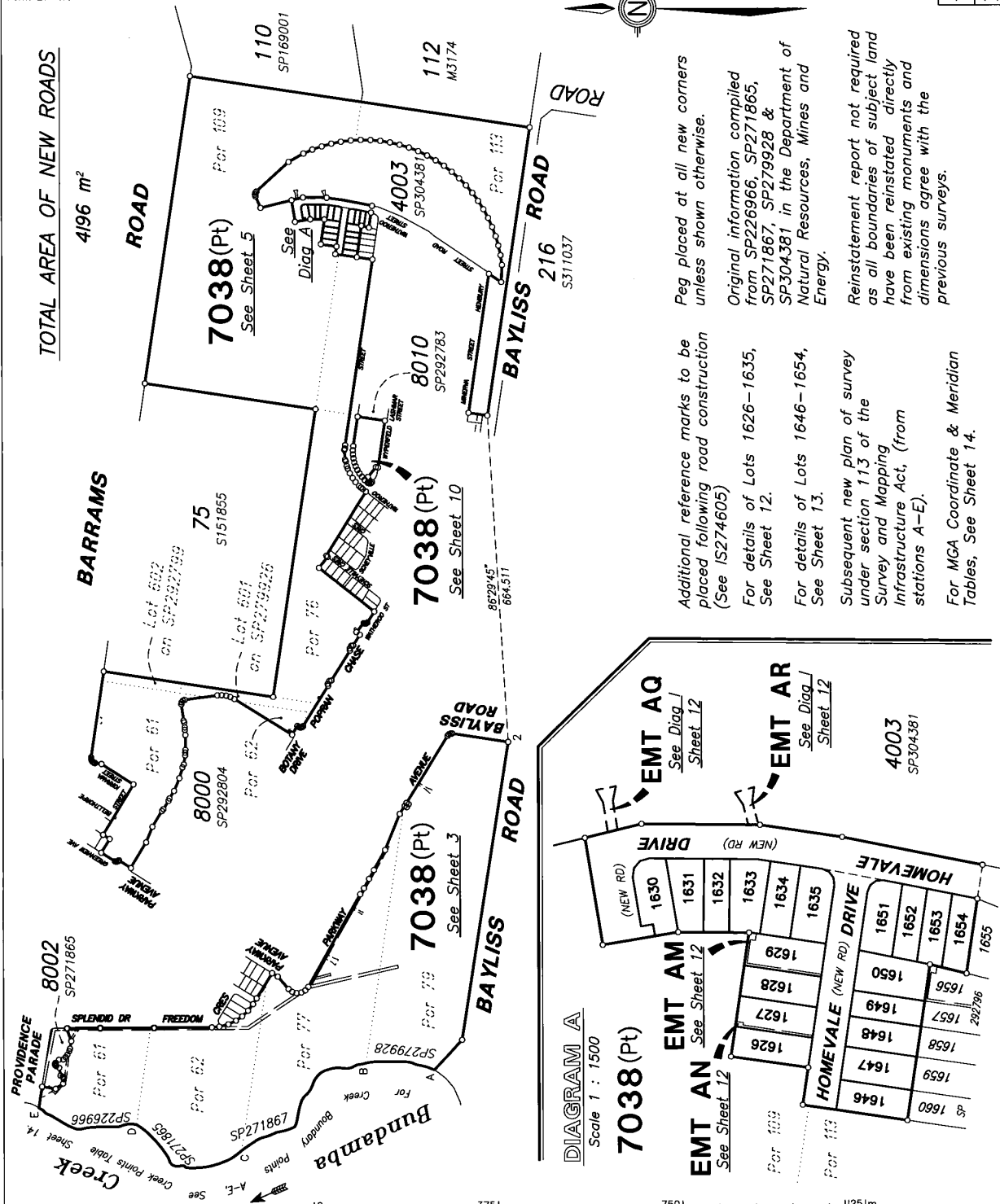


FINAL 116052-72 (EC/PW)

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

SURVEY PLAN

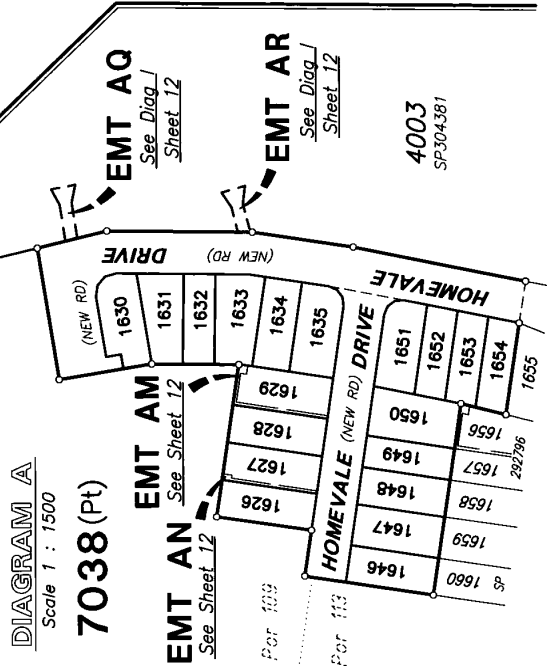
Sheet 1 of 14



TOTAL AREA OF NEW ROADS  
4196 m<sup>2</sup>

Peg placed at all new corners unless shown otherwise.  
Original information compiled from SP226966, SP271865, SP271867, SP279928 & SP304381 in the Department of Natural Resources, Mines and Energy.  
Reinstatement report not required as all boundaries of subject land have been reinstated directly from existing monuments and dimensions agree with the previous surveys.

Additional reference marks to be placed following road construction (See IS274605)  
For details of Lots 1626-1635, See Sheet 12.  
For details of Lots 1646-1654, See Sheet 13.  
Subsequent new plan of survey under section 113 of the Survey and Mapping Infrastructure Act, (from stations A-E).  
For MGA Coordinate & Meridian Tables, See Sheet 14.



