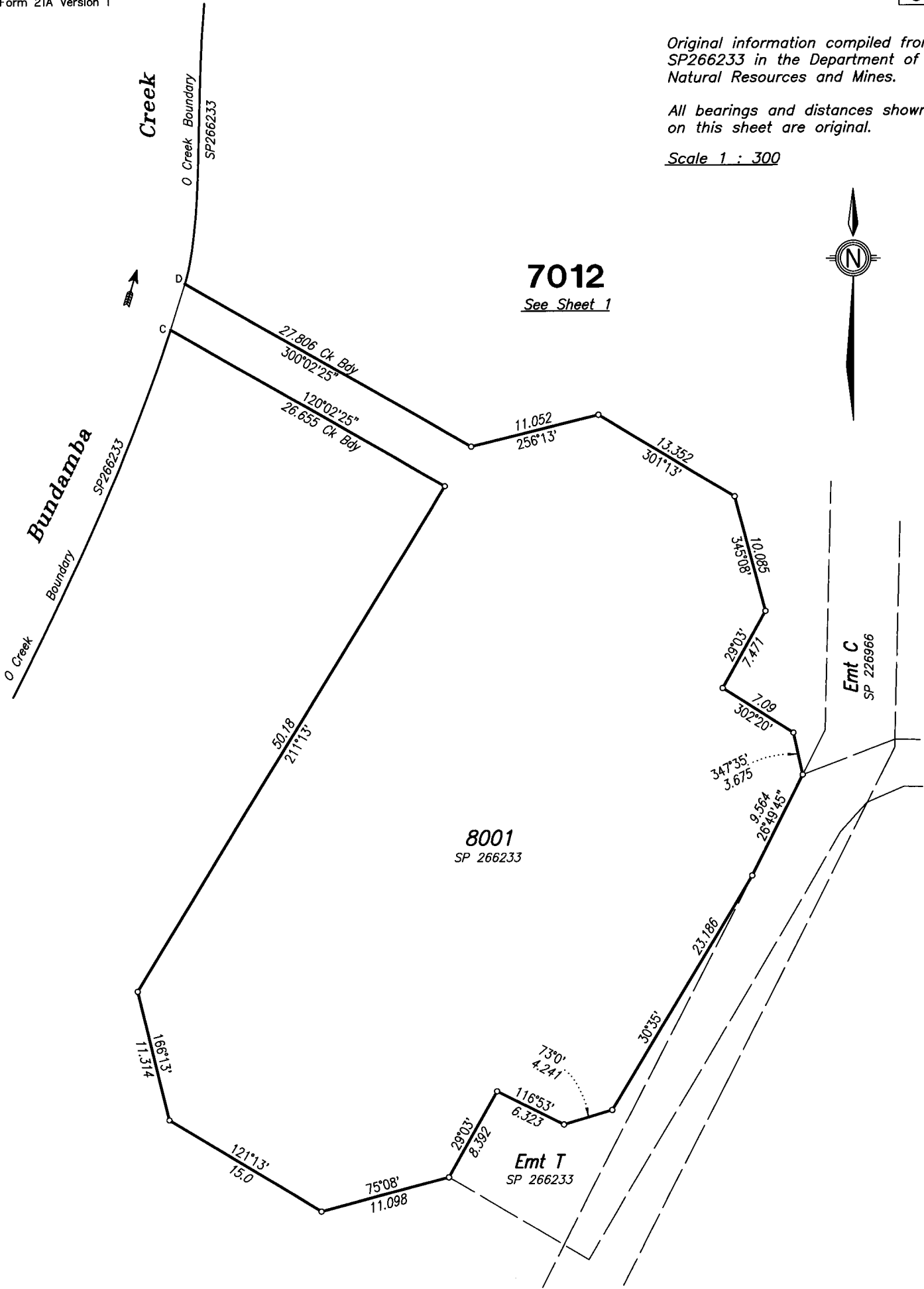
State copyright reserved.
Insert Plan Number **SP275680**

