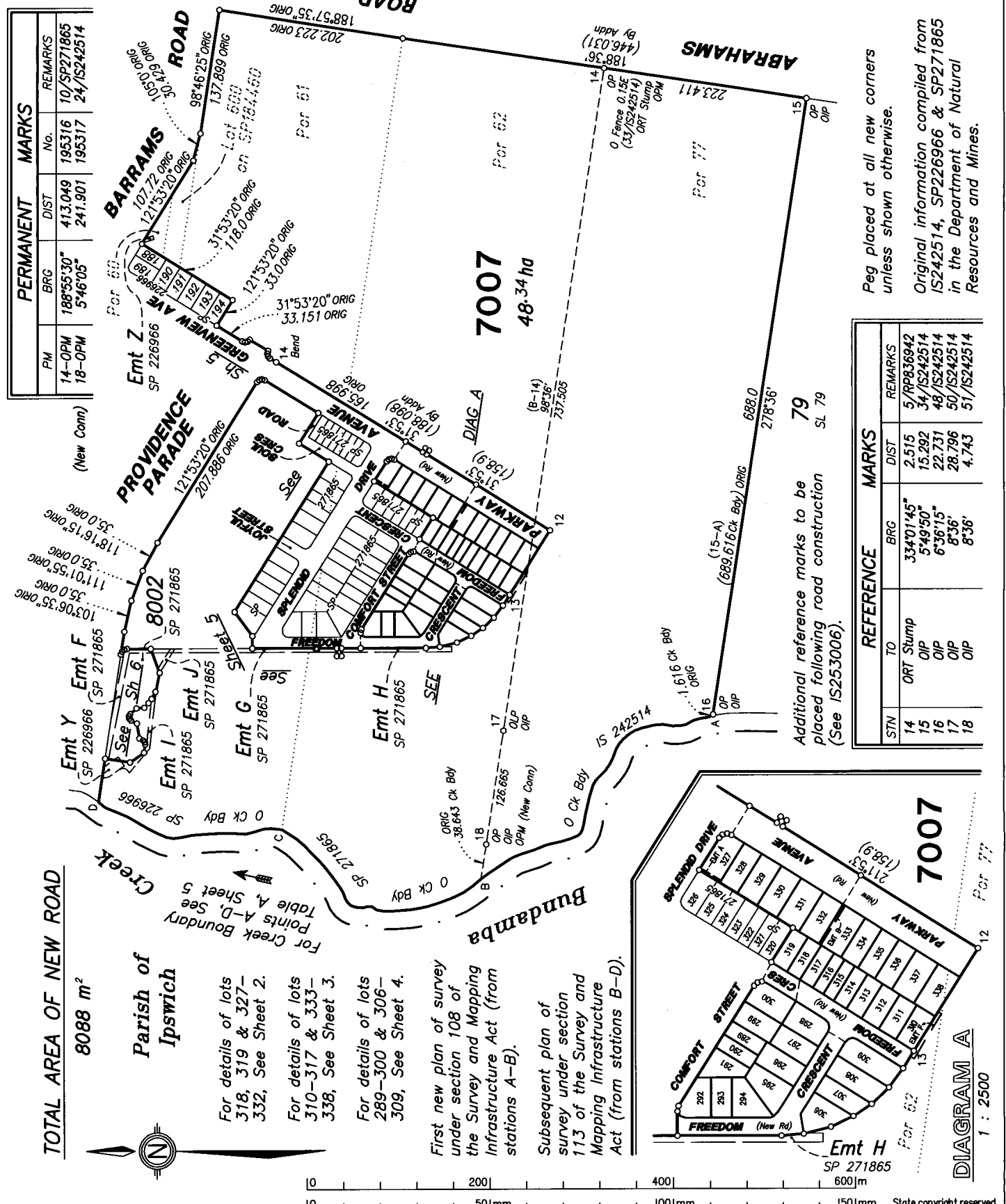


FINAL 116052-12 (KCH/BNE)