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 Ian Frederick Thomas PENGELLY, 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 26/11/18  
Date: 5/12/18  
Authorised Delegate

PLAN OF  
**LOTS 1626-1635, 1646-1654, 7038 & EASEMENT AM IN LOT 1629, EASEMENT AN IN LOT 1627, & OF EASEMENTS AQ & AR IN LOT 4003 ON SP304381**  
Cancelling Lots 7037 & 8109 on SP304381  
LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: SOUTH RIPLEY  
Meridian: MGA (Zone 56) Vide meridian table (Sheet I4) Survey Records NO

Scale: 1 : 7500  
Format: STANDARD  
SP300722

FINAL 116052-72 (EC/PW)

Land Title Act 1994 ; Land Act 1994  
Form 21B Version 1

**719351678**

**BE 400 NT**

\$2446.00  
09/04/2019 11:20

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

Sheet **2** of **14**

5. Lodged by  
*Cooper Grace Ward 131B*  
*GPO Box 834 Brisbane 4001*  
*1:07 3231 2444 csgw Ref: 10200427*  
*nicole.smith@...com.au*  
(Include address, phone number, reference and Lodger Code)

**I. 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~~ ~~Neil Lindsey Hawthorne~~ under Power of Attorney No. 717540767 who declares that he has received no notice of revocation of the Power of Attorney.

Rule out whichever is inapplicable

**Planning Body Approval.**  
**IPSWICH CITY COUNCIL** as Delegate for Economic Development Queensland  
hereby approves this plan in accordance with the:

**Economic Development Act 2012**

Dated this *3rd* day of *April 2019*

*[Signature]*  
**Authorised Local Government Officer**

Insert the name of the Planning Body. % Insert applicable approving legislation.  
# Insert designation of signatory or delegation

**Plans with Community Management Statement :**  
CMS Number :  
Name :

**4. References :**  
Dept File :  
Local Govt : *40153SPRY (N)*  
Surveyor : **116052 STG 40**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
<del>51170662</del>	Lot 7037 on SP304381	1646-1654 & 7038	New Road	EASEMENTS AQ & AR EASEMENTS AM & AN
<del>51170661</del>	Lot 4003 on SP304381	1626-1635 & 7038	New Road	
<del>51170663</del>	Lot 8109 on SP304381			

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718966407	1626-1635, 1646-1654 & 7038	

Administrative Advice	Lots to be Encumbered
712590422 (Vegetation Notice)	7038

Easement	Lots to be Encumbered
716657907 (Emt G on SP271865)	7038
716657907 (Emt H on SP271865)	7038
716657892 (Emt I on SP271865)	7038
716657892 (Emt J on SP271865)	7038
716178087 (Emt Y on SP226966)	7038
716733663 (Emt F on SP271867)	7038
717040641 (Emt C on SP279893)	7038
717375022 (Emt W on SP279895)	7038
717383423 (Emt M on SP279928)	7038
717383417 (Emt N on SP279928)	7038
717383417 (Emt O on SP279928)	7038
717383417 (Emt P on SP279928)	7038
717383417 (Emt Q on SP279928)	7038
717538592 (Emt R on SP279929)	7038
717538592 (Emt S on SP279929)	7038
717538592 (Emt T on SP279929)	7038
717652797 (Emt E on SP279963)	7038

Easement AP on SP292796 is fully absorbed by new road

**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

1626-1635	Por 109
1646-1654	Por 113
7038	Por 61, Por 62 Por 76, Por 77, Por 79, Por 109, Por 113, Lot 601 on SP279926 & Lot 602 on SP292799
Lots	Orig

Authorised Delegate  
*[Signature]*  
Cadastral Surveyor/Director\*  
\*delete words not required

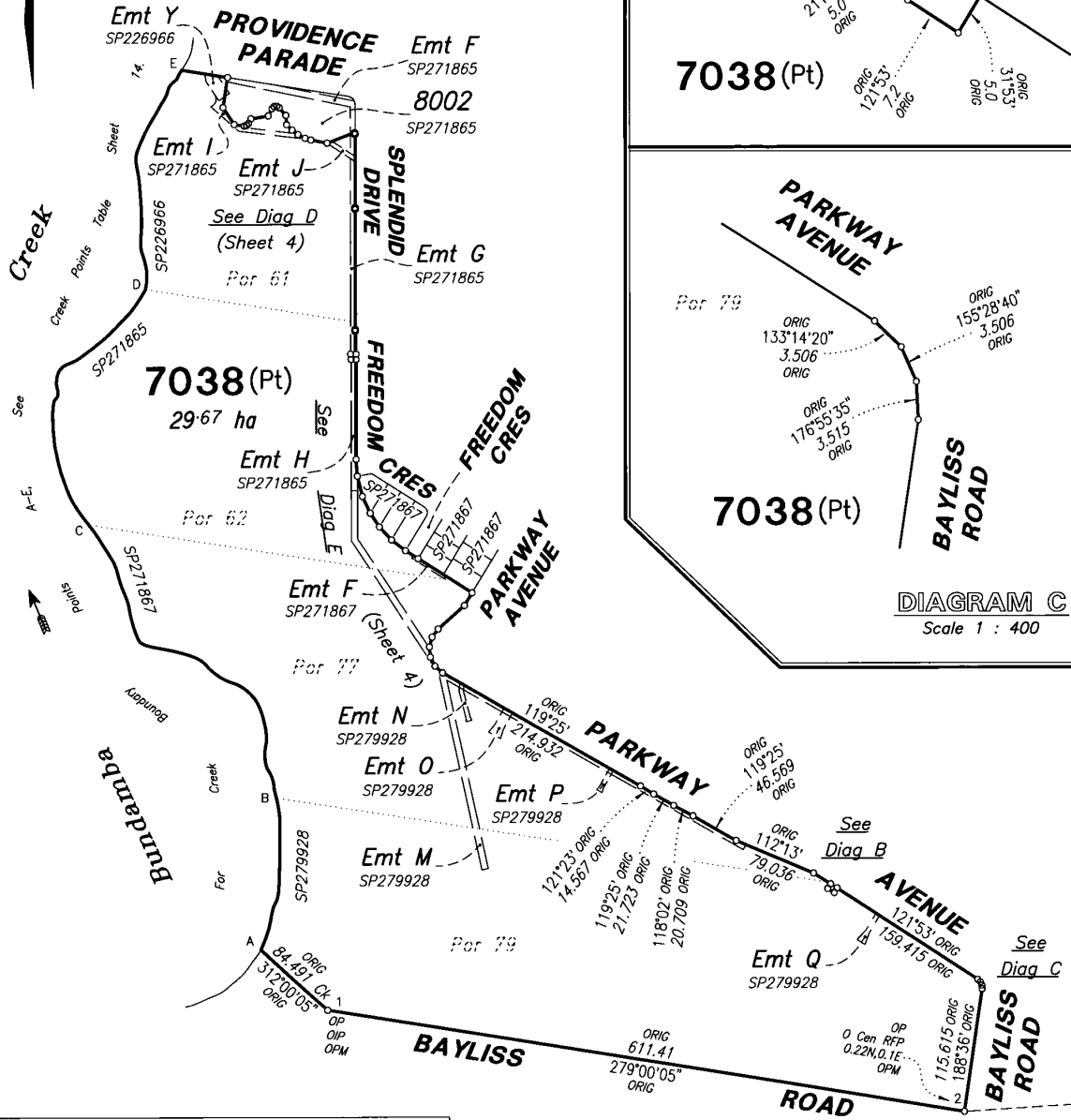
**10. Lodgement Fees :**  
Survey Deposit \$ .....  
Lodgement \$ .....  
..... New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

