

Subsequent new plan of survey under s.113 of the SMI Act.

Original information compiled from SP266990, SP307776 & SP312157 in the Department of Natural Resources, Mines & Energy.

Peg placed at all new corners, unless otherwise stated.

Additional reference marks to be placed following road construction (see IS298327).

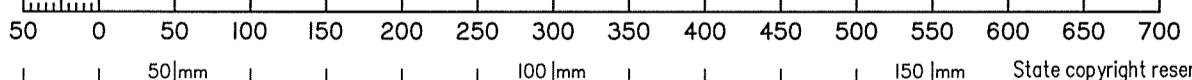
For Reference Marks, Permanent Marks and MGA Coordinates Table See Sheet 6.

For Reinstatement Report See Sheet 6.

For Creek Boundary Report See Sheet 6.

Area of New Road
5733 m²

Scale 1:5000 - Lengths are in Metres.



SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby certify that the land comprised in this plan was surveyed by the corporation, by Clinton Miles URQUHART, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Michael KLEINE, 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 20/10/2020

The **Common Seal** of SAUNDERS HAVILL GROUP PTY LTD
 Authorised Signatory: *[Signature]*
 Authorised Signatory: *[Signature]*
 Date: 22-10-2020

Plan of Lots 490-511, 590-596, 5007 & 7003	
Cancelling Lot 5007 on SP312157	
LOCAL GOVERNMENT: IPSWICH CITY	LOCALITY: COLLINGWOOD PARK
Meridian: MGA (Zone 56) by CORS	Survey Records: No

Scale: **1:5000**
 Format: **STANDARD**

SP317646

SAUNDERS HAVILL GROUP

6777 SP317646.DWG TBC

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

(Dealing No.)

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We CANBERRA ESTATES CONSORTIUM NO 36 PTY LTD
A.C.N. 156 442 312

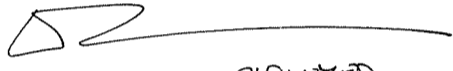
(Names in full)

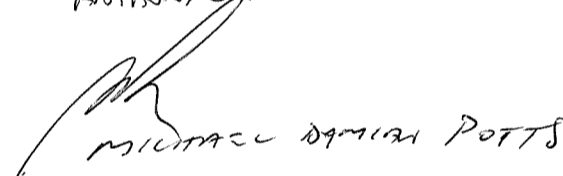
* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

CANBERRA ESTATES CONSORTIUM NO. 36 PTY LTD
ACN 156 442 312 by its duly constituted Attorneys
~~ALBERT TIBOR BABAS, TRAVIS JOHN O'NEHERY,~~
~~BRYAN SPENCER LEEMING, SAMUEL JOSEPH BURGESS,~~
ANTHONY JOHN O'DWYER and MICHAEL DAMIAN POTTS
under Power of Attorney No 717229119 who confirm that the
Power of Attorney has not been revoked as at today's date.


ANTHONY JOHN O'DWYER


MICHAEL DAMIAN POTTS

* Rule out whichever is inapplicable

2. Planning Body Approval.

* IPSWICH CITY COUNCIL

hereby approves this plan in accordance with the :

%

Planning Regulation 2017

Dated this 11th day of November 2020



**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 4280/15/SSPLC

Surveyor : 6777 Stg17

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51216954	Lot 5007 on SP312157	490 – 511, 590–596, 5007 & 7003	New Rd	

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715752561	490 – 511, 590–596, 5007 & 7003	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601367540 (Emt A on RP116225)	7003
601367541 (Emt A on RP116224)	7003
602259878 (Emt A on RP116226)	5007
701233918 (Emt C on RP883323)	7003
720018953 (Emt B on SP312157)	5007 & 7003

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
714705299 (Veg Notice)	490 – 511, 590–596, 5007 & 7003

720018953 (Emt B on SP312157) is partially absorbed by new road.

