

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

SURVEY PLAN

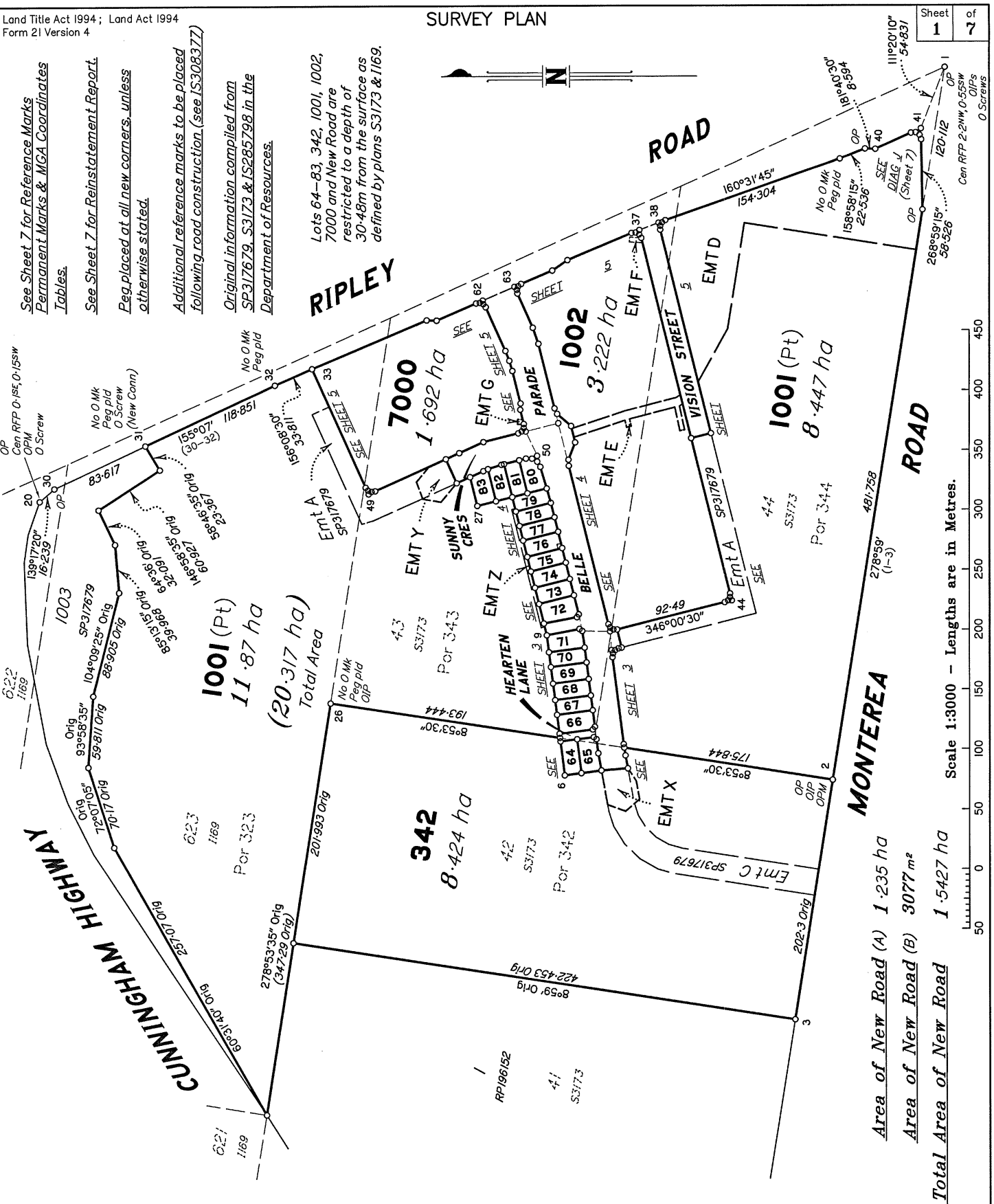
Sheet 1 of 7

See Sheet 7 for Reference Marks
Permanent Marks & MGA Coordinates
Tables.