**7. Orig Grant Allocation :**

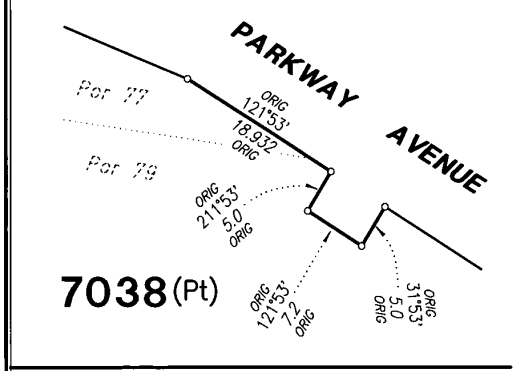
**8. Passed & Endorsed :**

By: **RPS Australia East Pty Ltd**  
Date: *5-12-2018* *12-12-2018*  
Signed: *[Signature]* *4-3-2019*  
Designation: **Cadastral Surveyor**

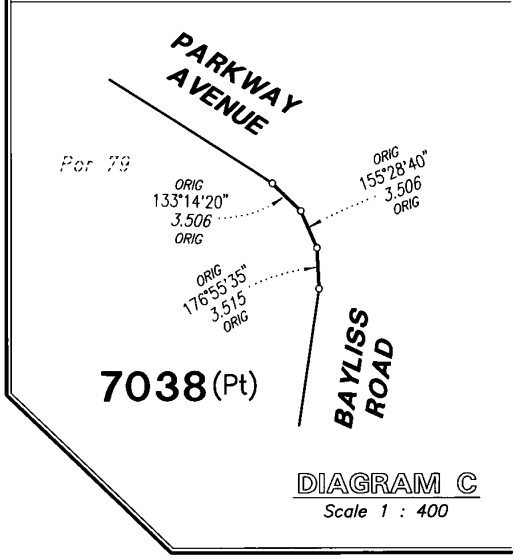
11. Insert Plan Number  
**SP300722**



**DIAGRAM B**  
Scale 1 : 500



**DIAGRAM C**  
Scale 1 : 400

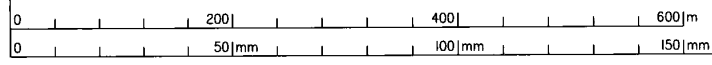


PERMANENT MARKS				
PM	BRG	DIST	No.	REMARKS
1-OPM	293°11'45"	55.177	195325	1/SP279904
2-OPM	307°19'25"	2.672	195316	37/IS242514

REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
1	OIP	99°00'55"	2.67	44/IS242514

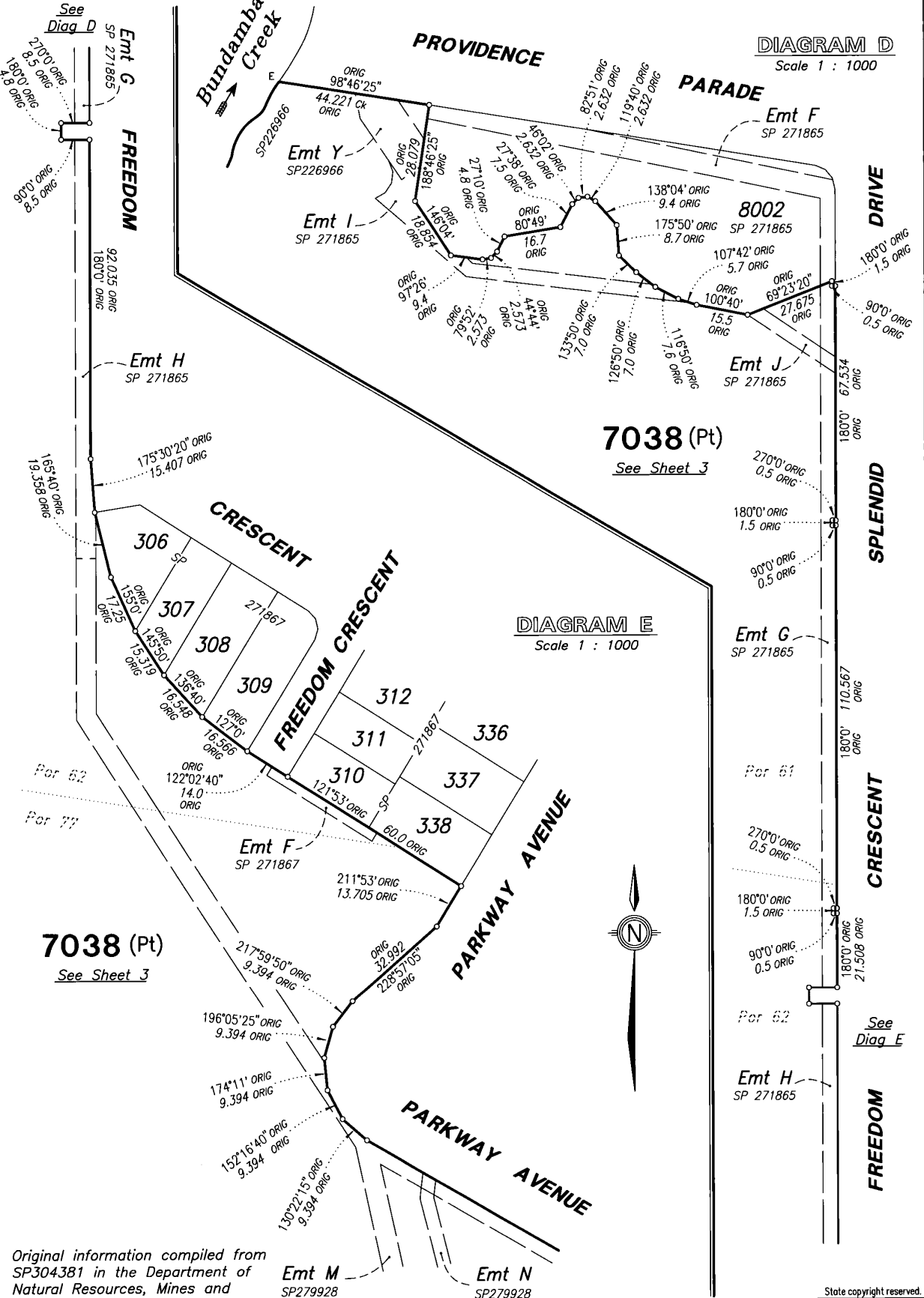
Original information compiled from SP304381 in the Department of Natural Resources, Mines and Energy.