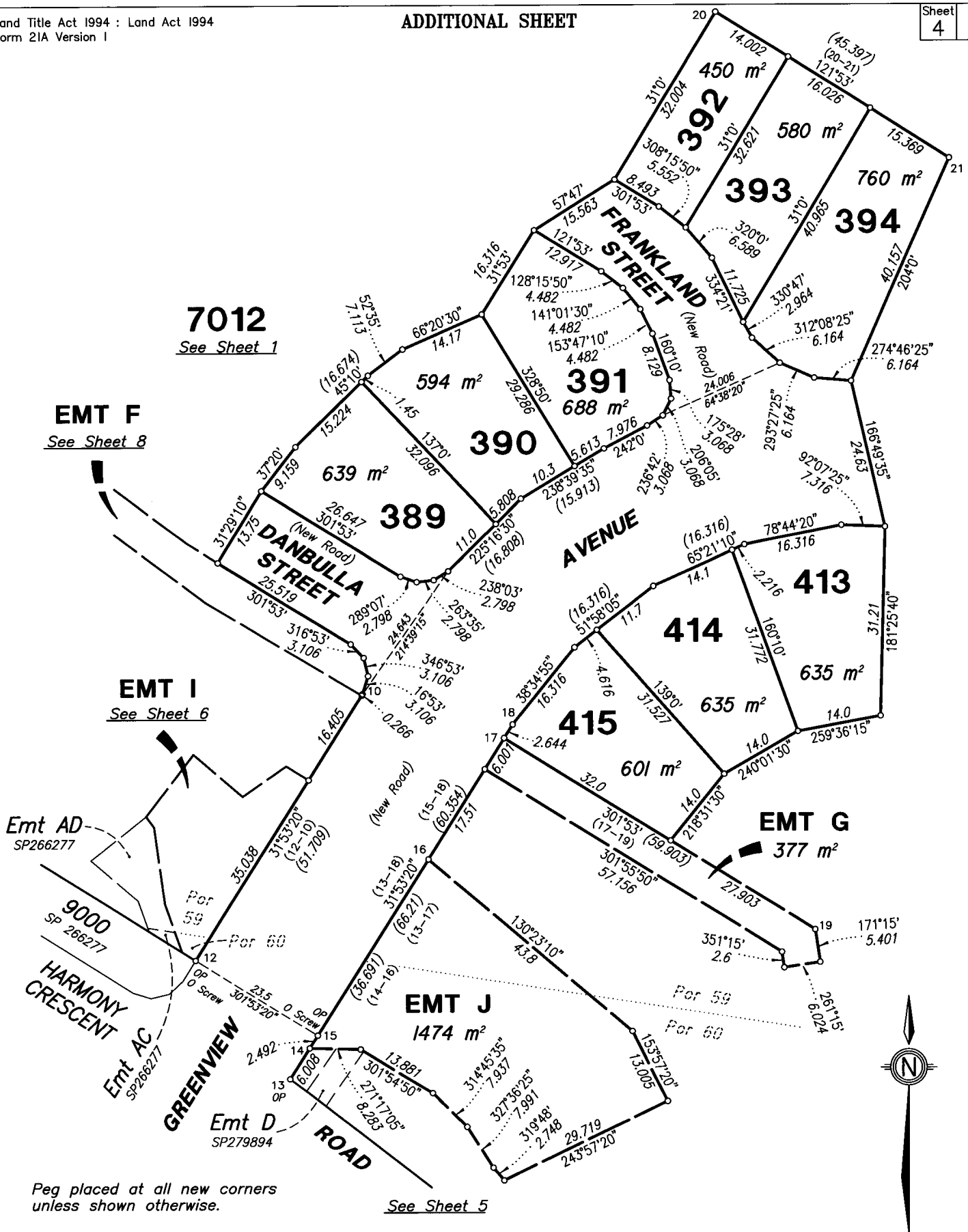


Original information compiled from
SP266233 in the Department of
Natural Resources and Mines.

All bearings and distances shown
on this sheet are original.

Scale 1 : 300





7012
See Sheet 1

EMT F
See Sheet 8

EMT I
See Sheet 6

EMT G
377 m²

EMT J
1474 m²

See Sheet 5

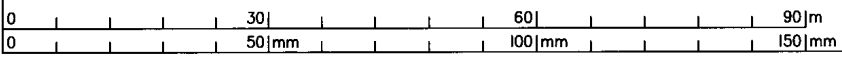
Peg placed at all new corners unless shown otherwise.

Scale 1 : 600

REFERENCE		MARKS		
STN	TO	BRG	DIST	REMARKS
12	O Screw in Kerb	131°48'	6.501	3/IS252977
15	O Screw in Kerb	268°04'	8.263	4/IS252977

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

State copyright reserved.