See Sheet 7 for Reinstatement Report.
Peg placed at all new corners, unless
otherwise stated.

Additional reference marks to be placed
following road construction. (see IS308377)
Original information compiled from
SP317679, S3173 & IS285798 in the
Department of Resources.

Lots 64-83, 342, 1001, 1002,
7000 and New Road are
restricted to a depth of
30-48m from the surface as
defined by plans S3173 & I169.



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 14/04/2022


M. Klein
Authorised Signatory
Date: 28-04-2022

Plan of Lots 64-83, 342, 1001, 1002 & 7000
(Restricted)
and Emt H in Lot 76, Emt X in Lot 342, Emfs D, Y & Z in
Lot 1001, Emfs E & F in Lot 1002 & Emt G in Lot 7000
Cancelling Lot 342 (Restricted) on S3173 & Lots 1001 & 1002
(Restricted) on SP317679
LOCAL
GOVERNMENT: IPSWICH CITY LOCALITY: RIPLEY
Meridian: MGA (Zone 56) by CORS

Scale: 1:3000
Format: STANDARD

SP324837
Survey Records: No

721921029

EL 400 \$3,309.34
22/08/2022 15:16:22

(Dealing No.)

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

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51219227	Lot 342 on S3173	64, 65 & 342	New Rd	Emt X
51219231	Lot 1001 on SP317679	64-83 & 1001	New Rd	Emts D, H, Y & Z
51219232	Lot 1002 on SP317679	1002 & 7000	New Rd	Emts E, F & G

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
720037724 (Emt A on SP317679)	1001
720037726 (Emt C on SP317679)	342

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
720037724 (Emt A on SP317679)	342, 1002 & 7000	64 & 65
720037726 (Emt C on SP317679)	66-83, 1001, 1002 & 7000	64 & 65

720037725 (Emt B on SP317679) is fully absorbed by new road.

720037724 (Emt A on SP317679) is partially absorbed by new road.

720037726 (Emt C on SP317679) is partially absorbed by new road.

342	Por 342
66-83	Por 343
7000	Pors 323 & 343
1002	Pors 343 & 344
1001	Pors 323, 343 & 344
64	Pors 342 & 343
65	Pors 342, 343 & 344

Lots Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 9780 - Stage I

5. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD
Date: 28/04/2022
Signed: *[Signature]*
Designation: Endorsing Officer