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

SURVEY PLAN

Sheet 1 of 7



PERMANENT MARKS		REMARKS	
PM	BRG	No.	
14-OPM	188°53'30"	413.049	10/SP271865
18-OPM	5°46'05"	241.901	24/IS242514

REFERENCE MARKS		REMARKS	
STN	TO	DIST	
14	ORT Stump	2.515	5/PP836942
15	OIP	15.292	34/IS242514
16	OIP	22.731	48/IS242514
17	OIP	28.796	50/IS242514
18	OIP	4.743	51/IS242514

TOTAL AREA OF NEW ROAD
8088 m²
Parish of Ipswich

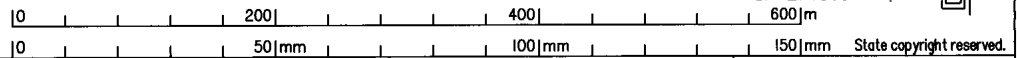
For details of lots 318, 319 & 327-332, See Sheet 2.
For details of lots 310-317 & 333-338, See Sheet 3.
For details of lots 289-300 & 306-309, See Sheet 4.

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-D).

Additional reference marks to be placed following road construction (See IS253006).

Peg placed at all new corners unless shown otherwise.

Original information compiled from IS242514, SP226966 & SP271865 in the Department of Natural Resources and Mines.



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 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 18.6.2015

AKT
... Authorised Delegate
13.6.2015 ... Date

PLAN OF
LOTS 289-300, 306-319, 327-338, 7007,
EMT A IN LOT 327, EMT B IN LOT 333
& EMT F IN LOT 7007

Cancelling Lot 7006 on SP271865 & Lot 77 on S151855

LOCAL GOVERNMENT: IPSWICH CITY COUNCIL LOCALITY: SOUTH RIPLEY

Meridian: MGA (Zone 56) Vide GNSS

Scale: 1 : 4000

Format: STANDARD

SP271867

Survey Records: NO

716733651

\$3890.90
04/09/2015 12:32

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.**

s. Lodged by
Cooper Grace Ward
GPO Box 834, Brisbane Q 4001
Ph: 07 3231 2934
Ref: LOM10152692 **131B**

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

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

[Signature]
Daleswan Pty Ltd A.C.N 105 650 075 by its Attorney Marcus Roy Ford / Leanna Marie Doxey 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:
% ~~SUSTAINABLE PLANNING ACT 2009~~ *[initials]*

ECONOMIC DEVELOPMENT ACT 2012

Dated this 31ST day of AUGUST 2015

[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 : 5715/14
Surveyor : 116052-STG6

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50999694	Lot 7006 on SP 271865	289-300, 306-319, 327-338 & 7007	New Road	Easements A,B & F
50974213	Lot 77 on S 151855	338 & 7007	New Road	-

Easement	Lots to be Encumbered
716657907 → 50999694 (Emt G on SP271865)	7007
716657907 → 50999694 (Emt H on SP271865)	7007
716657892 → 50999694 (Emt I on SP271865)	7007
716657892 → 50999694 (Emt J on SP271865)	7007
716178087 (Emt Y on SP226966)	7007
716178087 (Emt Z on SP226966)	7007

Administrative Advice	Lots to be Encumbered
712590424 (Vegetation Notice)	289-300, 306-319, 327-338 & 7007
712590425 (Vegetation Notice)	7007

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715581735 (Lots 60-62 & 77 on S151855)	289-300, 306-319 & 327-338	7007
716200655 (Lot 7001 on SP226966)	-	7007
716657949 (Lot 7006 on SP271865)	289-300, 306-319 & 327-337	338 & 7007

Amendments by ~~RPS~~ Australia East Pty Ltd
ACN 140 292 762

Authorised Delegate *RG Amde* Date 10.9.15

7007	Lot 600 on SP184460, Por 60, Por 61, Por 62 & Por 77
338	Por 62 & Por 77
289-300, 306-319 & 327-337	Por 62
Lots	Orig

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

7. Orig Grant Allocation :
8. Map Reference :
9442-13311

Authorised Delegate _____ Date _____
~~Cadastral Surveyor/Director~~
* delete words not required