Scale 1 : 4000



State copyright reserved.  
Insert Plan Number **SP300722**

FINAL 116052-72 (EC/PW)



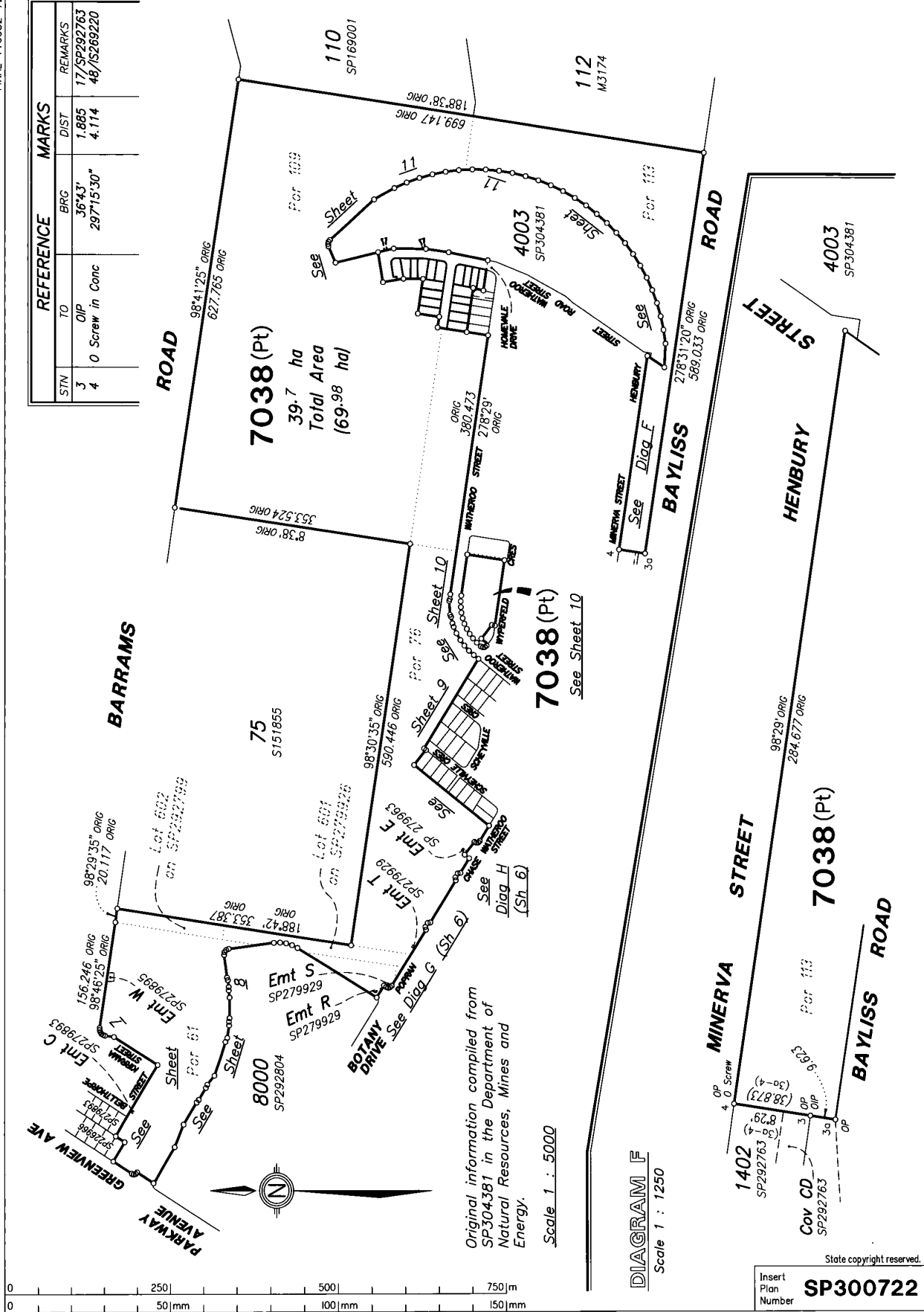
Original information compiled from SP304381 in the Department of Natural Resources, Mines and Energy.

State copyright reserved.

Insert Plan Number **SP300722**

0 50mm 100mm 150mm

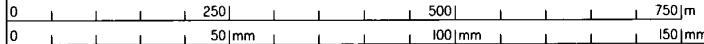
STN	TO	BRG	DIST	REMARKS
3	OIP	36°43'	1.885	17/SP292763
4	O Screw in Conc	297°15'30"	4.114	48/LS269220



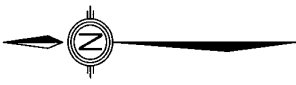
Original information compiled from SP304381 in the Department of Natural Resources, Mines and Energy.

Scale 1 : 5000

DIAGRAM F  
Scale 1 : 1250



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Insert Plan Number **SP300722**



Original information compiled from  
SP304381 in the Department of  
Natural Resources, Mines and  
Energy.

