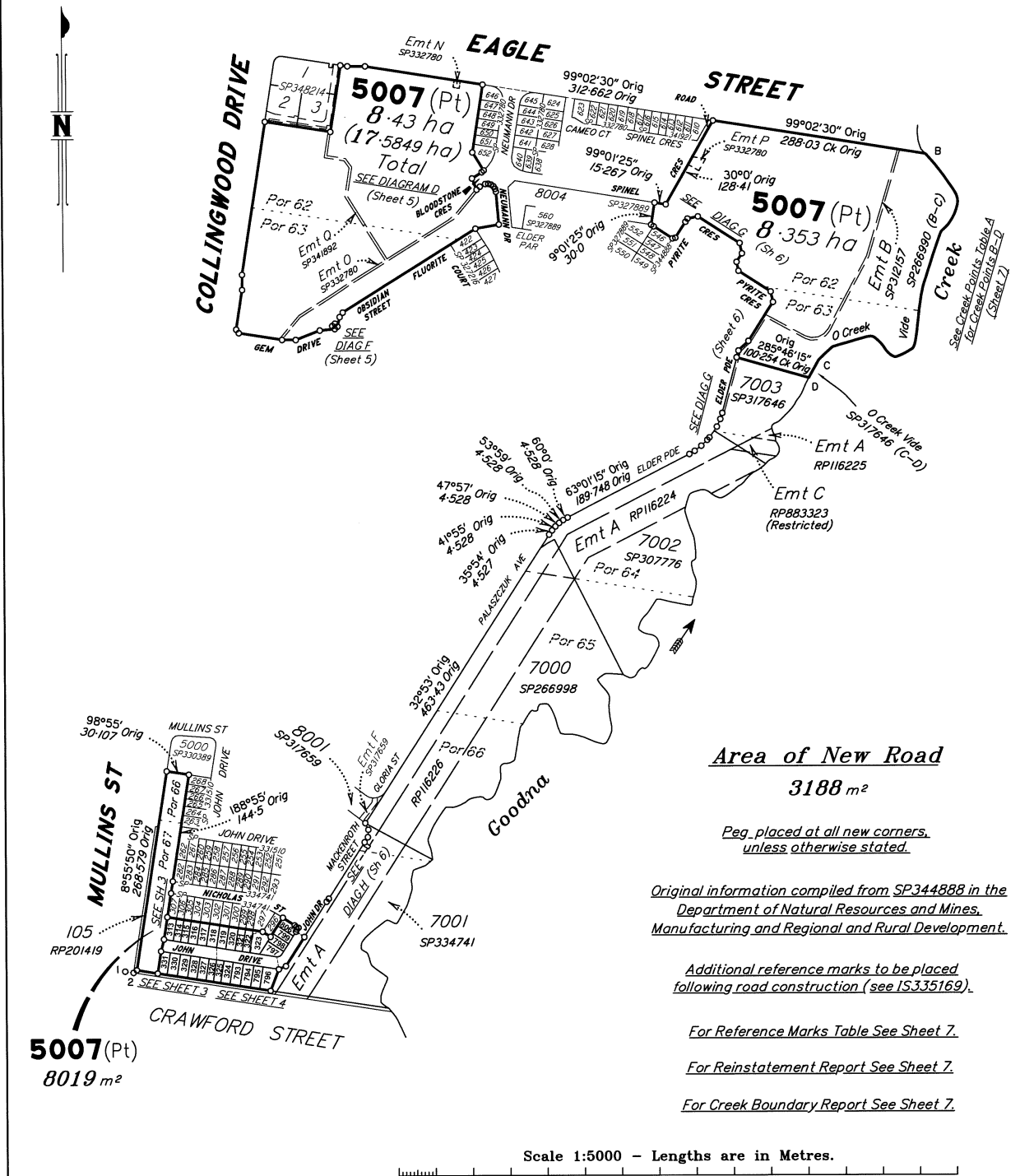


Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 7



Area of New Road
3188 m²

Peg placed at all new corners unless otherwise stated.

Original information compiled from SP344888 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

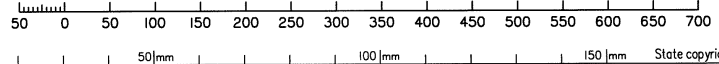
Additional reference marks to be placed following road construction (see IS335169).