9. Parish :
BUNDAMBA

13. Lodgement Fees :

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

10. County :
STANLEY

11. Passed & Endorsed :
By : RPS Australia East Pty Ltd
Date : 23/11/15 21/7/15
Signed : *[Signature]*
Designation : Cadastral Surveyor

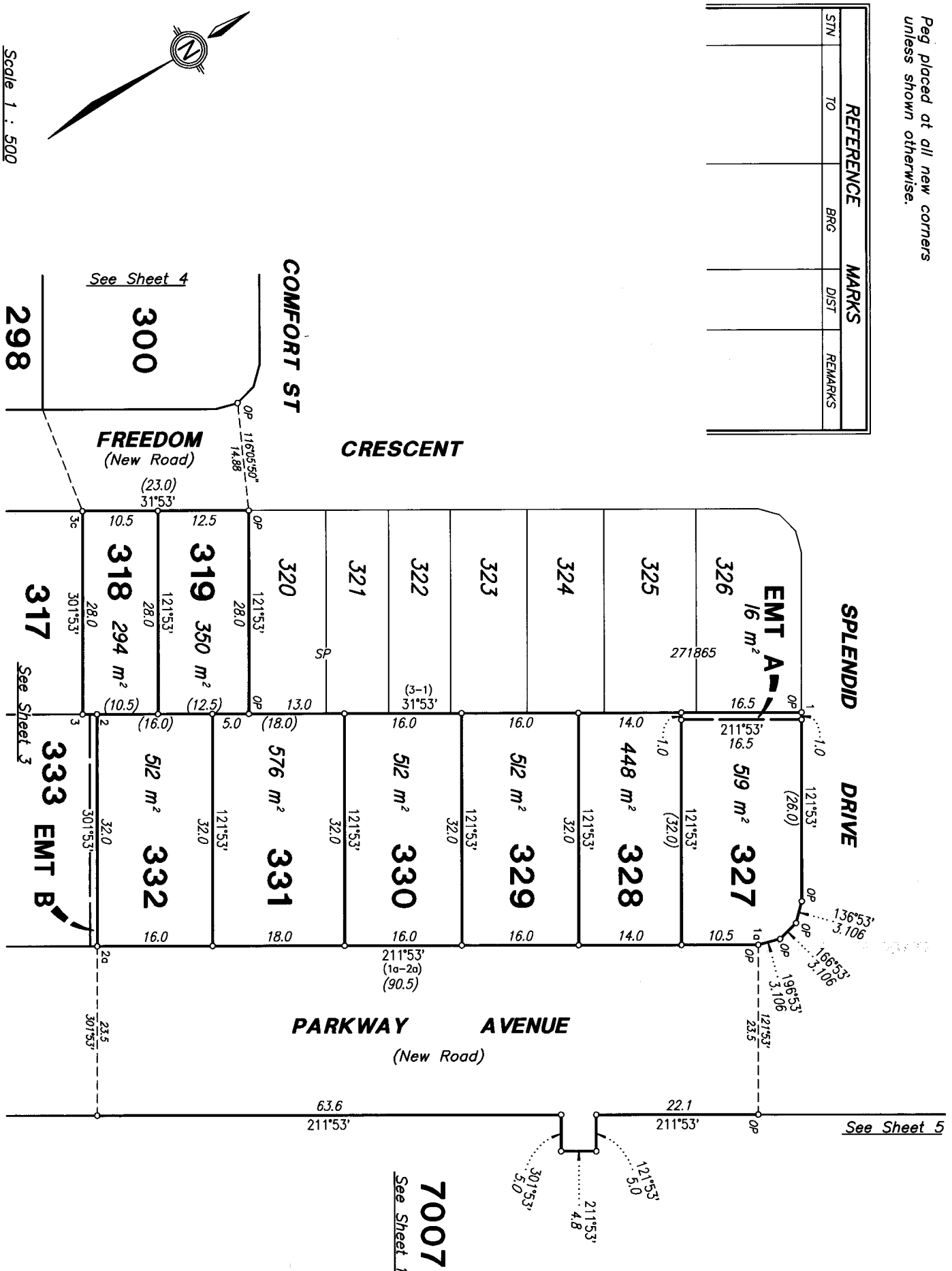
14. Insert Plan Number
SP271867

ADDITIONAL SHEET

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

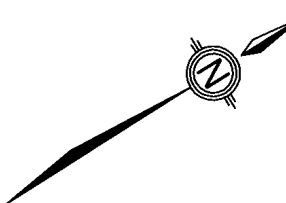
Peg placed at all new corners unless shown otherwise.

