

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

SURVEY PLAN

Sheet 1 of 11

MGA COORDINATES GDA-94

STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
Screw from 57	530 314.122	6 923 084.35	56	0-011	Derived	AUSPOS	Screw in MH
Screw from 23	530 252.537	6 923 162.915	56	0-011	Derived	AUSPOS	Screw in MH

Pegs placed at all new corners, unless otherwise stated.

Original information compiled from RP48903, SP283475 & SP283514 in the Department of Natural Resources and Mines.

Subsequent new plan of survey under section 113 of the SMI Act 2003.

Area of New Road

1.014 ha

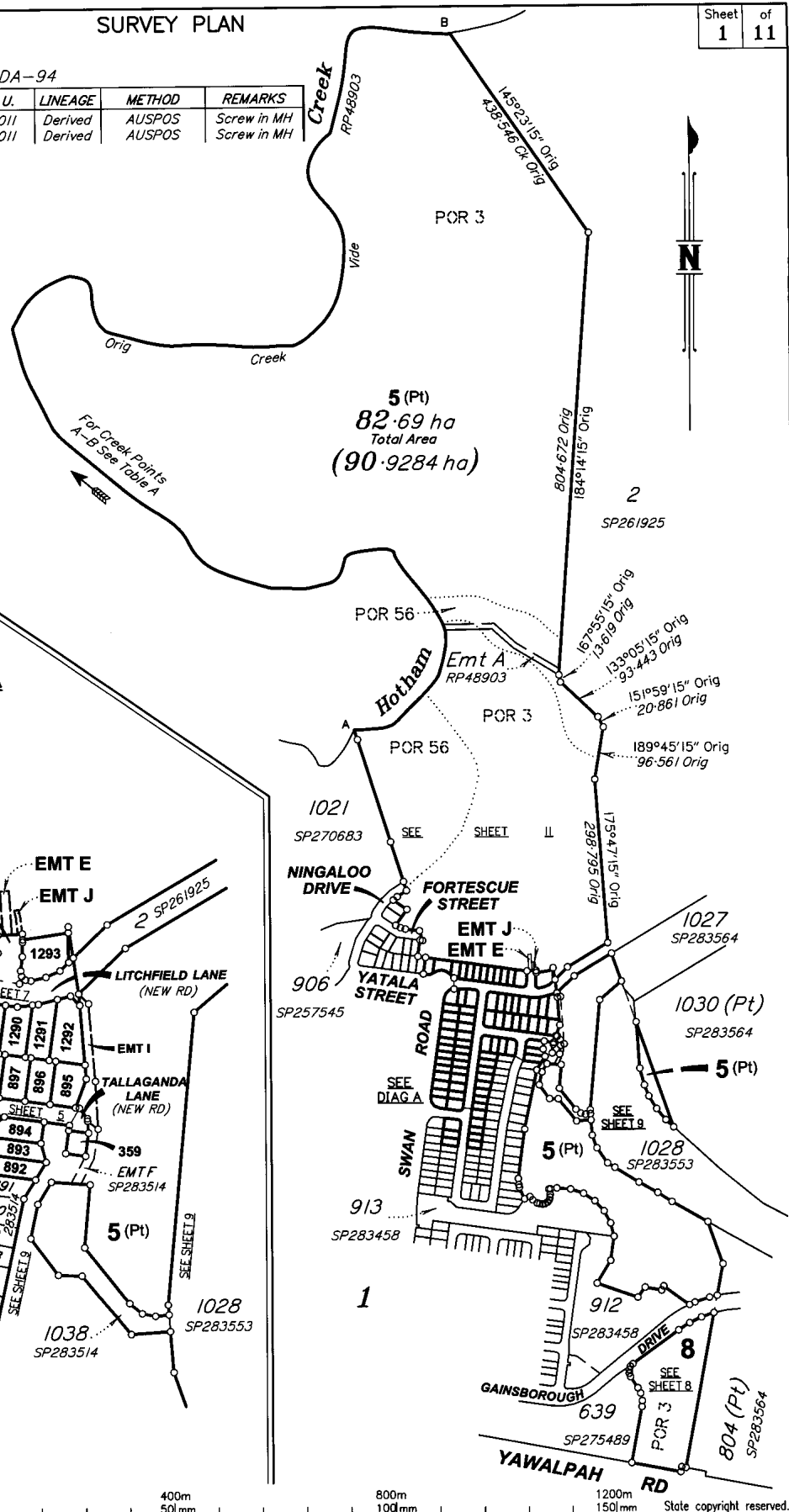
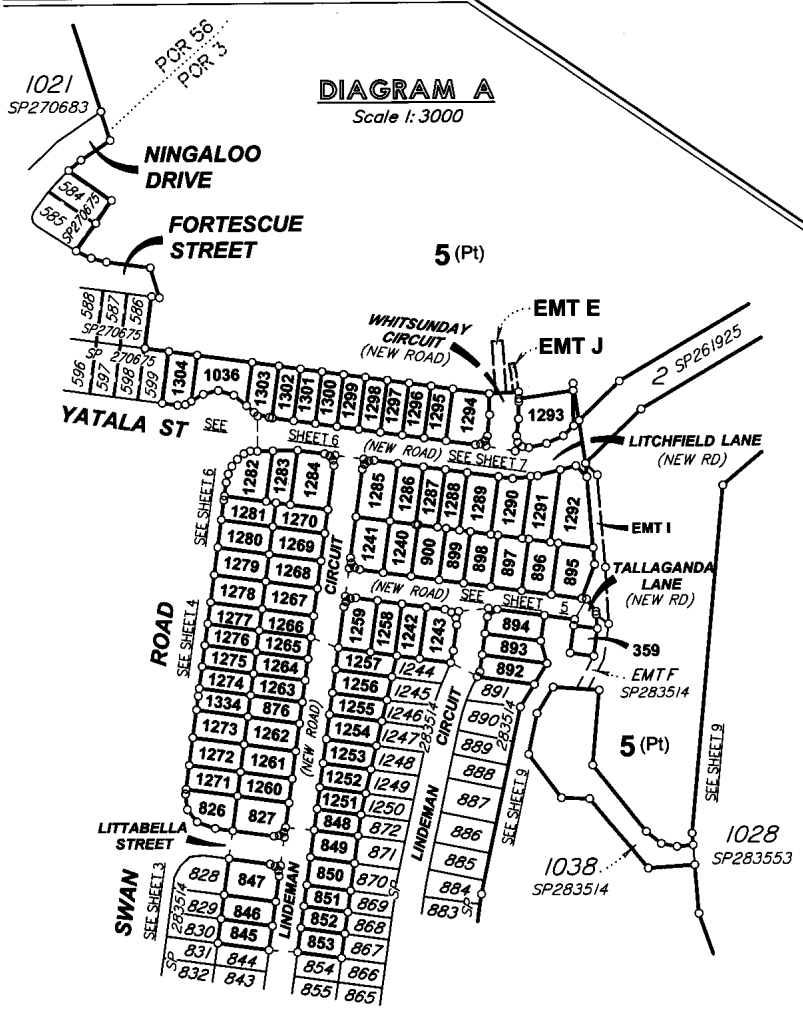