6. Building Format Plans only.

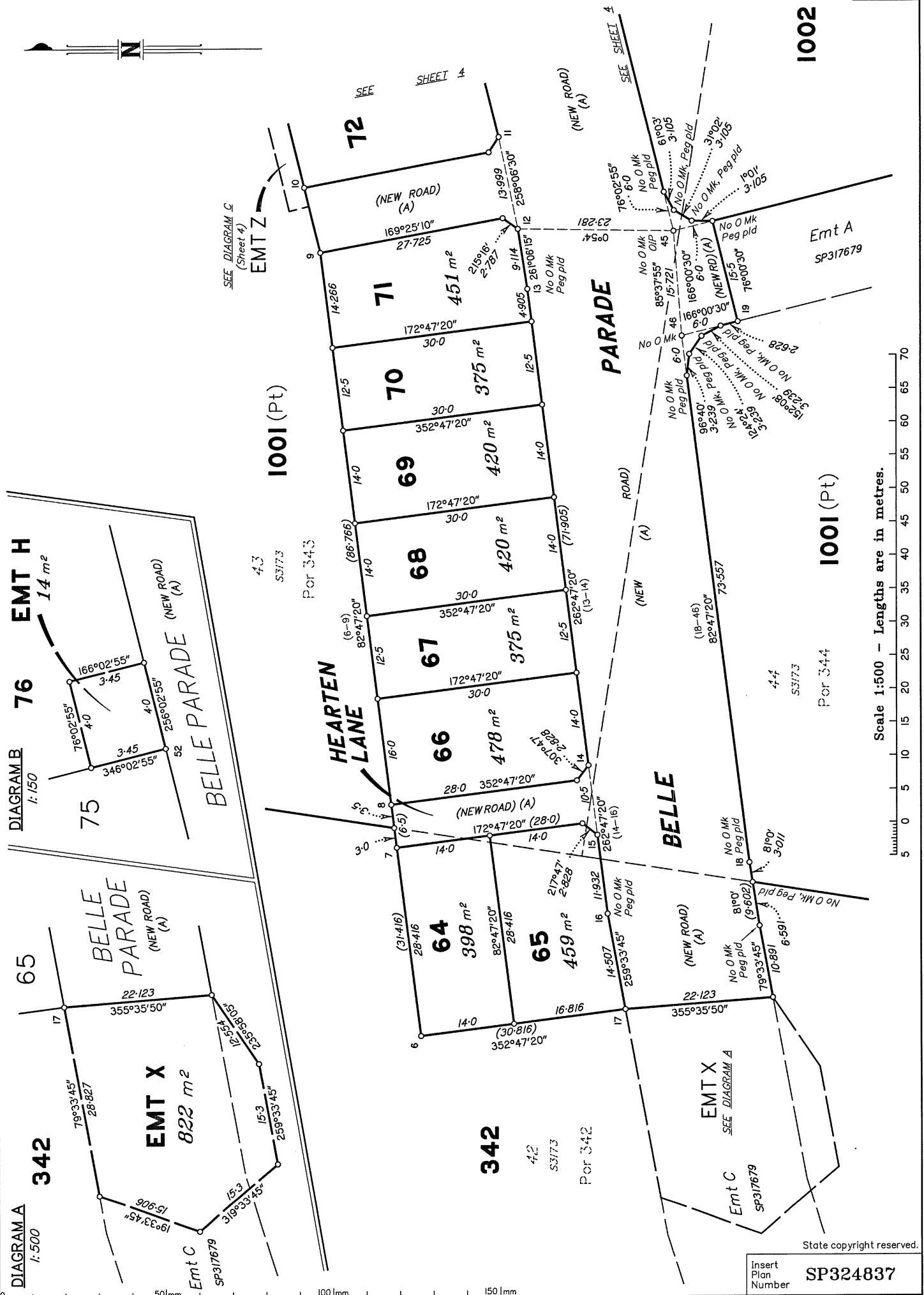
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