STN	TO	BRG	DIST	REMARKS



FINAL_116052-12 (KCH/BNE)

Scale 1 : 500



See Sheet 5

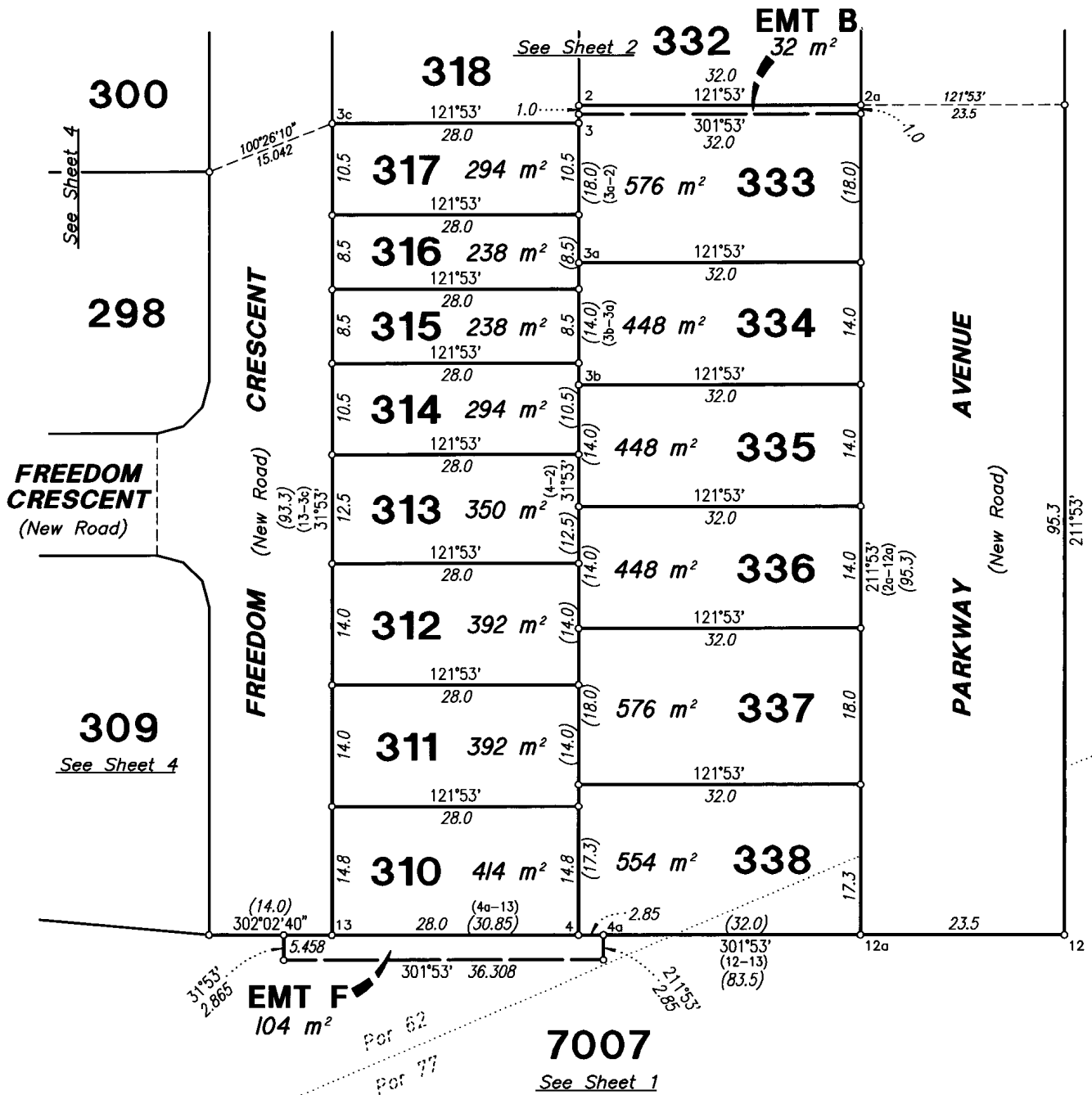
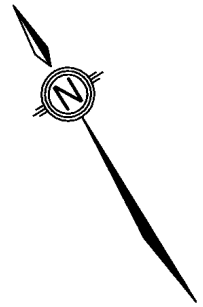
7007
See Sheet 1