490 – 511 & 590–596,	Por 63
7003	Pors 63 & 64
5007	Pors 62 – 67
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD

Date: 22-10-2020

Signed: 

Designation: Liaison Officer

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

Cadastral Surveyor/Director* Date
*delete words not required

10. Lodgement Fees :

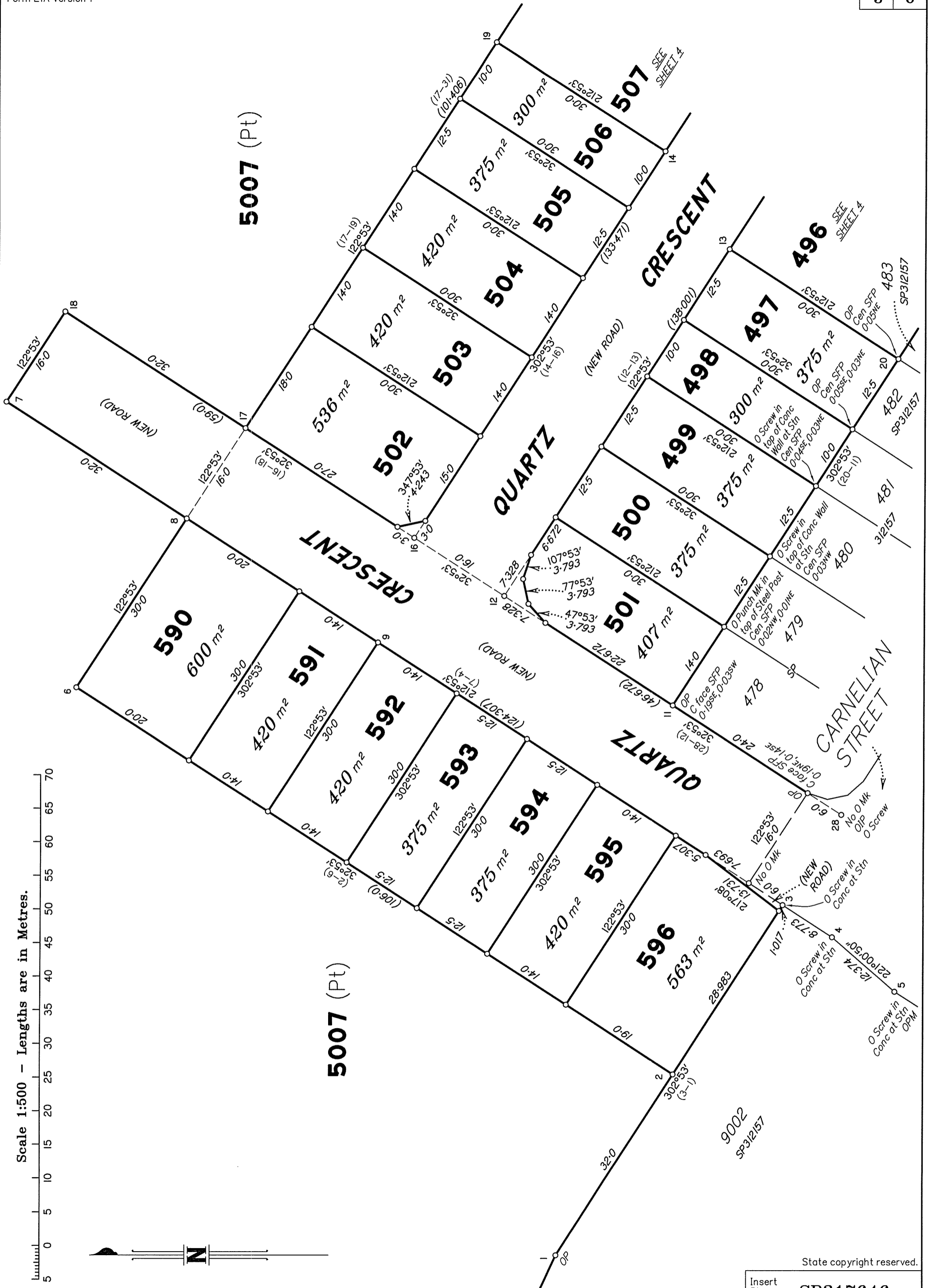
Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

II. Insert Plan Number

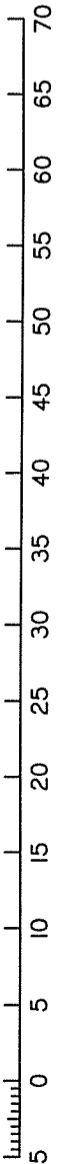
SP317646

5007 (Pt)

5007 (Pt)