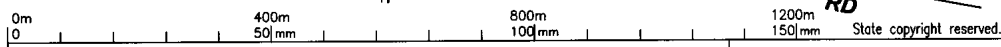
DIAGRAM A
Scale 1:3000



LandPartners Limited (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Troy Mathew DUNCAN surveying associate for whose work the corporation accepts responsibility, under the supervision of Graham James LINDSAY 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 23/01/2017.



[Signature]
Director
[Signature]
Director
Date: 01/02/2017



Plan of Lots 5, 8, 359, 826, 827, 845-853, 876, 892-900, 1036, 1240-1243, 1251-1304 & 1334 and Easements E, J & I in Lot 5
Cancelling Lot 3 on SP283514 and Lot 1 on SP283475
LOCAL GOVERNMENT: GOLD COAST C.C. LOCALITY: PIMPAMA
Meridian: MGA (Zone 56) Vide CORS

Scale: 1:8000
Format: STANDARD

SP283584

BRJD4595.005-376D 459505JU

717891446

BE 400 NT

\$8156.00
10/03/2017 15:37

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

5. Lodged by

HWL Egworth 88A

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

1. Certificate of Registered Owners or Lessees.

I/We MIRVAC PACIFIC PTY LTD
A.C.N. 121 949 639

(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.