State copyright reserved.

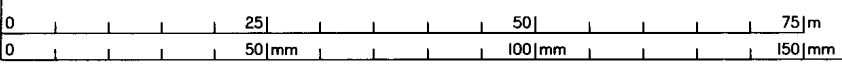
Insert Plan Number **SP271867**

REFERENCE		MARKS		
STN	TO	BRG	DIST	REMARKS

Peg placed at all new corners unless shown otherwise.



Scale 1 : 500

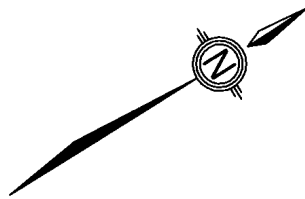


State copyright reserved.

Insert Plan Number **SP271867**

ADDITIONAL SHEET

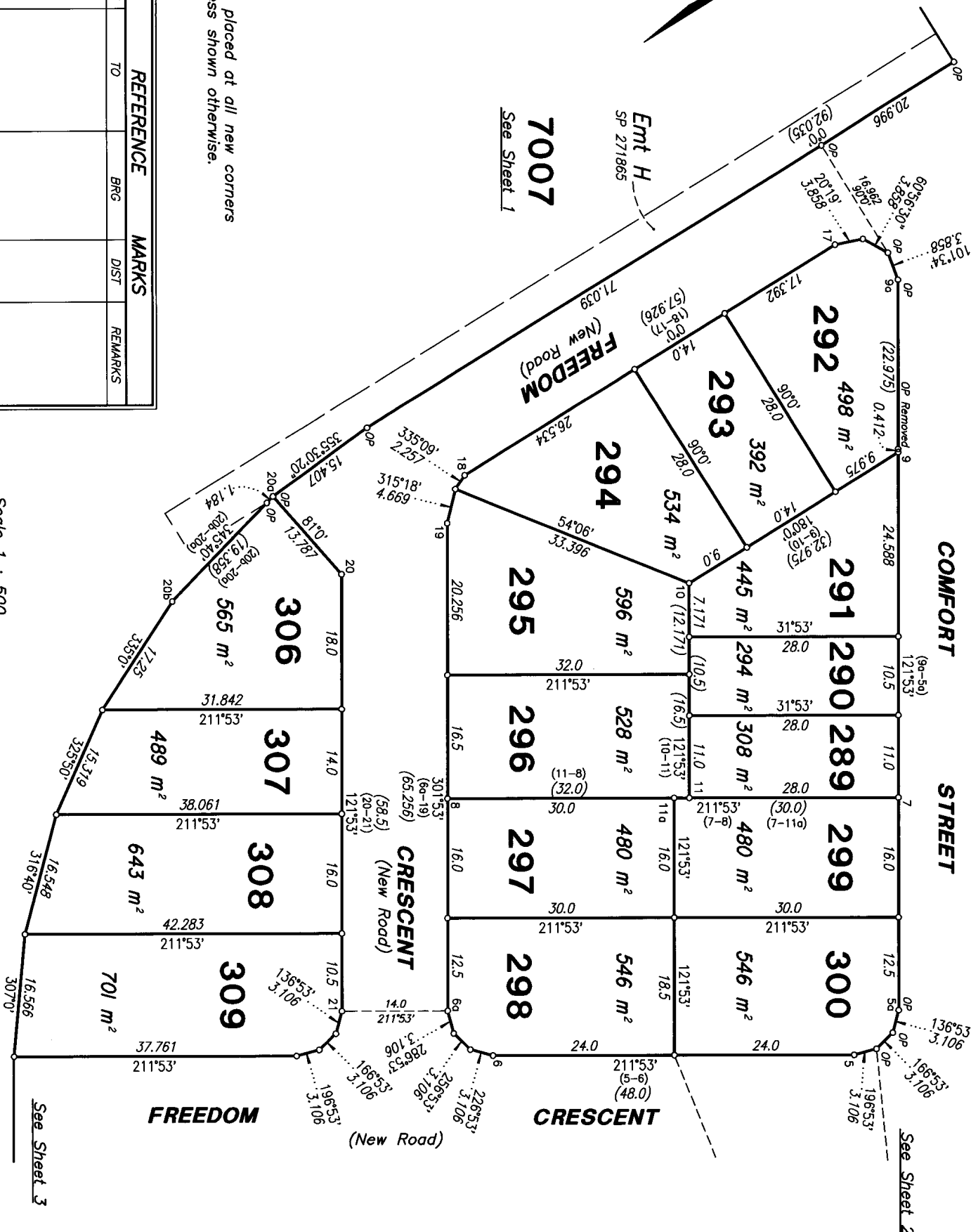
Land Title Act 1994 : Land Act 1994
Form 21A Version 1