Por. 76

7038 (Pt)  
See Sheet 5

Lot 601  
on SP279226

Por. 62

Por. 77

8000  
SP292804

See Sheet 8

BOTANY DRIVE

POPTRAN

Emt T  
SP 279929

POPTRAN

CHASE

Por. 76

7038 (Pt)  
See Sheet 5

Emt E  
SP 279963

PROVIDENCE PARADE

WATHEROO STREET

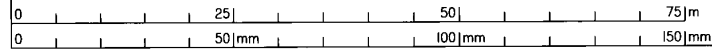
1241  
SP 279904

CHASE

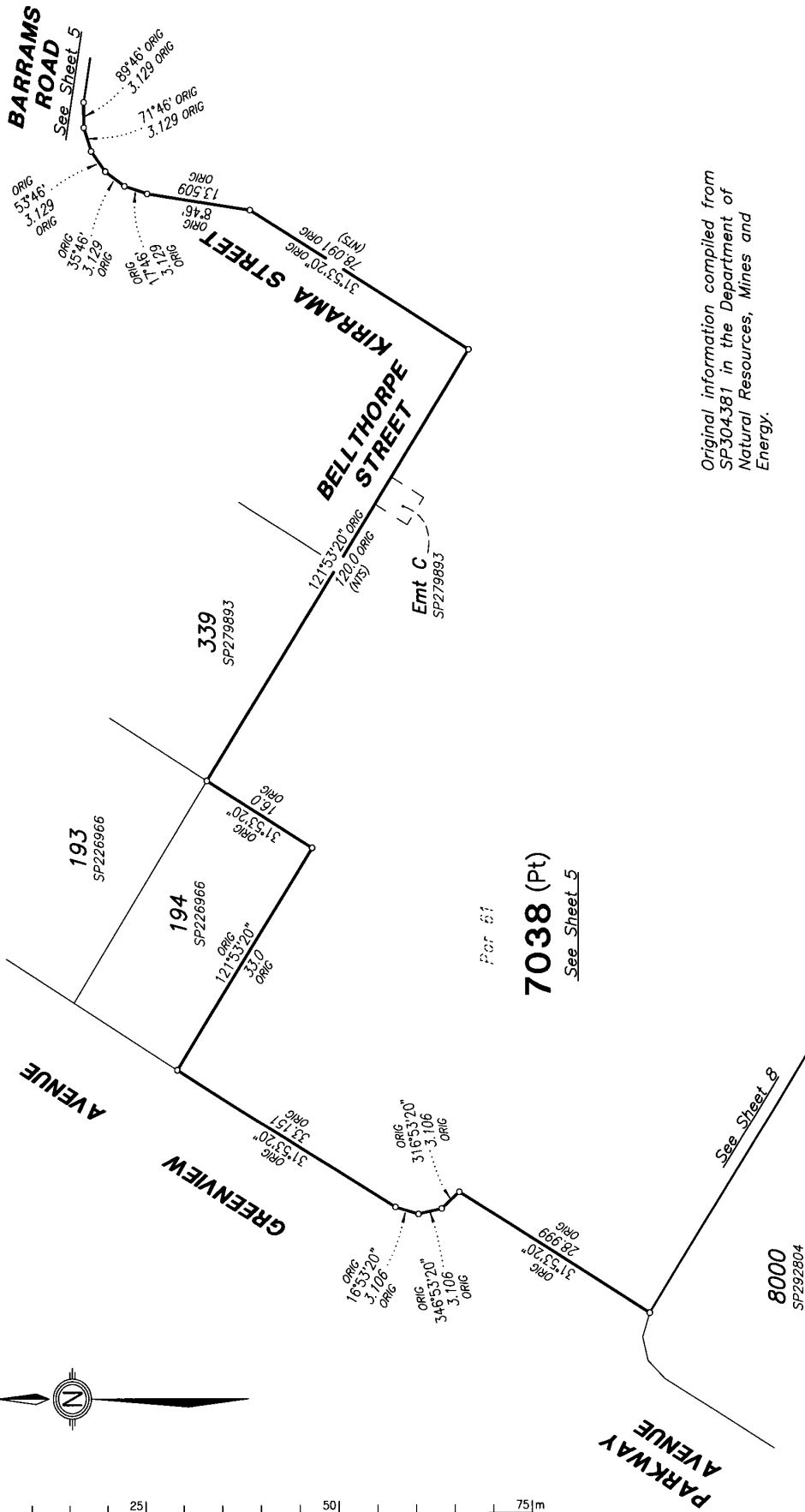
See  
Diag. H

DIAGRAM G  
Scale 1 : 500

DIAGRAM H  
Scale 1 : 500

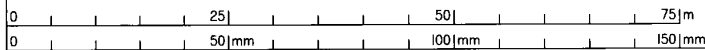


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Insert Plan Number **SP300722**