[Signatures]

Signature of *Registered Owners *Lessees

Signed for and on behalf of
Mirvac Pacific Pty Ltd (ACN121 949 639)
by its attorneys

Richard Parker Laws
Senior Development Manager

Justin Teroro Ote Rangit Thomas
Finance Manager QLD

who are duly authorised attorneys under Power of Attorney number 71739241 and who declare that they have at the time of its execution of this document no notice of its revocation.

* Rule out whichever is inapplicable

2. Planning Body Approval.

* COUNCIL OF THE CITY OF GOLD COAST

hereby approves this plan in accordance with the:

%

Sustainable Planning Act 2009

Date 17.3.2017

Amendments By:
LANDPARTNERS PTY LTD
A.C.N. 118 146 008

[Signatures] Director
Director

Dated this 3rd day of March 2017

Andrew Young
Authorising 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 : AV145322121DN3
Local Govt : CCRC
Surveyor : BRJD4595.005

6. Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
51076719	Lot 3 on SP283514	5, 8, 359, 826, 827, 845-853, 876, 892-900, 1242, 1243, 1251-1265, 1271-1276, 1289-1292 & 1334	New Rd	Emt I
51025859	Lot 1 on SP283475	5, 899, 900, 1036, 1240, 1241, 1259, 1265-1270, 1274-1290, 1293-1304 & 1334	New Rd	Emts E & J

Amendments by **LANDPARTNERS PTY LTD**

[Signatures] Director Director **21.3.2017**

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots To Be Encumbered
602070116 (Emt A on RP48903)	5
717737602 (EMT F on SP283514)	5

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
715073848	5, 899-900, 1036, 1240, 1241, 1265-1270, 1275-1290 & 1293-1304

Emt C on SP265904, Emt D on SP261925,

~~Emt G on SP283514 & Emt H on SP283514~~

to be surrendered prior to registration of plan.

Emt F on SP283514 partially absorbed by new road.

Emt G on SP283514 and Emt H on SP283514 are fully absorbed by new road

8, 359, 826, 827, 845-853, 876, 892-900, 1036, 1240-1243, 1251-1304 & 1334

Por 3

5

Pors 3 & 56

Lots

Orig

7. Orig Grant Allocation :

8. Passed & Endorsed : 7.3.2017
24.2.2017

By : LandPartners Limited
Date : 12.2.2017
Signed : *[Signature]*
Designation : Liaison Officer