Peg placed at all new corners unless shown otherwise.

STN	TO	BRG	DIST	REMARKS

Scale 1 : 500



See Sheet 3

7007
See Sheet 1

COMFORT STREET

STREET

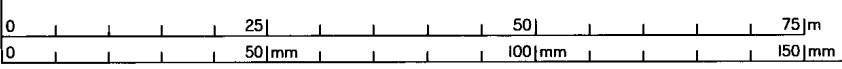
FREEDOM (New Road)

CRESCENT (New Road)

See Sheet 2

State copyright reserved.

Insert Plan Number **SP271867**



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

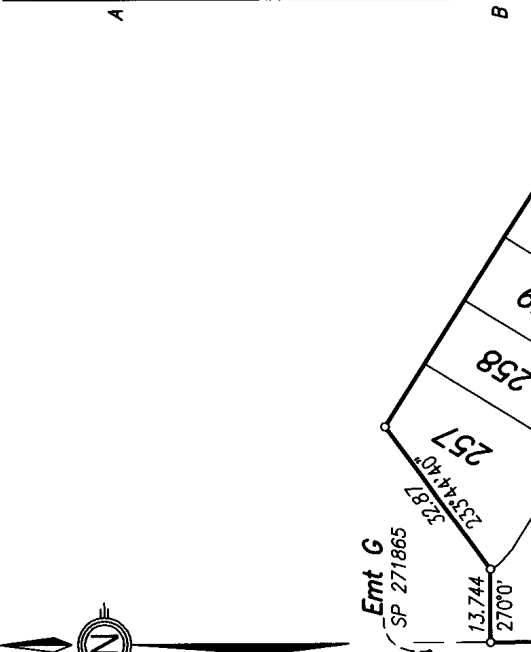
All bearings and distances on this sheet are original.

TABLE A CREEK POINTS CONT.