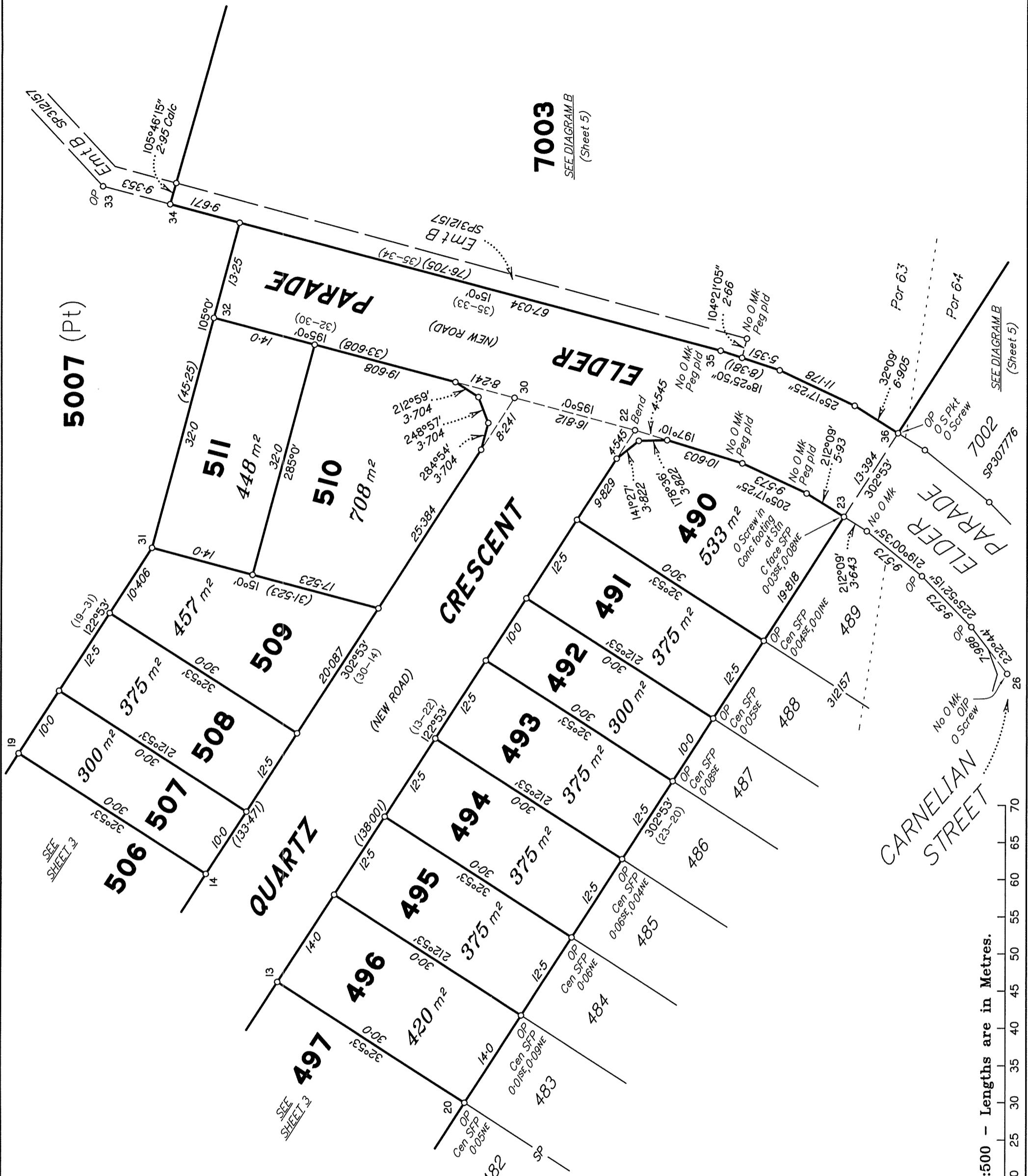
Scale 1:500 - Lengths are in Metres.



0 50mm 100mm 150mm

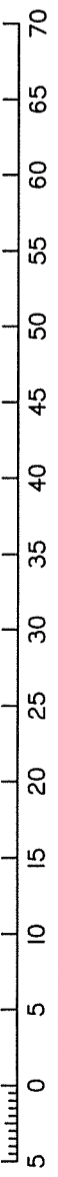
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Insert Plan Number **SP317646**



7003
SEE DIAGRAM B
(Sheet 5)

Scale 1:500 - Lengths are in Metres.