9. Building Format Plans only.

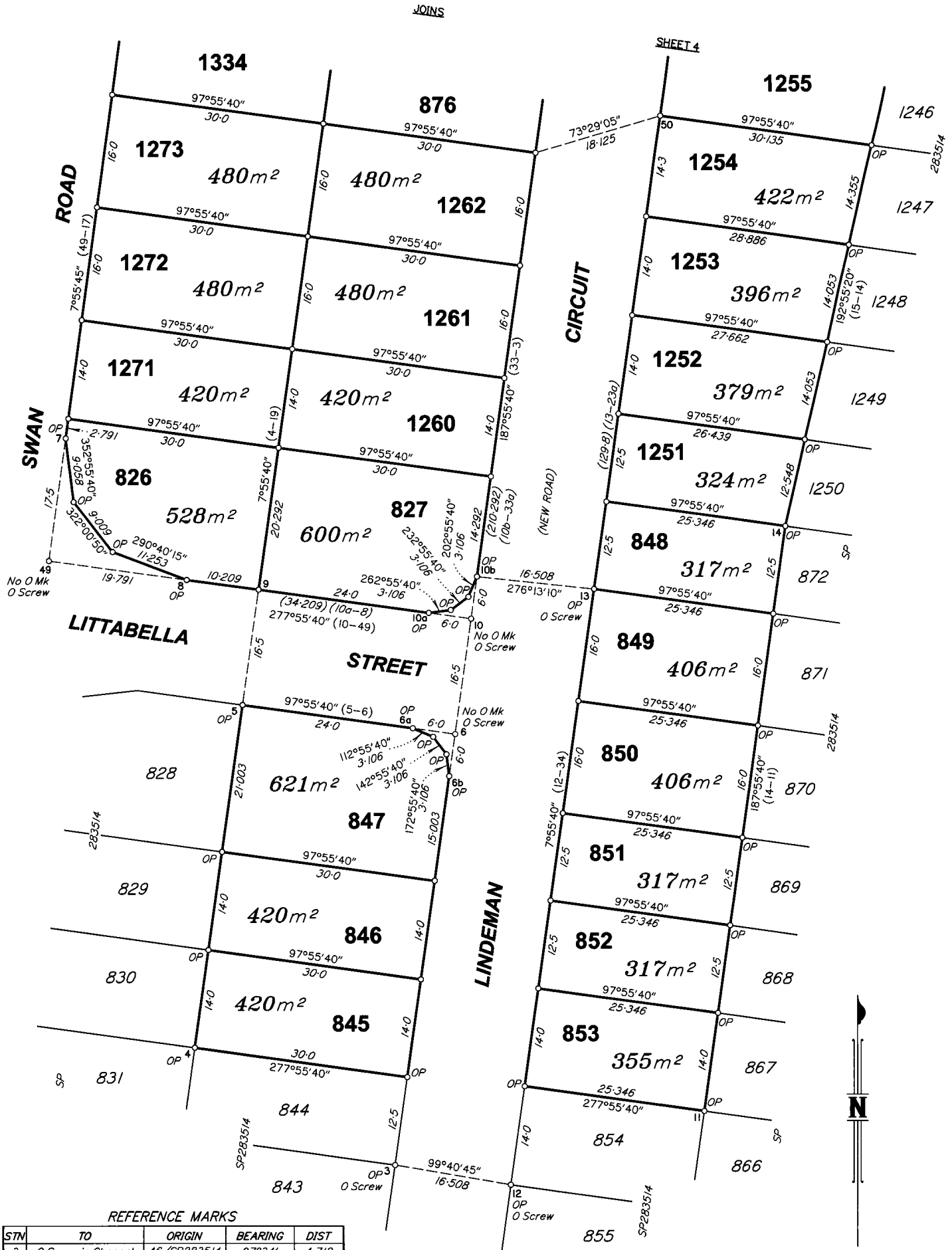
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining *lots and road

Cadastral Surveyor/Director* Date
*delete words not required

10. Lodgement Fees :

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

11. Insert Plan Number **SP283584**



REFERENCE MARKS

STM	TO	ORIGIN	BEARING	DIST
3	O Screw in Channel	46/SP283514	97°34'	4.712
6	O Screw in Channel	10/SP283514	87°26'	4.279
10	O Screw in Channel	7/SP283514	139°43'	4.017
12	O Screw in MH	47/SP283514	249°0'	1.944
13	O Screw in MH	8/SP283514	257°31'	1.588
49	O Screw in Channel	5/SP283514	347°54'	5.456
50	Screw in MH		256°35'	1.7