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

TABLE A CREEK POINTS

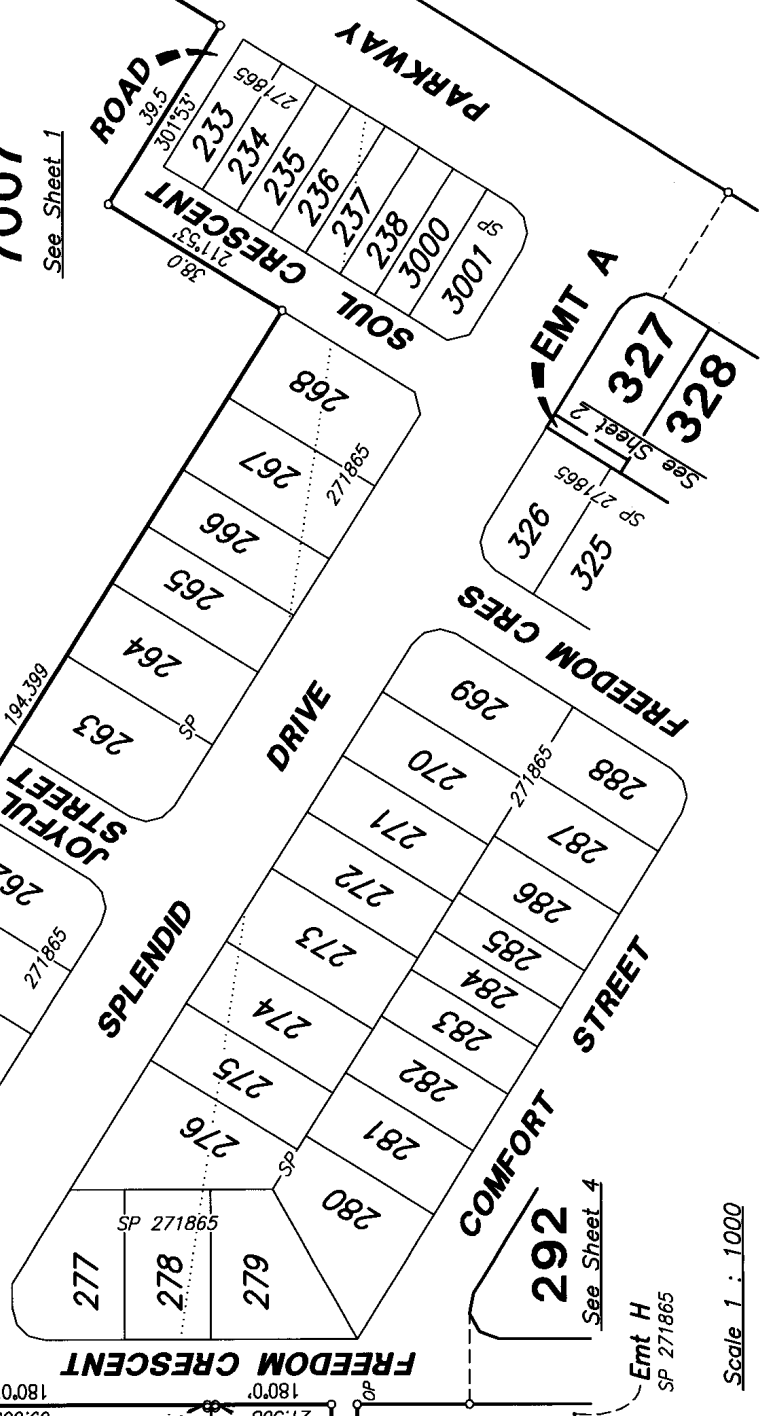
BRG	DIST
351°0'	20.908
332°15'	9.843
354°20'	14.144
7°54'	10.84
350°30'	22.786
339°50'	7.88
319°25'	23.782
294°30'	23.675
307°37'50"	29.79
284°32'	32.38
280°05'	10.5
288°39'	11.0
335°50'	22.952
346°54'	18.955
336°32'	12.35
341°44'	23.25
327°20'	28.786
323°25'	15.14
327°26'	40.353
340°10'	15.778