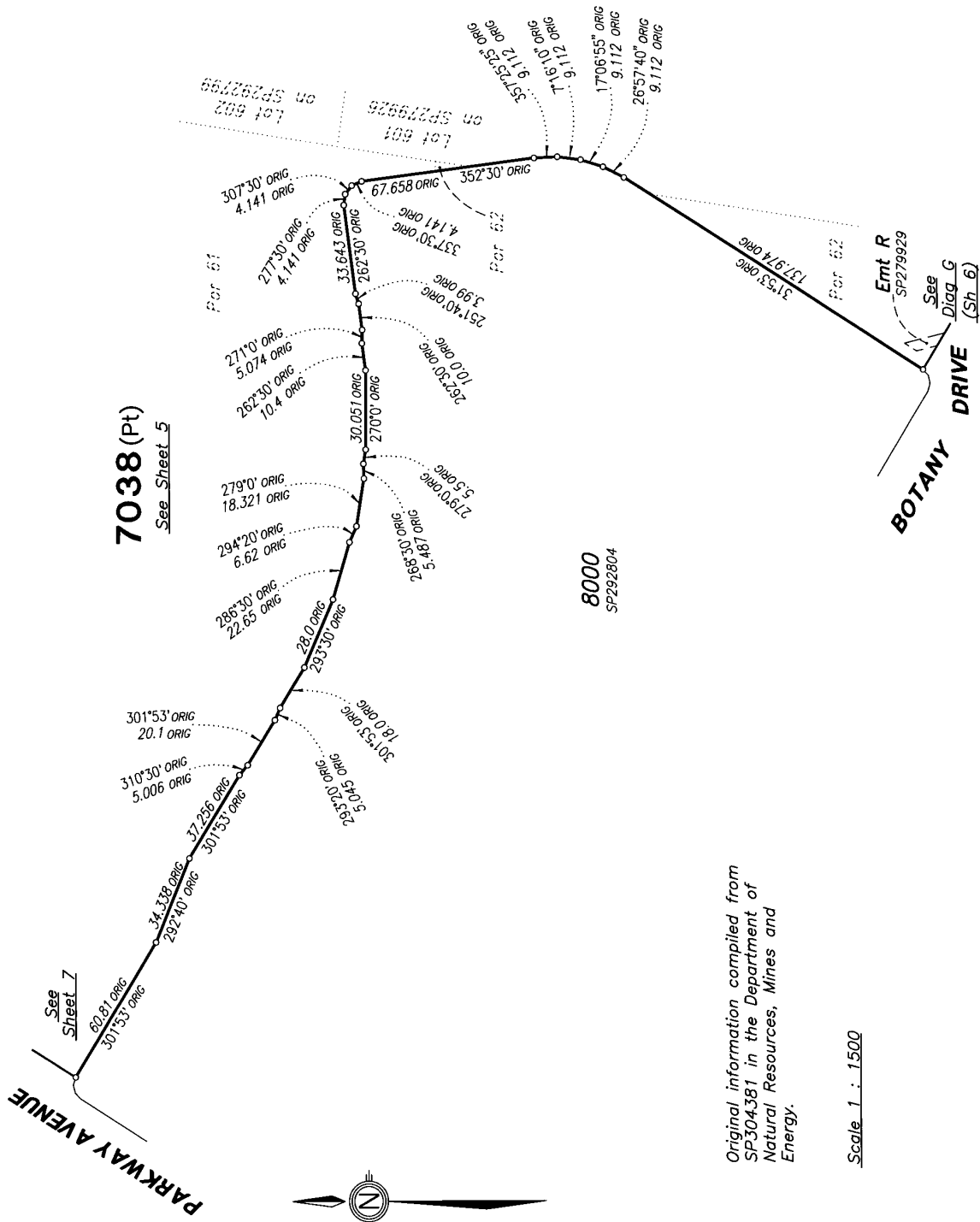
Original information compiled from  
SP304381 in the Department of  
Natural Resources, Mines and  
Energy.

Scale 1 : 500



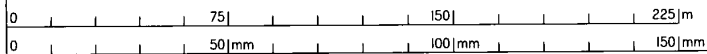
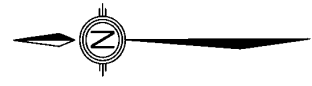
State copyright reserved.

Insert Plan Number **SP300722**



Original information compiled from  
SP304381 in the Department of  
Natural Resources, Mines and  
Energy.

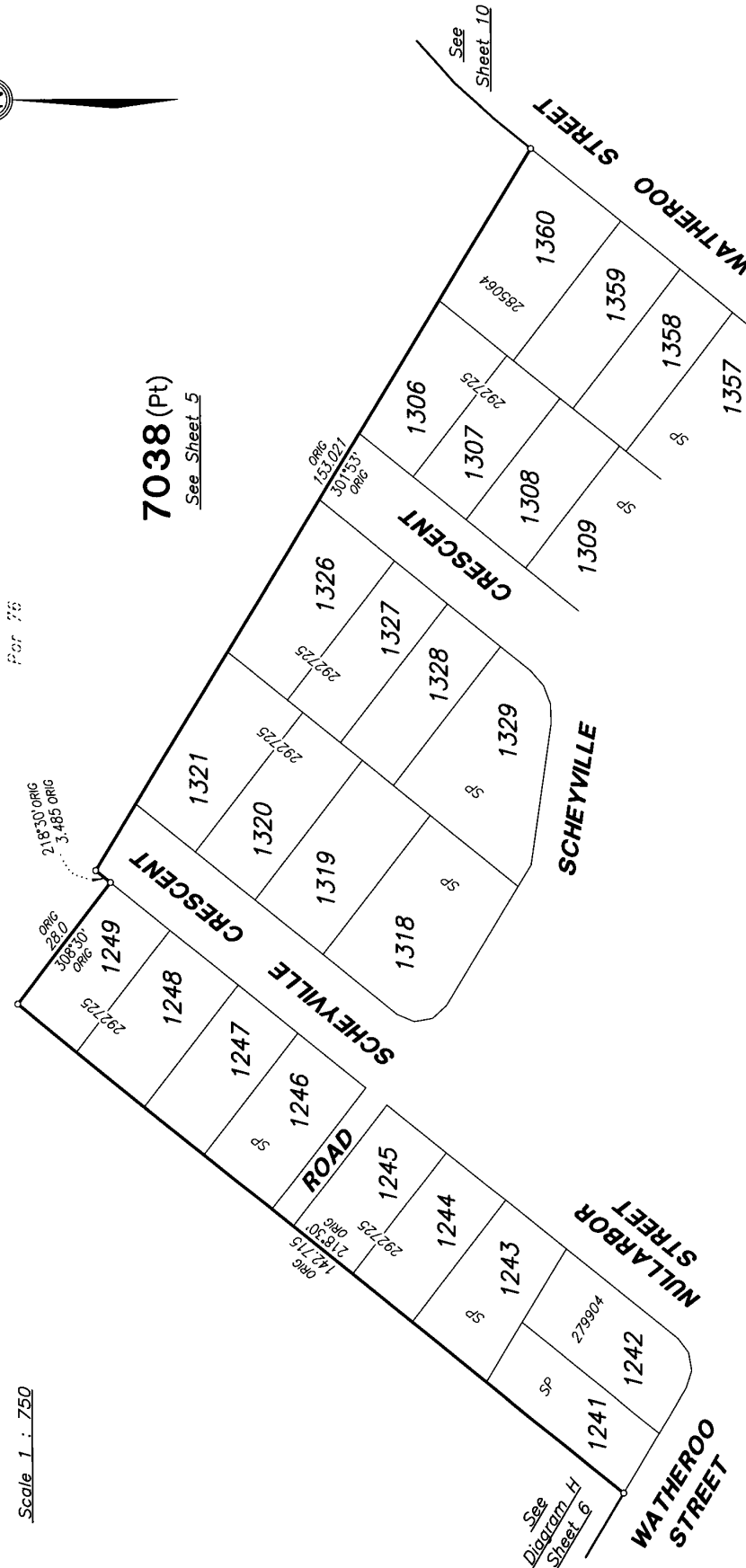
Scale 1 : 1500



State copyright reserved.