SCALE 1:500



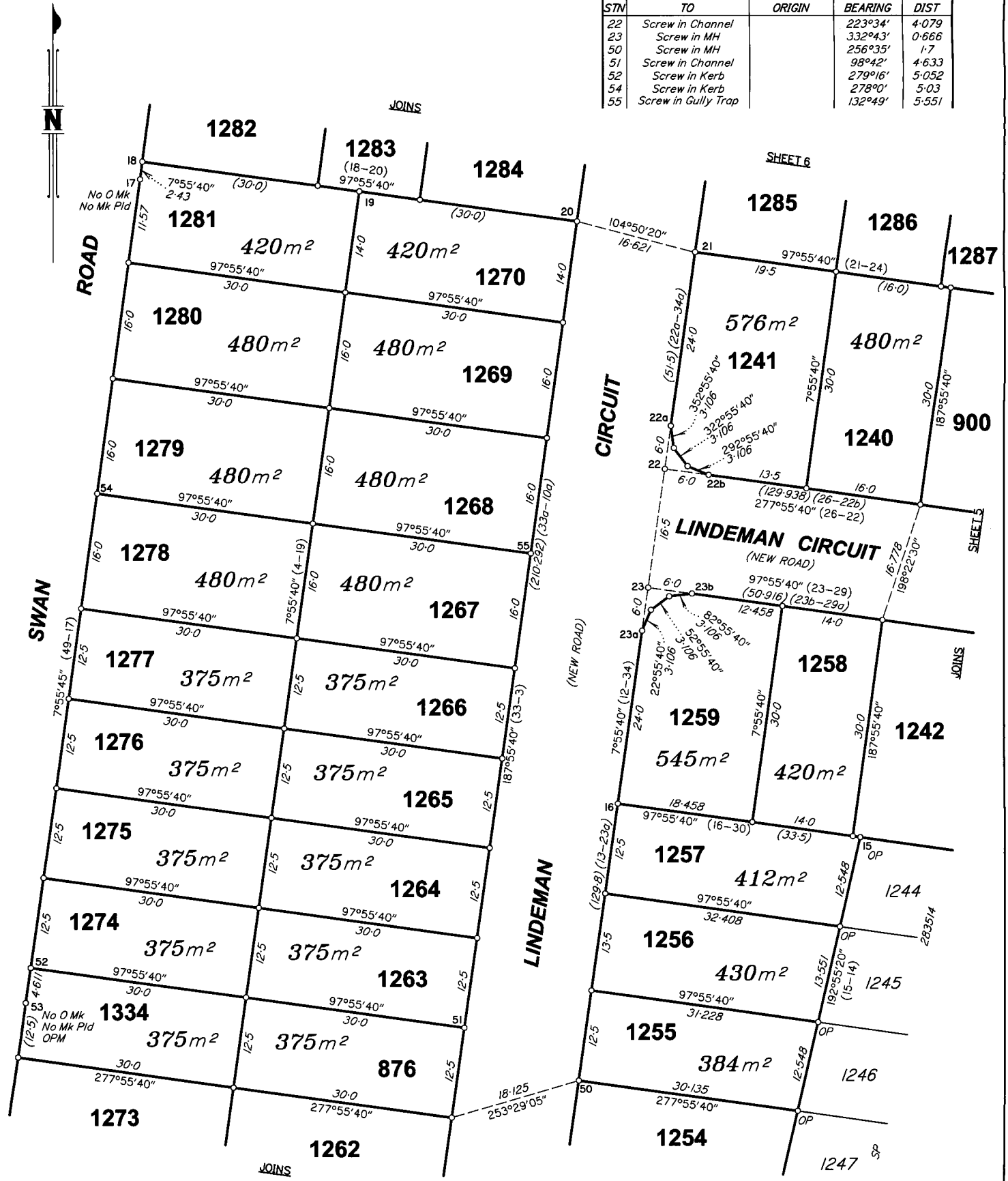
State copyright reserved

Insert Plan Number **SP283584**

BRJD4595.005-376D 459505JU

REFERENCE MARKS

STM	TO	ORIGIN	BEARING	DIST
22	Screw in Channel		223°34'	4.079
23	Screw in MH		332°43'	0.666
50	Screw in MH		256°35'	1.7
51	Screw in Channel		98°42'	4.633
52	Screw in Kerb		279°16'	5.052
54	Screw in Kerb		278°90'	5.03
55	Screw in Gully Trap		132°49'	5.551