CARNELIAN STREET

ELDER PARADE

QUARTZ

CRESCENT

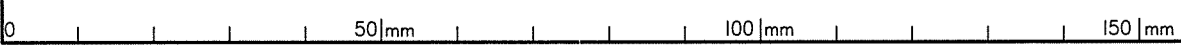
PARADE

ELDER

5007 (Pt)

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Insert Plan Number SP317646



CREEK BOUNDARY REPORT

A first new plan of survey (SP266990) was registered for the subject land on 21/05/2014, under section 108 of the SMIA. SP307776 made additional measurements between stations D & E to improve the accuracy of the creek definition.
Further field measurements surveyed during the current survey between stations B and C have shown that the top of the bank of Goodna Creek was also originally misinterpreted due to thick vegetation between stations B and C. There is no evidence of manmade interference, hence the current location of the natural feature between stations B and C has been redetermined by field survey.
Note: Original Creek points B, C & D are reinstated from the O Star Pickets off station 36 and at station 15, being Creek Traverse stations 16 & 15 on SP266990.

The natural feature, top of bank adopted as the boundary on SP317646 accords with the non tidal boundary location criteria in s.100 as follows:

1. It occurs naturally; is within a channel but not within the bed of the watercourse and it is in a reasonably stable location.
2. It is not a line of intersection of a particular level of water flow with land and; it is not a transient feature
3. It is the top of the bank

From the best available evidence, we are satisfied 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 side of the watercourse than the ambulatory boundary of the original survey S151816 completed prior to the registration of the plan in 1801.

No field notes for the 1801 original creek traverse are available and no alternate natural feature further from the opposite side of the watercourse was identified in the field. We are therefore satisfied that changes in position between stations B and C are attributable to misinterpretation of the location of the feature due to dense vegetation during the survey for SP266990.

M.G.A. COORDINATES (GDA-94)

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
2	486 327-209	6 944 025-460	56	0-049	Derived	Network RTK	Peg
32	486 539-370	6 944 026-162	56	0-049	Derived	Network RTK	Peg

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
5-OPM	IS291721	54°40'	3-385	203781	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
6	Pin		0°21'	0-87
15	O Star Picket	SP266990	at Station	
16	Pin		93°34'	1-164
26	OIP	SP312157	228°24'	1-285
26	O Screw in Conc	IS291721	244°06'	4-651
28	OIP	SP312157	250°49'	1-135
28	O Screw in Conc	IS291721	166°51'	5-098
30	Pin		343°41"	3-756
36	O Screw in Channel	IS291721	239°20'	2-911
36	O Star Picket	SP307776	118°31'45"	47-127
38	Pin		325°13'30"	20-484

Additional reference marks to be placed following road construction (see IS298327).