For Reference Marks Table See Sheet Z.

For Reinstatement Report See Sheet Z.

For Creek Boundary Report See Sheet Z.

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 Andrew William HICKEY, surveying associate, 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 12/02/2025

The Common Seal
of
SAUNDERS HAVILL GROUP PTY LTD
ACN 144 972 949

Michael Kleine
Authorised Signatory

Date: 13-02-2025

Plan of Lots 313-331, 793-799, 806 & 5007 and Easements A-C in Lots 313, 318 & 323 respectively
Cancelling Lot 5007 on SP344888

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: COLLINGWOOD PARK
Meridian: MGA (Zone 56) vide SP334741
Survey Records: No

Scale: 1:5000
Format: STANDARD

SP348253

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

723978121

EL 400 \$3,995.00
07/04/2025 15:44:57

(Dealing No.)

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51364908	Lot 5007 on SP344888	313-331, 793-799, 806 & 5007	New Rd	Emts A-C

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715752561	313-331, 793-799, 806 & 5007	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
720018953 (Emt B on SP312157)	5007
722880350 (Emt O on SP332780)	5007
722880351 (Emt N on SP332780)	5007
722880352 (Emt P on SP332780)	5007
722880353 (Emt P on SP332780)	5007
723297402 (Emt Q on SP341892)	5007

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
714705299 (Veg Notice)	313-331, 793-799, 806 & 5007

313-331, 793-799 & 806	Por 67
5007	Pors 62, 63, 66 & 67
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 6777-Stage 13

5. Passed & Endorsed :
By: SAUNDERS HAVILL GROUP PTY LTD
Date :
Signed :
Designation : Endorsing Officer

6. 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

7. Lodgement Fees :

Survey Deposit \$

Lodgement \$

..... New Titles \$

Photocopy \$

Postage \$

TOTAL \$

8. Insert Plan Number **SP348253**

DIAGRAM A

1:200

5007 (Pt)

EMT A
46 m²

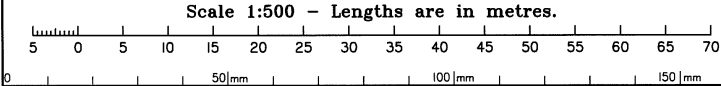
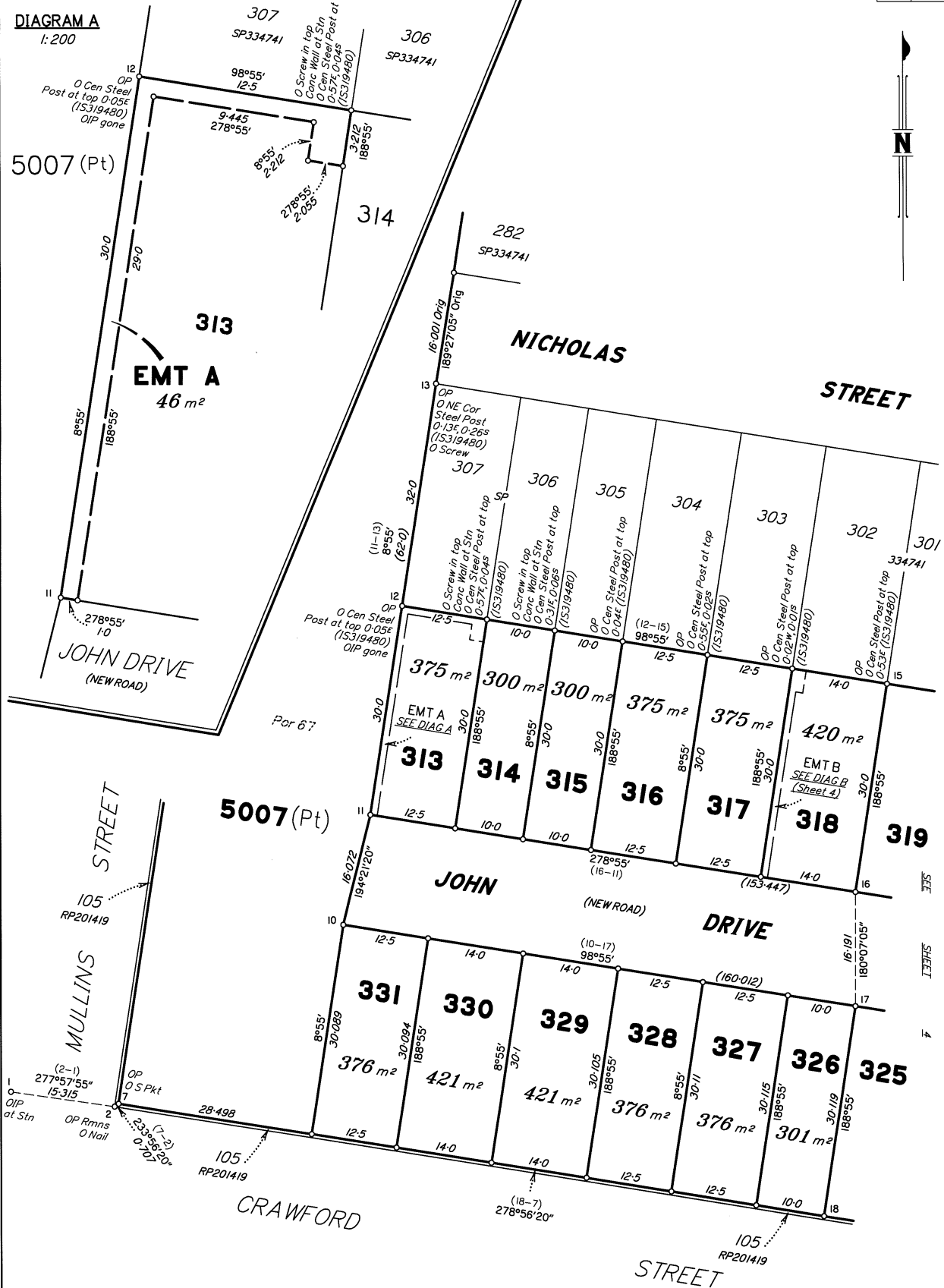
JOHN DRIVE
(NEW ROAD)