PERMANENT MARKS

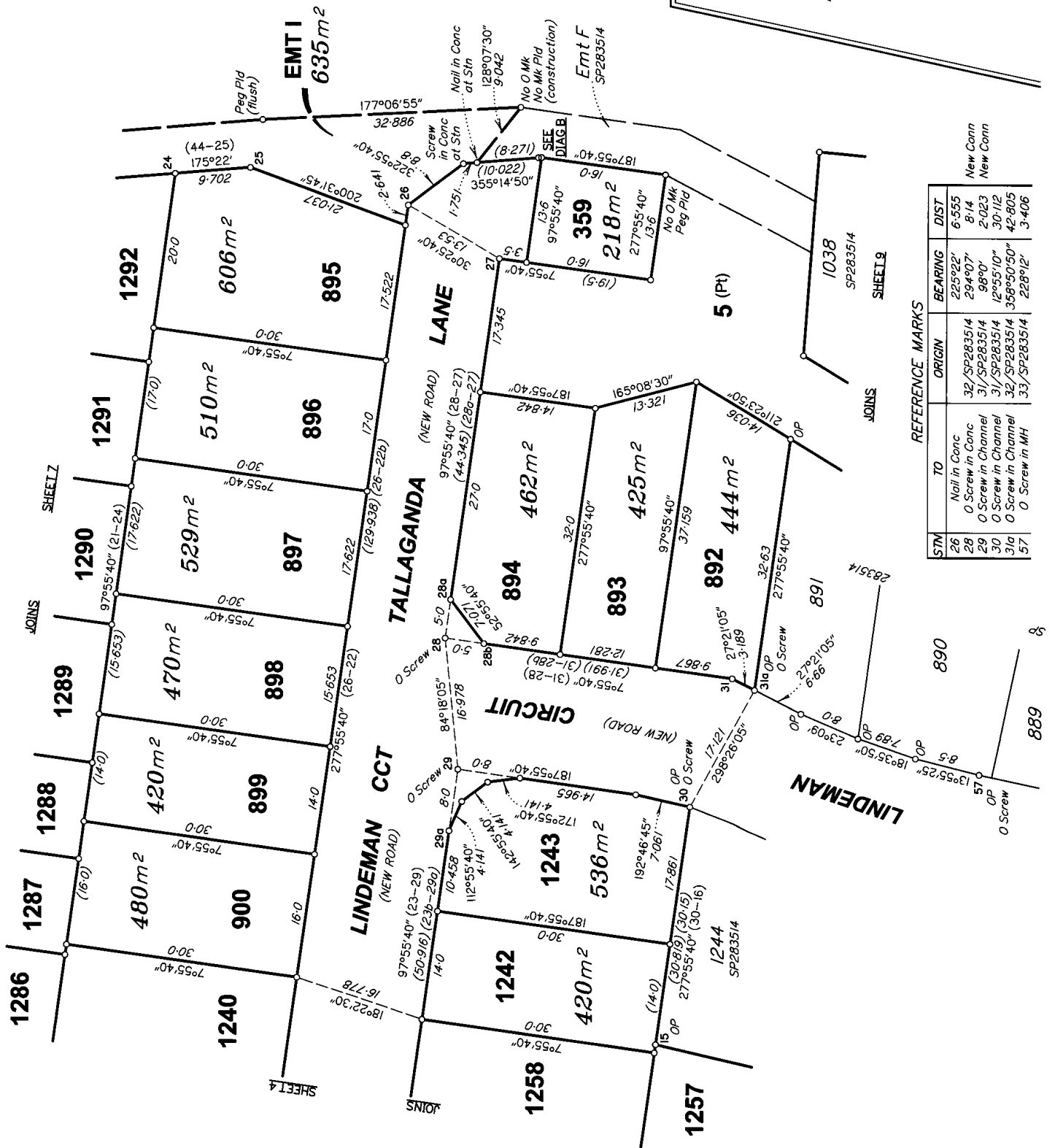
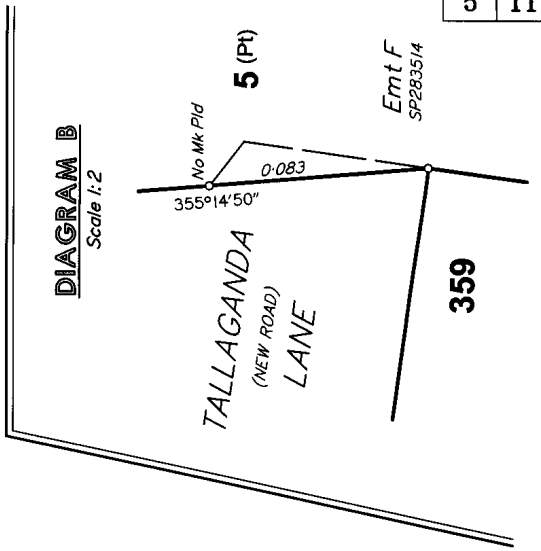
PM	ORIGIN	BEARING	DIST	NO
53-OPM	1/SP270651	204°34'30"	75.639	193441

SCALE 1:500



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Insert Plan Number **SP283584**