..... Cadastrol Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

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

8. Insert Plan Number **SP324837**



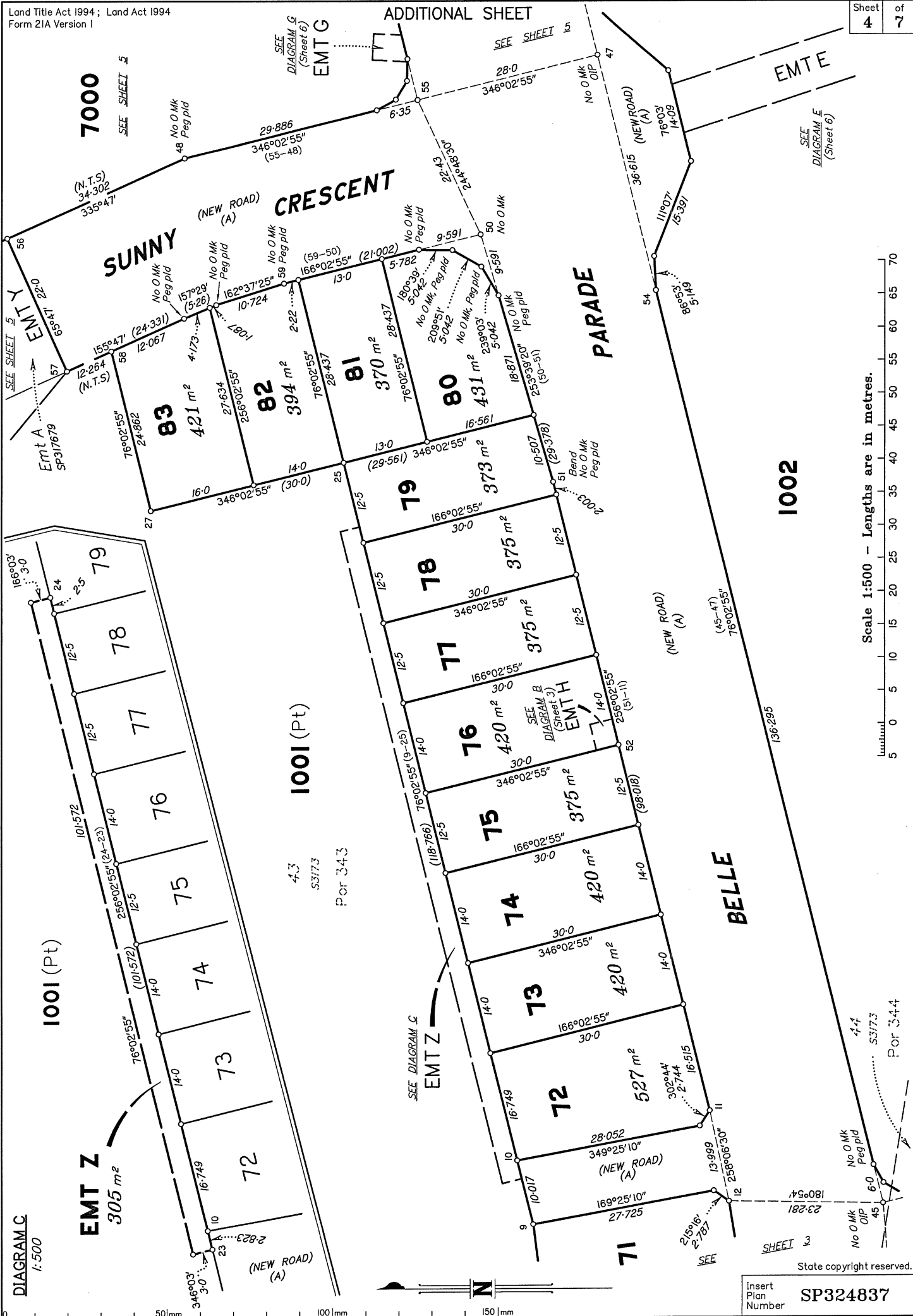
Scale 1:500 - Lengths are in metres.

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Insert Plan Number
SP324837

ADDITIONAL SHEET

7000
SEE SHEET 5



1001 (Pt)

1001 (Pt)

1002

EMT Z
305 m²

4.3
S317.3
Por 34.3

DIAGRAM C
1:500

SEE DIAGRAM C
EMT Z

SEE DIAGRAM B
(Sheet 3)
EMT H

SEE DIAGRAM G
(Sheet 6)
EMT G

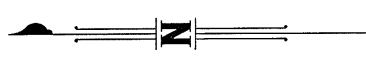
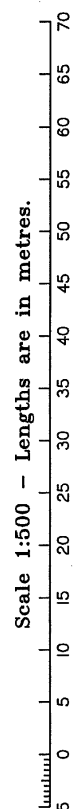
SEE DIAGRAM E
(Sheet 6)
EMT E

SUNNY
(NEW ROAD)
(A)

PARADE

BELLE

Scale 1:500 - Lengths are in metres.
Insert Plan Number
SP324837
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1001 (Pt)

1001 (Pt)