MULLINS STREET

CRAWFORD STREET

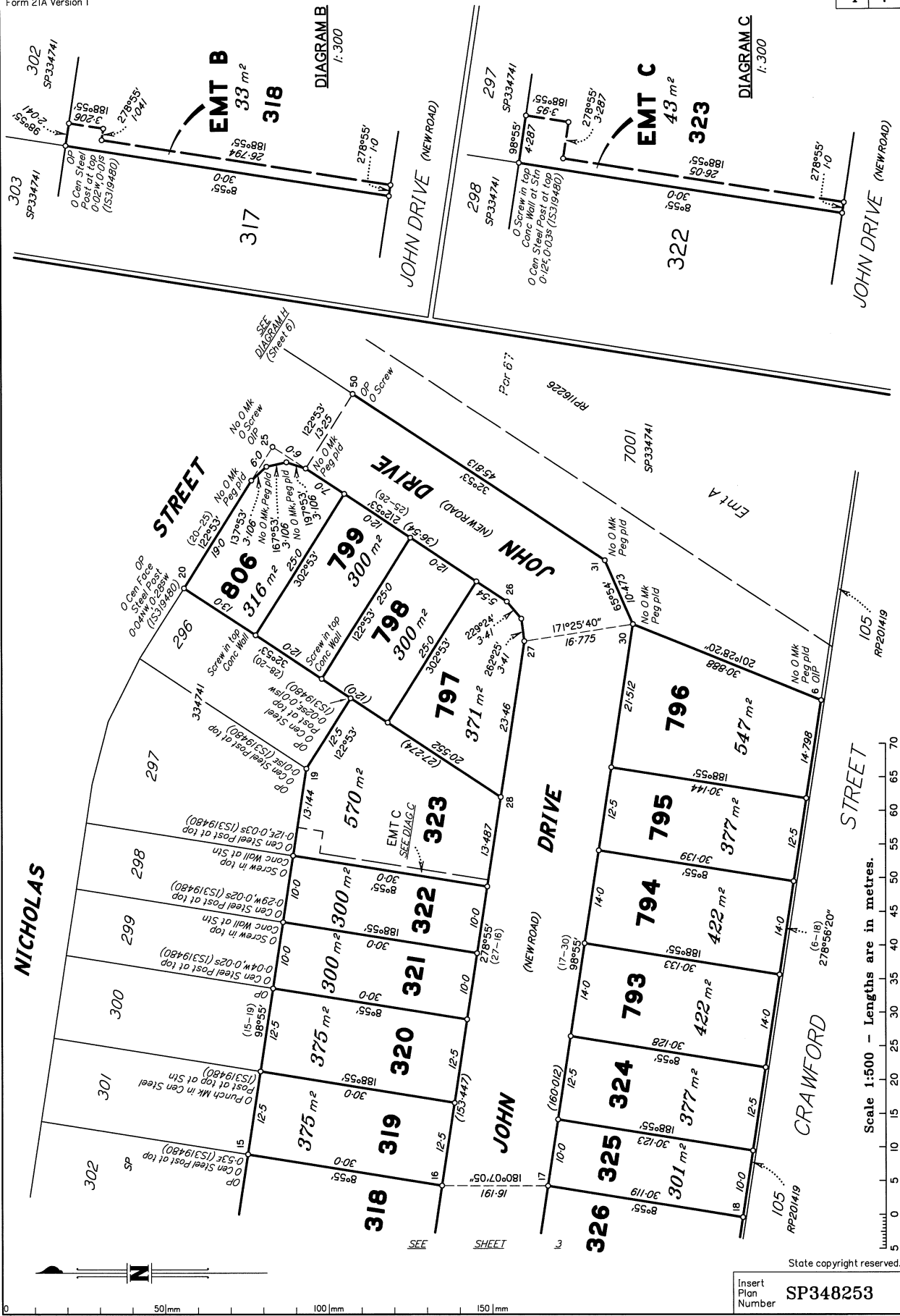
NICHOLAS STREET

JOHN DRIVE
(NEW ROAD)



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Insert Plan Number **SP348253**



State copyright reserved.