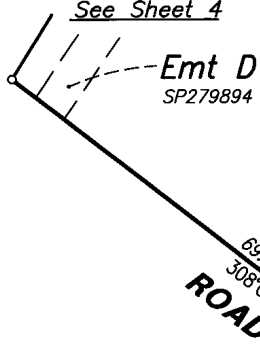


Insert Plan Number **SP275680**

ADDITIONAL SHEET

See Sheet 4

GREENVIEW AVENUE



ROAD

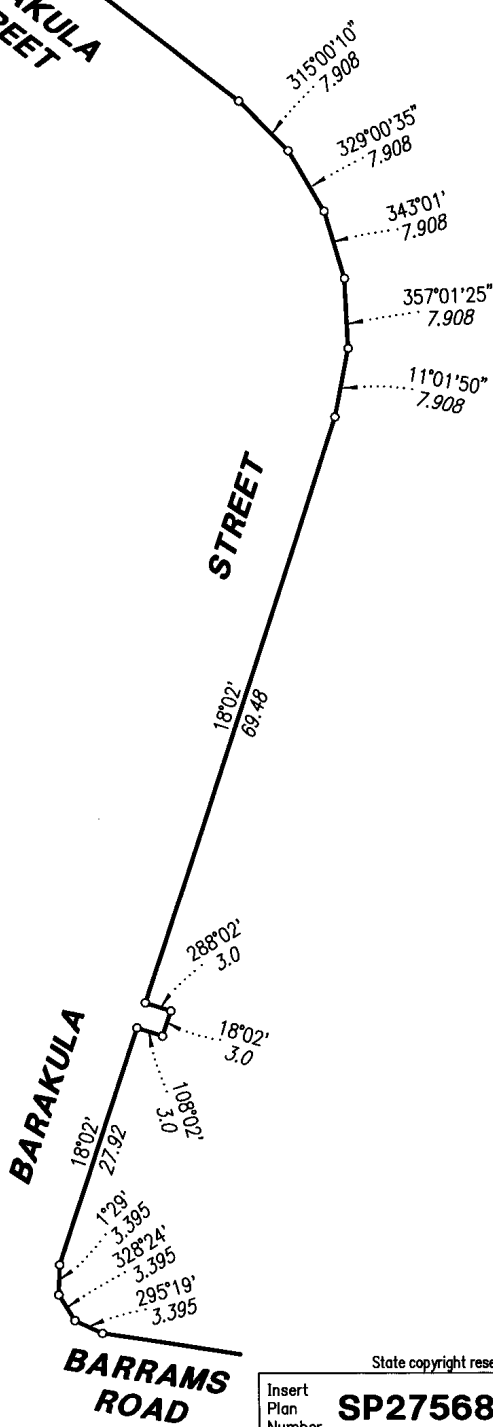
Emt C
SP279894

31°53'20"
4.023

7012

See Sheet 1

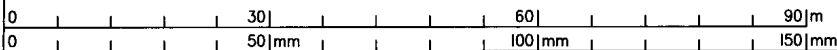
BARAKULA STREET



Original information compiled from SP279982 in the Department of Natural Resources and Mines.

All bearings and distances shown on this sheet are original.