7007 See Sheet 1

7007 See Sheet 1

Par 61
Par 62



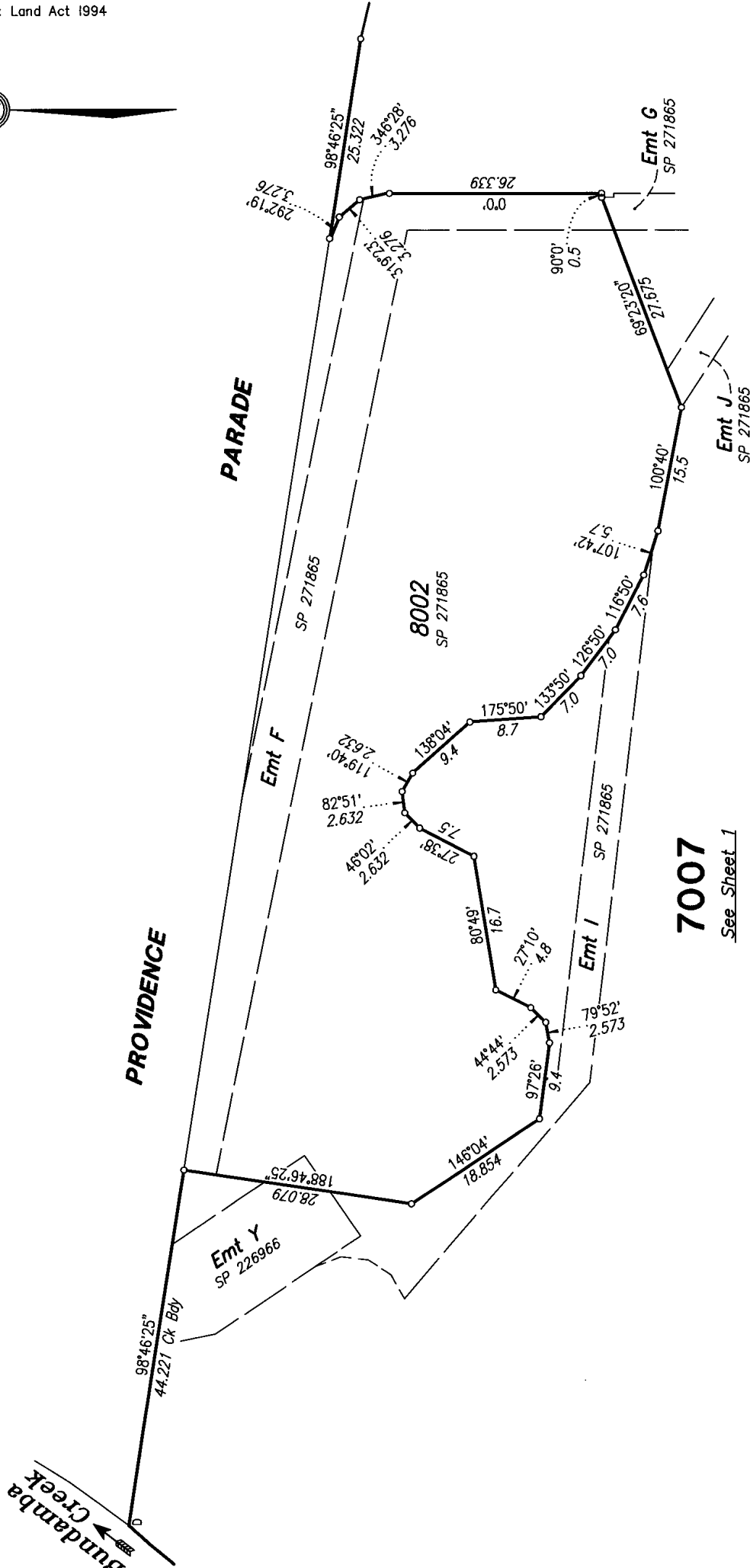
292 See Sheet 4

Emt H SP 271865

Scale 1 : 1000

Insert Plan Number **SP271867**

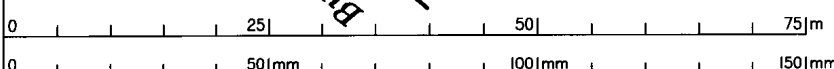
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7007
See Sheet 1

All bearings and distances on this sheet are original.
Scale 1 : 500

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Insert Plan Number **SP271867**

FINAL 116052-12 (KCH/BNE)

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 SP271867 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 SP271867 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-D)

The part of this plan between stations B-D is compiled directly from SP226966 & SP271865 which were first new plans 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 these first new plans 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 SP271865 as the original plan of survey. Between stations C-D 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 & SP271865.

Compiled plan

- The location of the boundary at law on SP271867 is consistent with the location of the boundary depicted on SP226966 & SP271865. 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.