Insert Plan Number **SP300722**



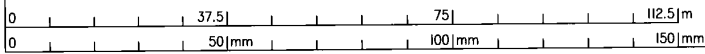


Original information compiled from  
SP304381 in the Department of  
Natural Resources, Mines and  
Energy.

Scale 1 : 750

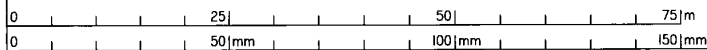
Por 76

**7038 (Pt)**  
See Sheet 5

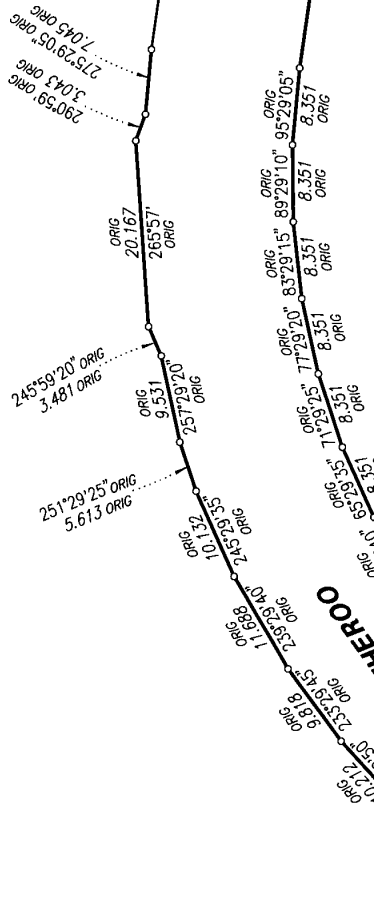


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Insert Plan Number **SP300722**



**7038 (Pt)**  
See Sheet 5



**7038 (Pt)**  
6100 m<sup>2</sup>

**STREET**

**CRESCENT**

**WYPERFELD**

**LASHMAR STREET**

**8010**  
SP292783

188.29' ORIG  
56.0' ORIG

96.508' ORIG  
278°29' ORIG

8°40' ORIG  
4.569' ORIG

**9018**  
SP292763

308.30' ORIG  
25°42' ORIG

12.8' ORIG  
218°30' ORIG  
(6.351) ORIG

41°59'55\"/>

308°30' ORIG  
3.045' ORIG  
308°30' ORIG  
3.106' ORIG  
33°33'30\"/>

**WATHERO**

See Sheet 9

**1360**  
SP285064

Original information compiled from  
SP304381 in the Department of  
Natural Resources, Mines and  
Energy.

Scale 1 : 500

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Insert Plan Number **SP300722**



**HOMEVALE DRIVE**

**HOMEVALE DRIVE**

See Sheet 12

Per 109

REFERENCE		MARKS		
STN	TO	BRG	DIST	REMARKS
27	OIP	9°59'	7.329	16/SP304381

Original information compiled from SP304381 in the Department of Natural Resources, Mines and Energy.

Scale 1 : 1500

**4003**  
SP304381

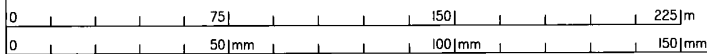
Per 113

**7038 (Pt)**

See Sheet 5

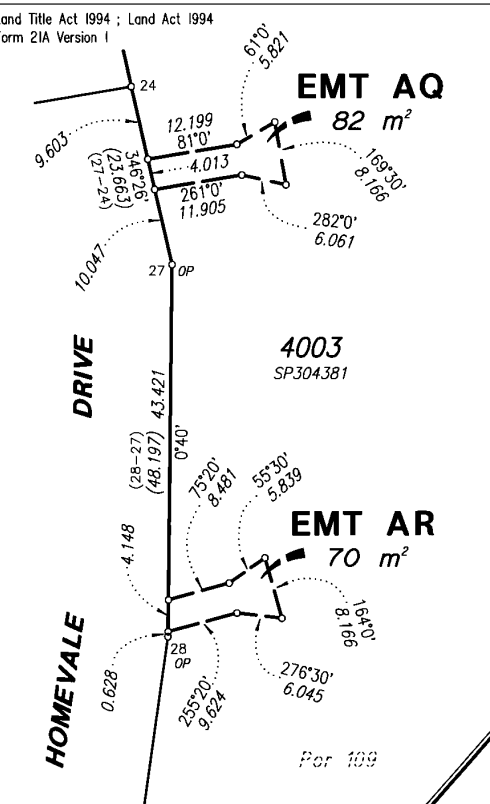
**HENBURY STREET**

21°10' ORIG  
30.205 ORIG



State copyright reserved.