REFERENCE MARKS

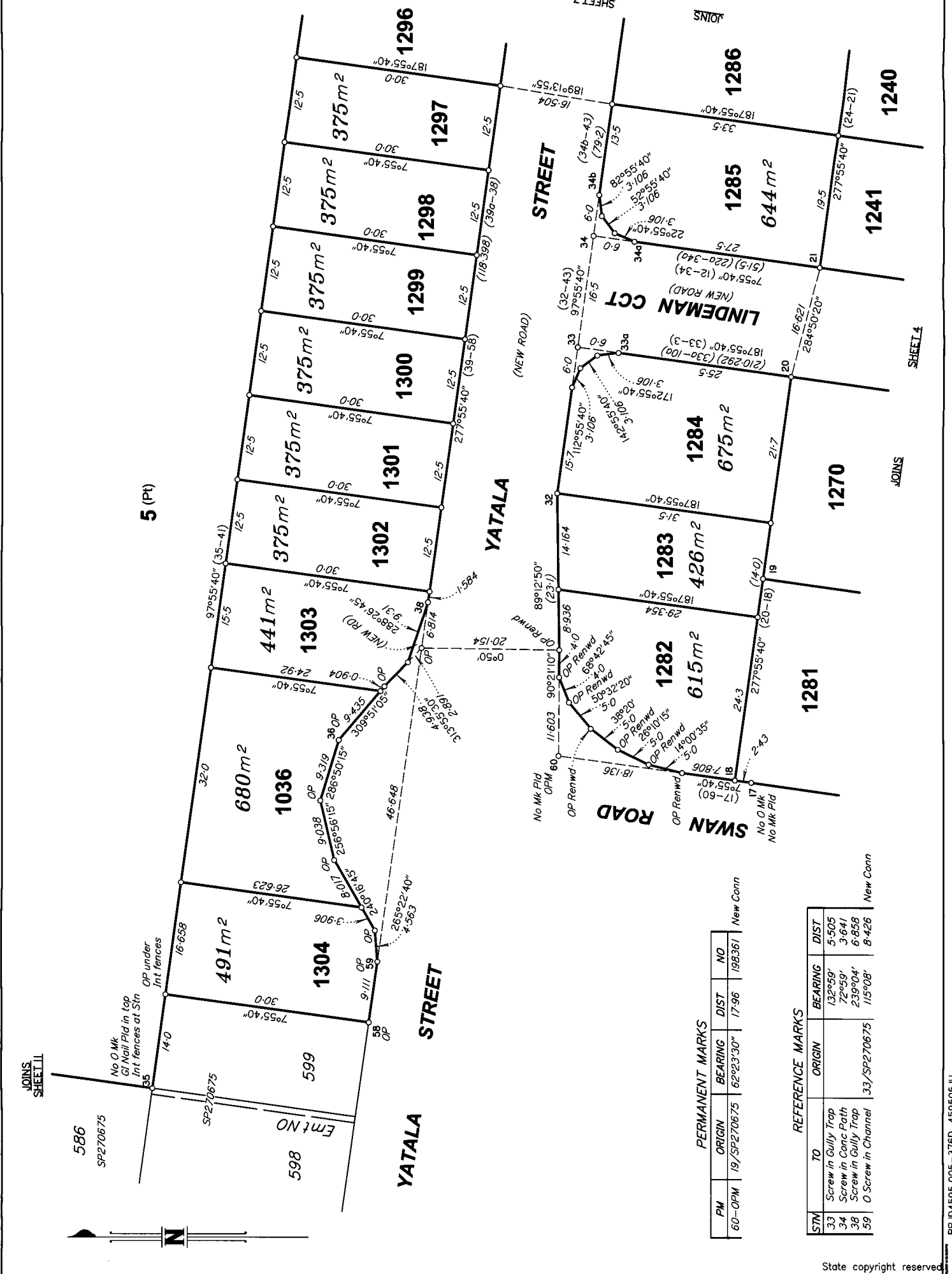
STM	TO	ORIGIN	BEARING	DIST
26	Nail in Conc	32/SP283514	225°22'	6.555
28	0 Screw in Conc	31/SP283514	294°07'	8.14
29	0 Screw in Channel	31/SP283514	98°00'	2.023
30	0 Screw in Channel	31/SP283514	12°55'10"	30.112
31a	0 Screw in Channel	32/SP283514	358°50'50"	42.805
57	0 Screw in MH	33/SP283514	228°12'	3.406