Insert Plan Number **SP348253**

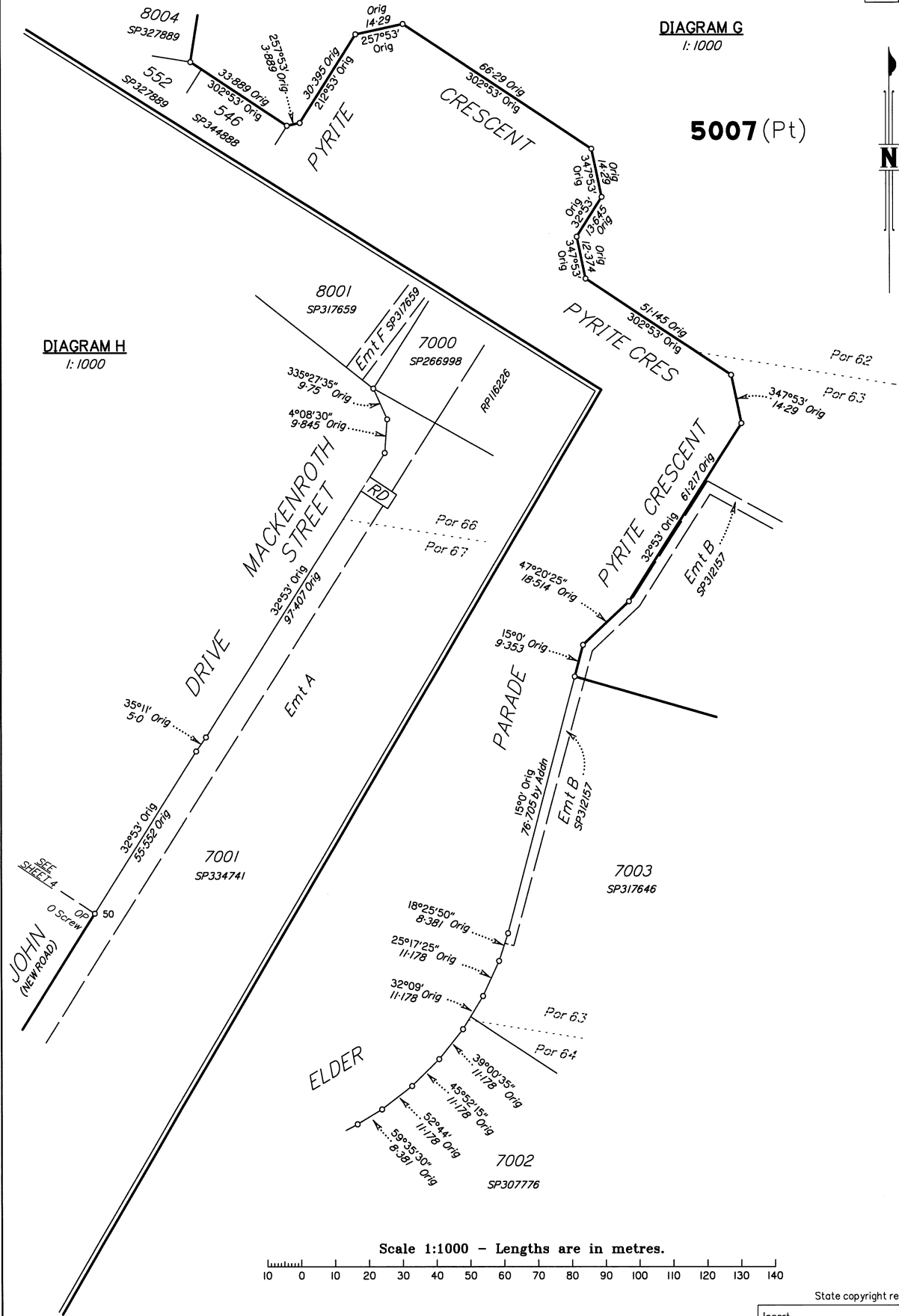
0 50mm 100mm 150mm

DIAGRAM G
1: 1000

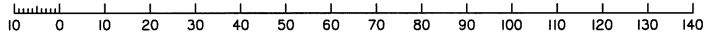
5007 (Pt)



DIAGRAM H
1: 1000



Scale 1:1000 - Lengths are in metres.



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Insert Plan Number **SP348253**

0 50mm 100mm 150mm

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	SP334741	at Station	
2	O Nail in PP	SP334741	216°06'45"	18-649
6	OIP	SP334741	198°0'	7-446
7	O Star Picket	SP266990	197°35'30"	2-407
11	Pin		196°13'	1-447
12	OIP gone	SP334741	256°53'	2-889
13	O Screw in Channel	IS319480	19°44'	3-937
25	O Screw in Kerb	IS319480	131°36'	2-081
25	OIP	SP334741	211°46'	3-763
30	Pin		143°06'	3-513
50	O Screw in Kerb	IS319480	29°30'	15-344

Additional reference marks to be placed following road construction (see IS335169).

TABLE A

CREEK POINTS	
BEARING	DISTANCE
139°00'20" Orig	38-382 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" Orig	26-502 Orig

C
D

REINSTATEMENT REPORT

This plan is part of a residential estate development, using the dimensions established on SP266990.

All original corners are fixed by original marks and reference marks, or by original dimensions from adjacent fixed corners, in agreement with previous plans.

Meridian is from SP334741, which connected to datum using marks spanning this survey.

Plans used: SP266990, SP334741 & IS319480

CREEK BOUNDARY REPORT

This plan is a subsequent new plan of survey under s.113 of the Survey and Mapping Infrastructure Act 2003 (SMI Act).

A first new plan of survey (SP266990) was registered for the subject land on 21/05/2014, under s.108 of the SMI Act. SP266998 surveyed boundaries intersecting Goodna Creek in agreement with original creek points from SP266990. SP317646 resurveyed Goodna Creek between Stns C & D. SP332780 surveyed Stn B in agreement with SP266990.

Check measurements confirmed that the top of the bank of Goodna Creek has not changed since SP266990, SP317646 & SP332780. Therefore, this plan being a subsequent plan of survey, under section 113 of the SMI Act, Goodna Creek has been compiled from SP341892.

This plan does not survey any new right line intersections to Goodna Creek and a resurvey of the Creek would be impractical for the purposes of this plan.

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Insert Plan Number **SP348253**