Scale 1 : 600



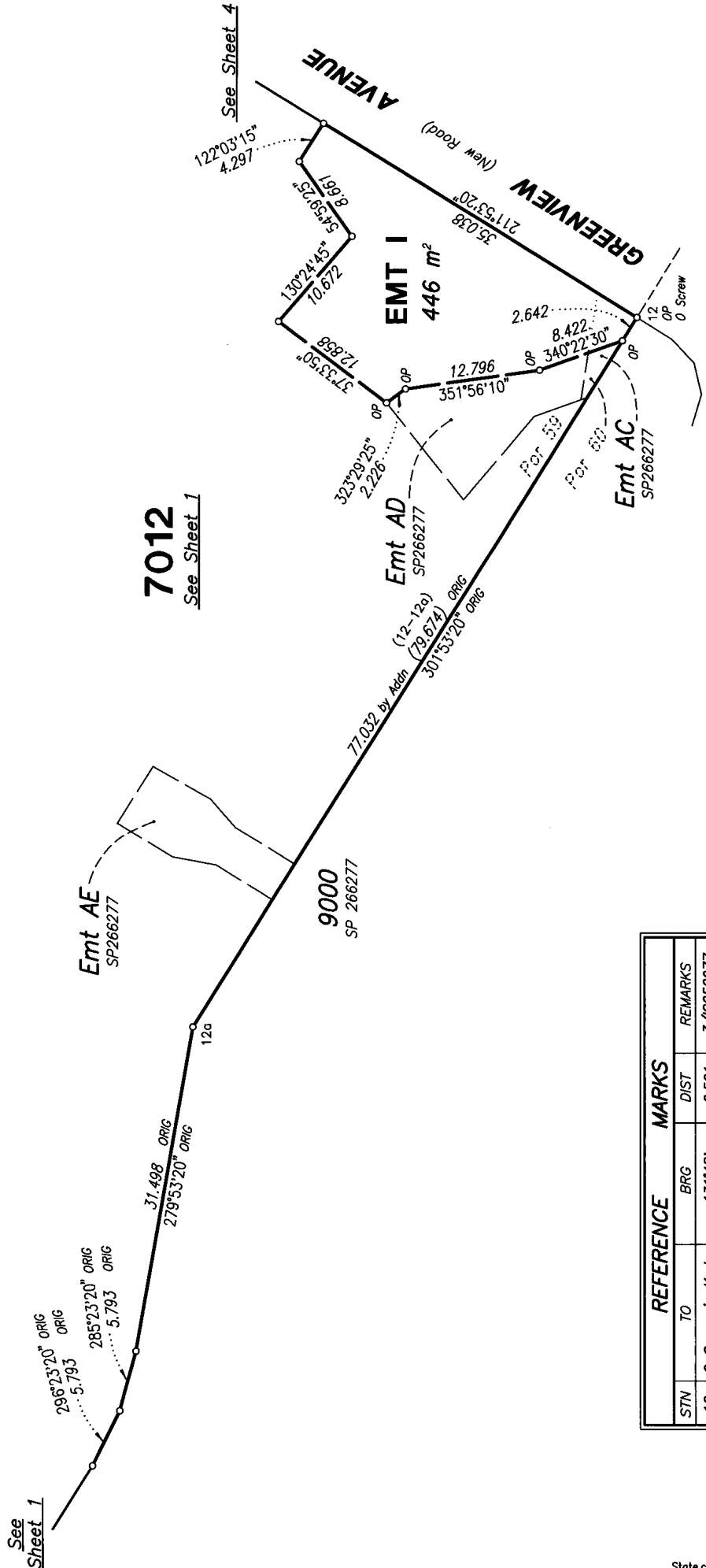
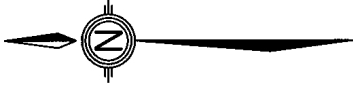
State copyright reserved.

Insert Plan Number **SP275680**

Original information compiled from
SP266277 in the Department of Natural
Resources and Mines.

Peg placed at all new corners unless
shown otherwise.

Scale 1 : 400



7012

See Sheet 1

9000
SP 266277

77.032 by Actn (12-12a)
(79.674) ORIG
301°53'20" ORIG

EMT I
446 m²

Emt AD
SP266277

Emt AC
SP266277

REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
12	0 Screw in Kerb	131°48'	6.501	3/IS252977

State copyright reserved.

Insert Plan Number **SP275680**

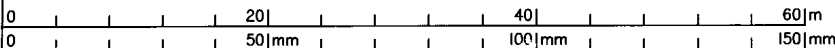
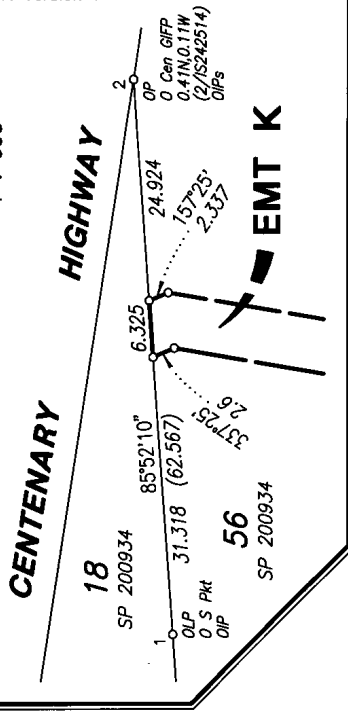