623
1169
Por 323

7000

4.3
S3173
Por 343

7000
1.692 ha

4.3
S3173
Por 343

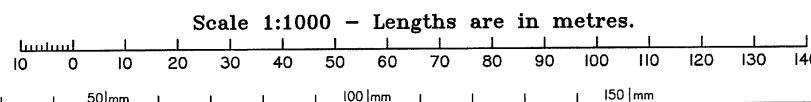
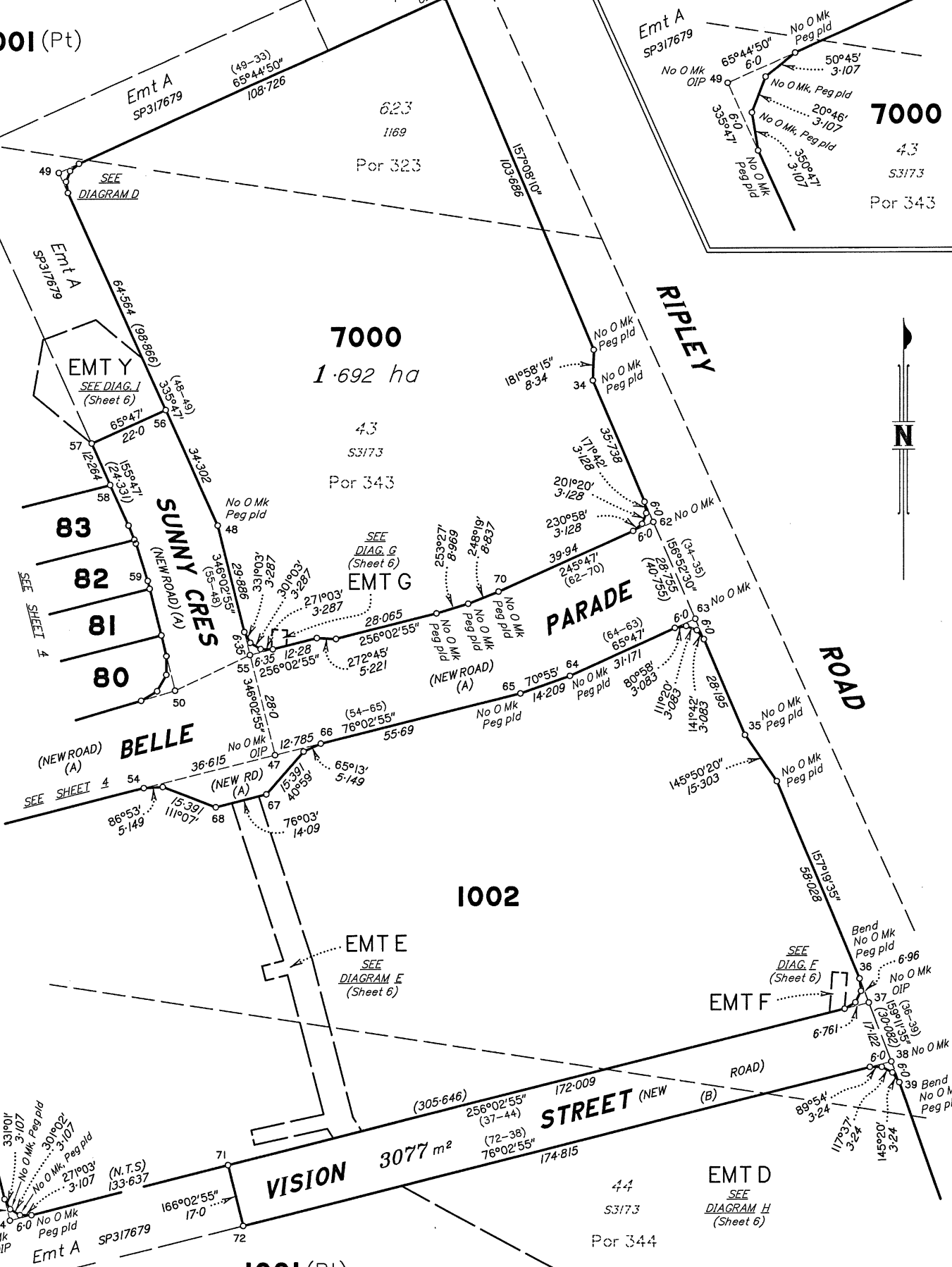
1002

1001 (Pt)

VISION
3077 m²

4.4
S3173
Por 344

EMTD
SEE
DIAGRAM H
(Sheet 6)