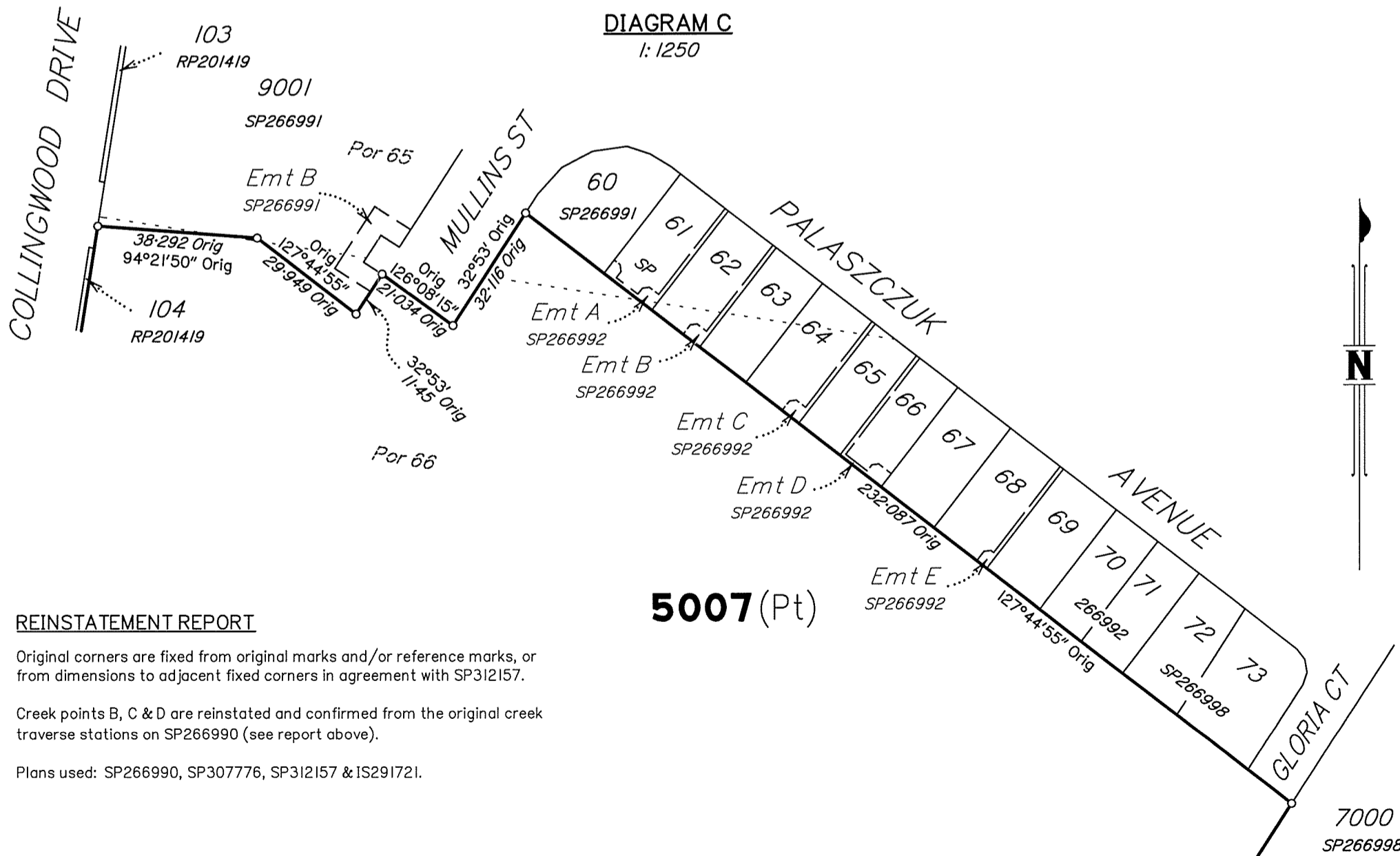
TABLE A
CREEK POINTS

BEARING	DISTANCE
139°00'20" Orig	43-054 Orig
145°59'20" Orig	29-44 Orig
192°19'50" Orig	38-193 Orig
220°25'50" Orig	20-647 Orig
198°32'50" Orig	76-561 Orig
188°15' Orig	51-028 Orig
191°49'20" Orig	29-084 Orig
243°54'20" Orig	27-81 Orig
311°50'30" Orig	40-293 Orig
255°54'20" Orig	52-65 Orig
230°08'50" Orig	28-84 Orig
209°15'50"	26-502
210°45'20"	9-912
196°34'10"	15-349
228°22'30"	11-86
193°26'20"	7-585
226°10'	14-536
230°59'30" Orig	24-31 Orig
166°56' Orig	3-424 Orig
167°10' Orig	18-09 Orig
145°49' Orig	9-181 Orig
183°47'40" Orig	8-446 Orig
223°57' Orig	9-092 Orig
251°30' Orig	8-88 Orig
215°05' Orig	6-311 Orig

TABLE B
CREEK POINTS

BEARING	DISTANCE
230°0' Orig	11-551 Orig
248°08' Orig	17-377 Orig
193°34' Orig	14-013 Orig
174°59' Orig	11-201 Orig
196°57'30" Orig	22-199 Orig
210°51'15" Orig	28-574 Orig
288°02' Orig	13-732 Orig
232°09' Orig	30-1 Orig
220°39' Orig	15-28 Orig
180°48' Orig	8-231 Orig
125°19' Orig	9-502 Orig
159°57'30" Orig	17-308 Orig
127°37'30" Orig	26-783 Orig
201°21' Orig	24-118 Orig
181°50' Orig	11-143 Orig
129°07' Orig	12-95 Orig

DIAGRAM C
1:1250



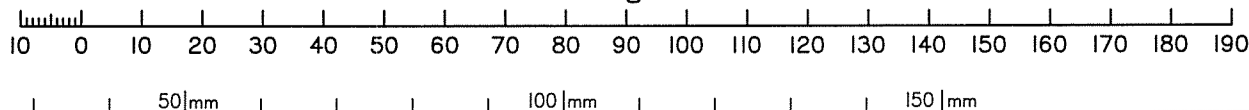
REINSTATEMENT REPORT

Original corners are fixed from original marks and/or reference marks, or from dimensions to adjacent fixed corners in agreement with SP312157.

Creek points B, C & D are reinstated and confirmed from the original creek traverse stations on SP266990 (see report above).

Plans used: SP266990, SP307776, SP312157 & IS291721.

Scale 1:1250 - Lengths are in Metres.



Insert Plan Number **SP317646**

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