DIAGRAM A
1 : 600

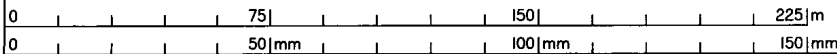
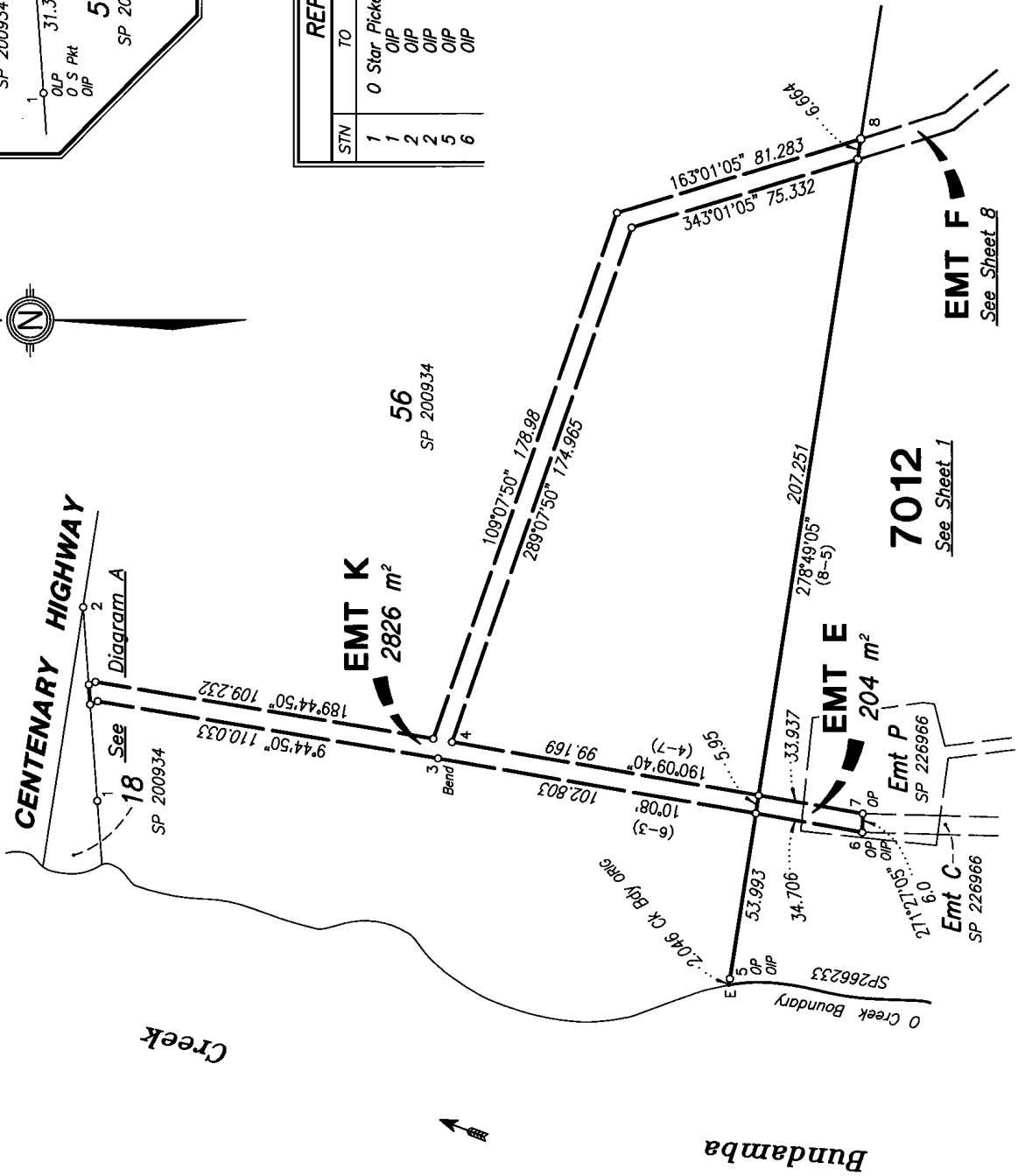