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DIAGRAM G

1:100

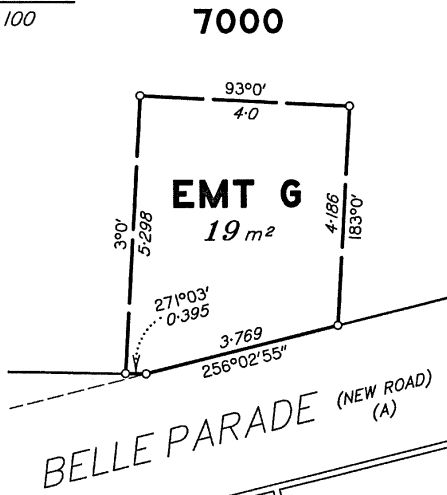


DIAGRAM F

1:150

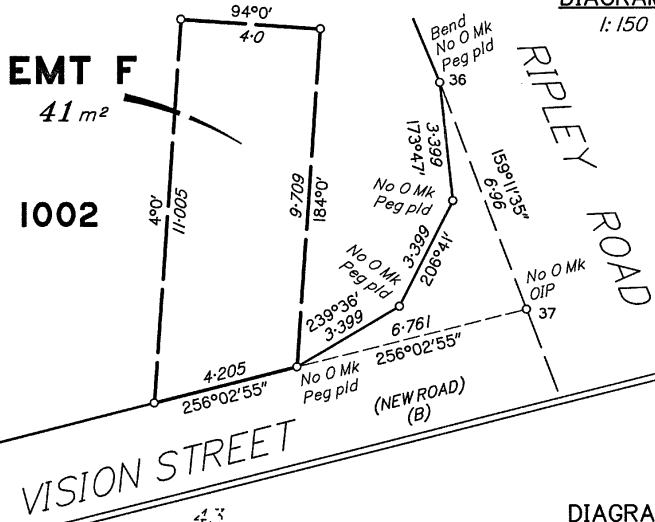