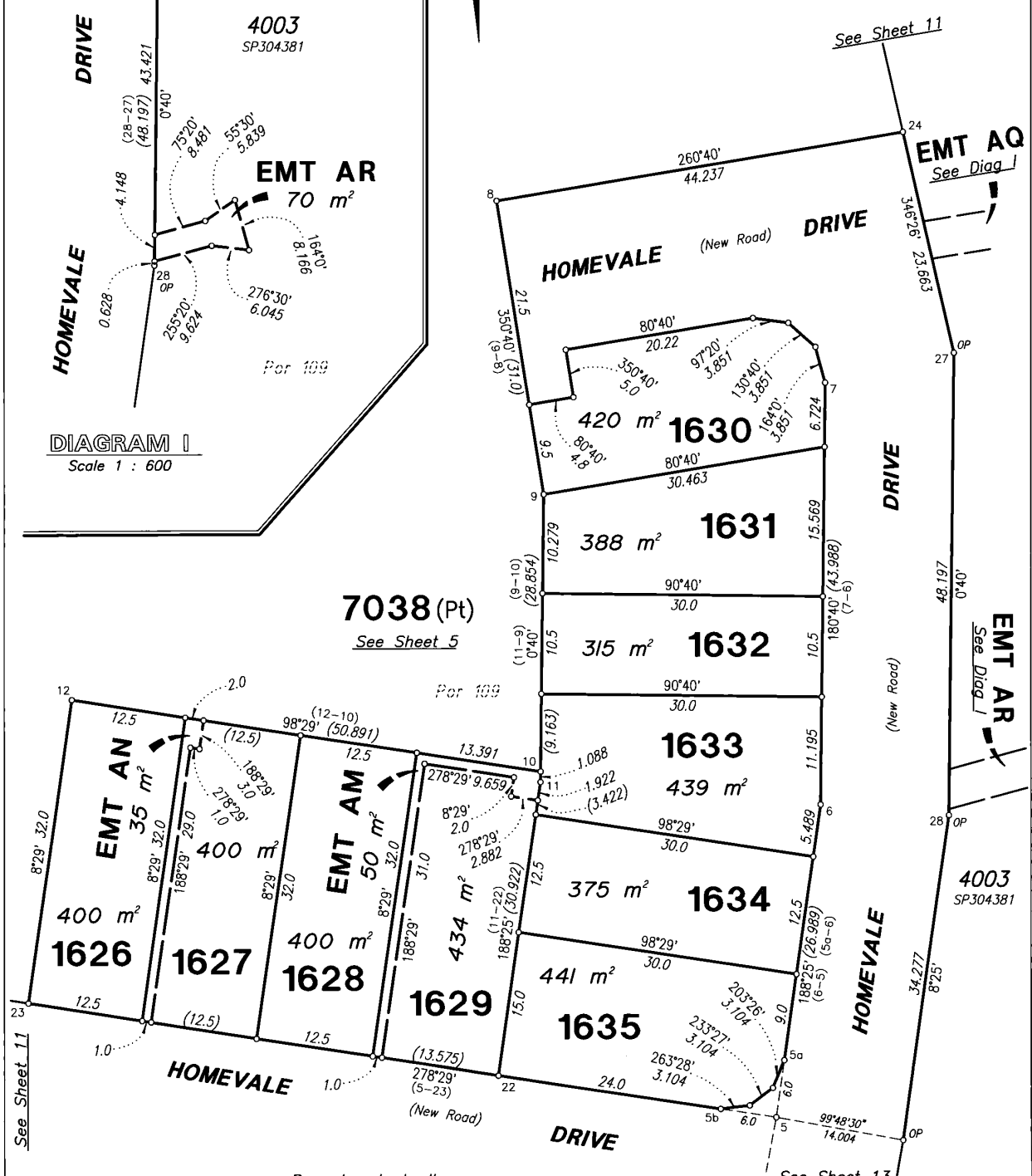
Insert Plan Number **SP300722**



**DIAGRAM I**  
Scale 1 : 600



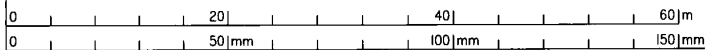
REFERENCE		MARKS		
STN	TO	BRG	DIST	REMARKS



Scale 1 : 400

Peg placed at all new corners  
unless shown otherwise.

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Insert Plan Number  
**SP300722**

STN	TO	BRC	MARKS	REMARKS
25	OIP		at Station	34/SP292796

7038 (Pt)  
See Sheet 5

EMT AN  
See Sheet 12

EMT AM  
See Sheet 12

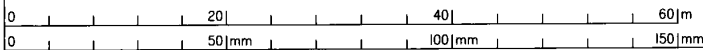


Reg placed at all new corners  
unless shown otherwise.

Scale 1 : 400

WATHEROO  
STREET

State copyright reserved.



Insert Plan Number  
**SP300722**

**SURVEY REPORT**

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

First new plans of survey were registered for the subject land under s.108 of the SMIA (See SP279928 for stations A-B that registered on 05/08/2016, SP271867 for stations B-C that registered on 16/09/2015, SP271865 for stations C-D that registered on 06/08/2015 & SP226966 for stations D-E that registered on 16/12/2014). Check measurements confirmed that the top of the bank of Bundamba Creek between stations A-E has not changed since first new plans of survey SP279928, SP271867, SP271865 & SP226966. Therefore, this plan being a subsequent new plan of survey, the boundary of Bundamba Creek between stations A-E has been compiled from SP279928, SP271867, SP271865 & SP226966.

CREEK POINTS	
BRG	DIST
A	20°49' ORIG 21.894 ORIG
	12°10' ORIG 17.76 ORIG
	24°14' ORIG 9.43 ORIG
	2°45' ORIG 56.39 ORIG
	359°22' ORIG 17.87 ORIG
	346°34' ORIG 19.599 ORIG
B	351°0' ORIG 20.908 ORIG
	332°15' ORIG 9.843 ORIG
	354°20' ORIG 14.144 ORIG
	7°54' ORIG 10.84 ORIG
	350°30' ORIG 22.786 ORIG
	339°50' ORIG 7.88 ORIG
	319°25' ORIG 23.762 ORIG
	294°30' ORIG 23.675 ORIG
	307°37'50" ORIG 29.79 ORIG
	284°32' ORIG 32.38 ORIG
	280°05' ORIG 10.5 ORIG
	288°39' ORIG 11.0 ORIG
	335°50' ORIG 22.952 ORIG
	346°54' ORIG 18.955 ORIG
	336°32' ORIG 12.35 ORIG
	341°44' ORIG 23.25 ORIG
	327°20' ORIG 28.786 ORIG
C	323°25' ORIG 15.14 ORIG
	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
D	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
E	53°50' ORIG 13.298 ORIG

MGA COORDINATES GDA-94							
STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM195325	480908.595	6936053.671	56	0.009	Datum		
PM195316	481560.81	6935937.944	56	0.009	Datum		
25	482675.393	6936211.158	56	0.01	Derived	Trav	Pin

MERIDIAN TABLE		
LINE	PLAN BEARING	MGA ZONE 56 BEARING
PM195316-PM195325	280°03'42"	280°03'42"

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Insert Plan Number **SP300722**