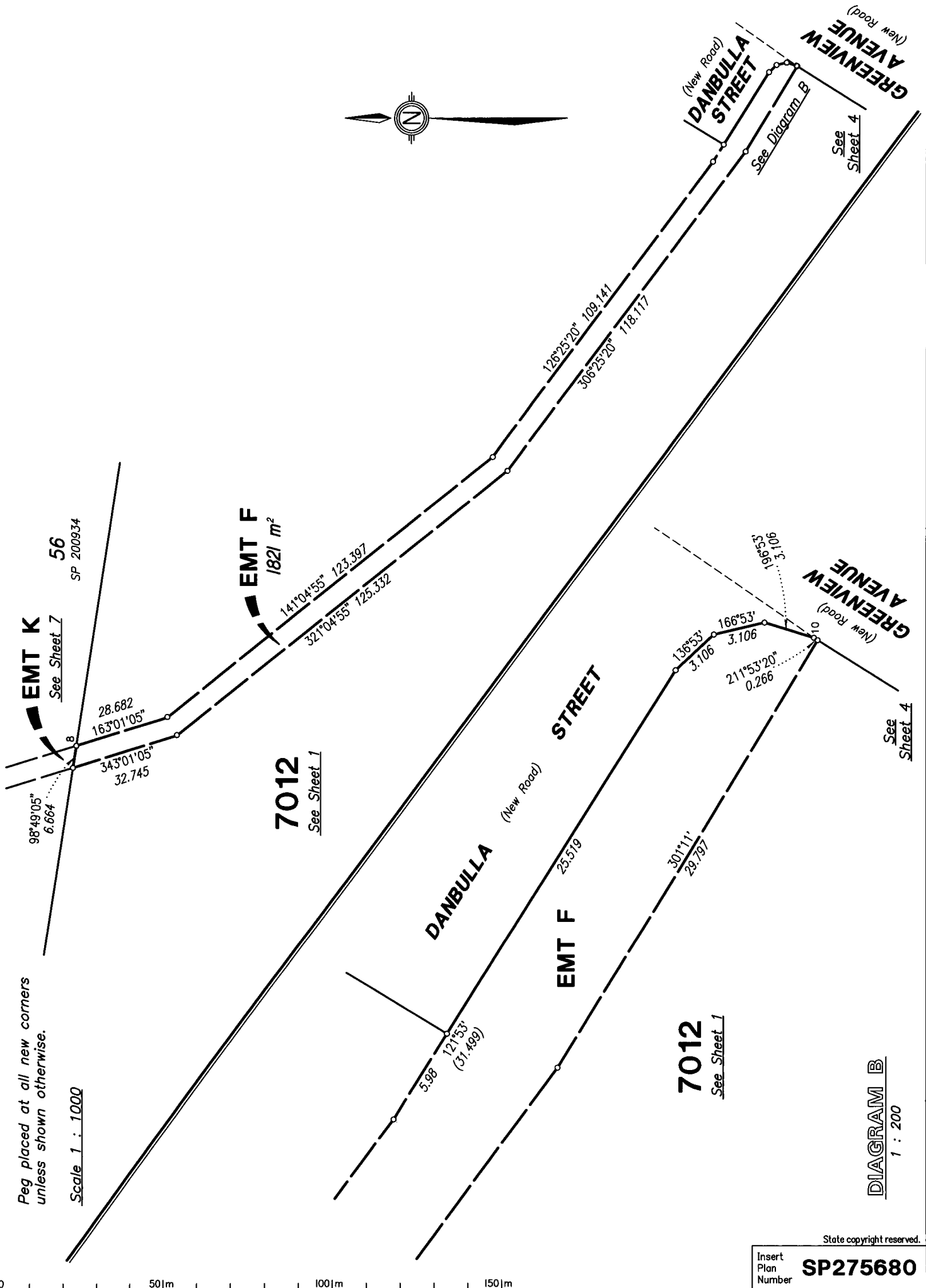
STN	TO	BRC	DIST	REMARKS
1	0 Star Picket OIP	175°52'10"	1.647	53/IS242514
1	OIP	235°05'40"	34.485	53/IS242514
2	OIP	11°55'30"	0.785	9/SP200934
5	OIP	179°56'50"	4.088	2/IS242514
6	OIP	188°49'05"	0.517	16/IS242514
		252°28'	3.818	108/IS252966



Peg placed at all new corners unless shown otherwise.

Scale 1 : 1500





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**

The part of this plan between stations A-B 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 and registered 3/12/2014.

Those parts of this plan between stations B-C & D-E are compiled directly from SP266233 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 and registered 3/12/2014.

On both of these first new plans of survey, the top of high bank was adopted as the boundary. Between stations A-B the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP226966 as the original plan of survey and between stations B-C & D-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 SP226966 and SP266233.

Compiled plan

- The location of the boundary at law on SP275680 is consistent with the location of the boundary depicted on SP226966 and 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.

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