DIAGRAM E

1:500

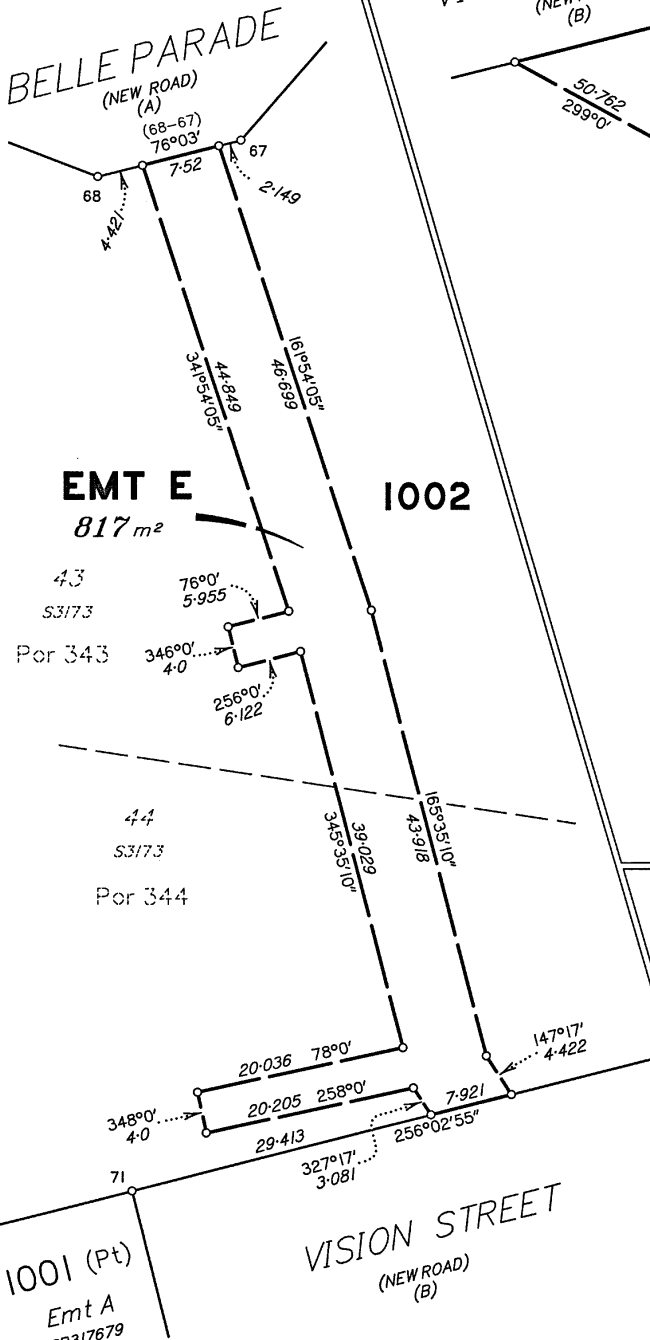


DIAGRAM H

1:1500

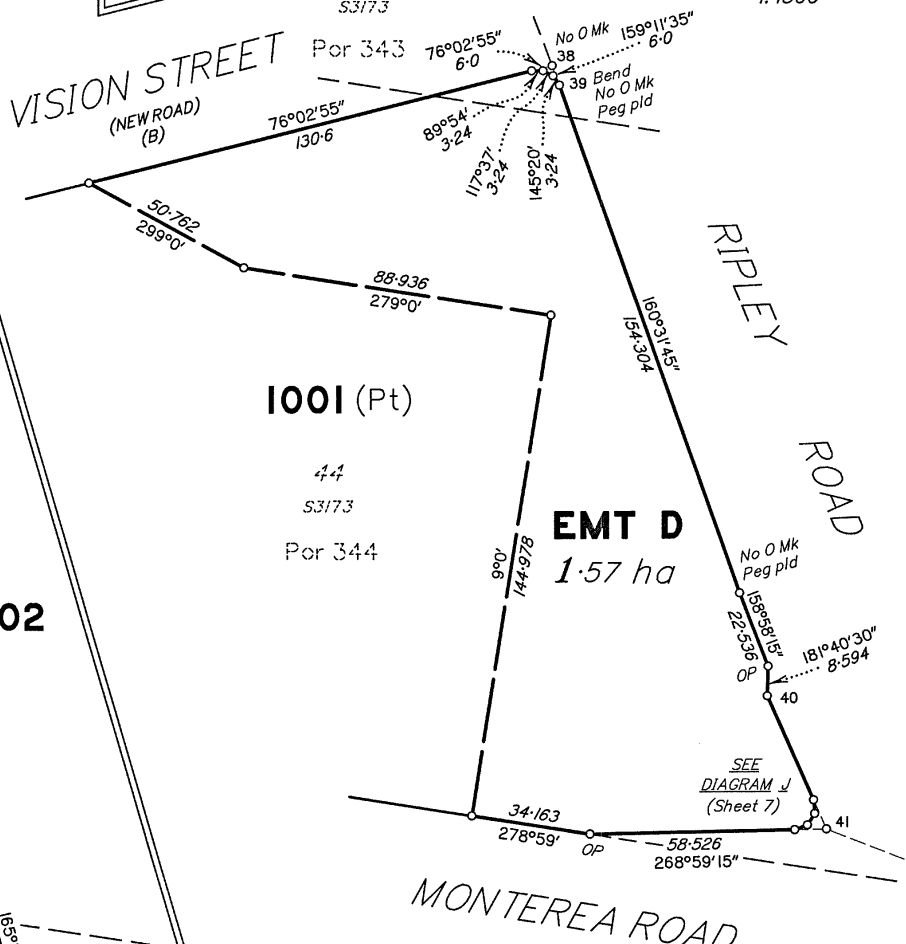
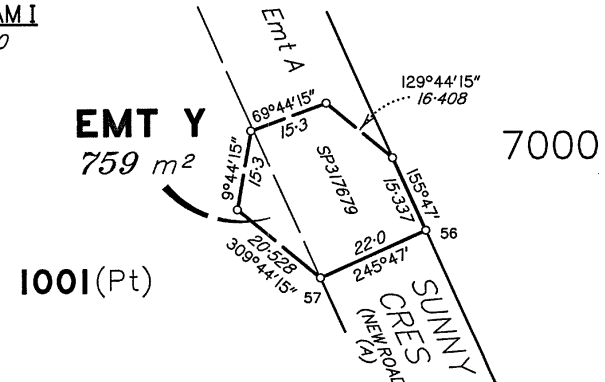


DIAGRAM I

1:1000



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M.G.A. COORDINATES (GDA-2020)

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM49894	478 056-860	6 940 813-060	56	0-025	Derived	AUSPOS	
PM83127	477 796-906	6 940 139-179	56	0-030	Derived	Network RTK	

PERMANENT MARKS

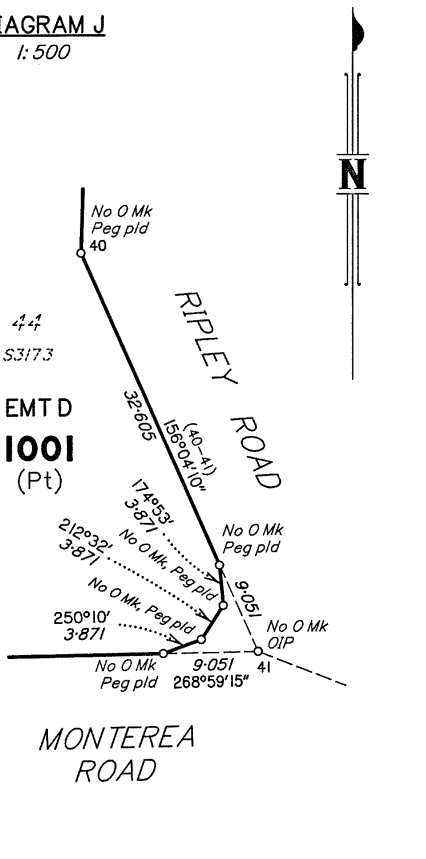
PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	IS285798	242°49'30"	27-776	83127	Star Picket
20-OPM	IS285798	19°0'	1-0	49894	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS113417	156°00'25"	0-995
1	O Screw in Tel M/H	IS285798	337°38'	25-681
1	OIP	IS285798	272°07'10"	33-598
1	O Screw in Conc	IS285798	252°04'40"	37-083
2	OIP	IS113417	188°22'	1-005
6	Pin		262°32'	0-49
20	O Screw in Conc	IS285798	44°05'40"	38-808
	Traffic Island			
26	OIP	SP317679	274°48'	9-812
27	Pin		301°0'	5-446
31	O Screw in Conc	23/IS285798	82°26'10"	43-333
	(New Conn)			
33	OIP (now gone)	SP317679	73°14'	1-317
	(surveyed 01/02/2022)			
33	Pin		149°35'10"	16-513
37	OIP (now gone)	SP317679	3°30'	3-345
	(surveyed 01/02/2022)			
38	Pin		at Station	
41	OIP	SP317679	253°01'	4-073
44	Pin		at Station	
44	OIP (now gone)	SP317679	302°50'	1-054
	(surveyed 01/02/2022)			
45	OIP (now gone)	SP317679	61°32'	2-568
	(surveyed 01/02/2022)			
46	Pin		at Station	
47	OIP (now gone)	SP317679	358°41'	3-26
	(surveyed 01/02/2022)			
49	Pin		at Station	
49	OIP (now gone)	SP317679	186°33'	4-853
	(surveyed 01/02/2022)			
50	Pin		at Station	
63	Pin		at Station	

Additional reference marks to be placed following road construction (see IS308377)

DIAGRAM J
1:500



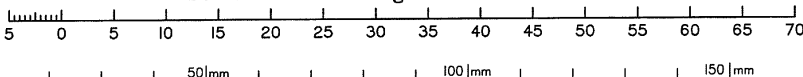
REINSTATEMENT REPORT

The reinstatement for these parcels has been established on IS285798 and SP317679, in accordance with the reinstatement reports on those plans.

Some of the original reference marks within the construction zone were destroyed prior to completion of the survey as noted in the reference marks table, with a new mark placed nearby.

All dimensions are in agreement with IS285798 and SP317679.

Scale 1:500 - Lengths are in metres.



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Insert Plan Number **SP324837**