SCALE 1:500



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Insert Plan Number **SP283584**



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
60-OPM	19/SP270675	62°23'30"	17.96	198361

New Conn

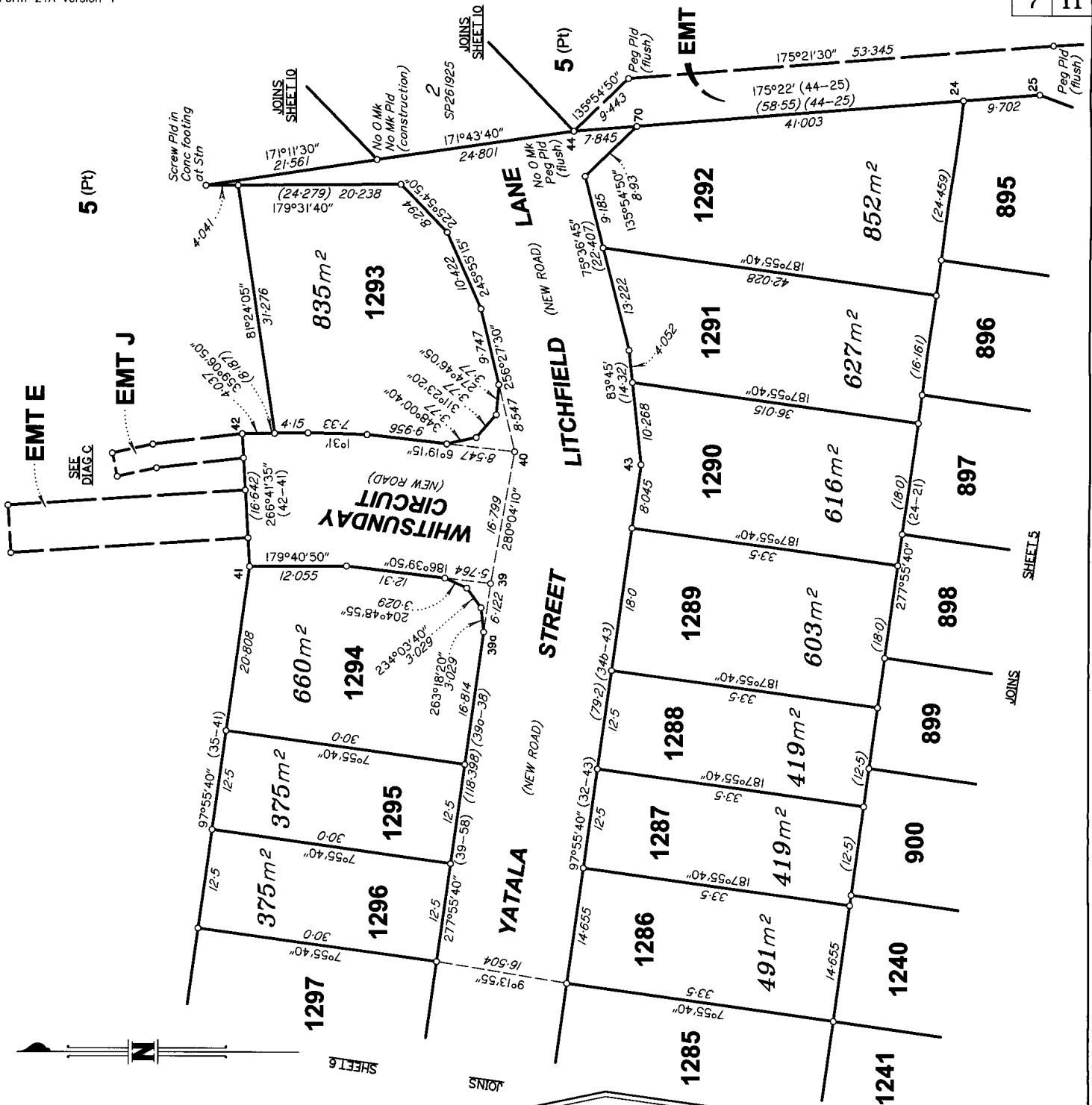
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
33	Screw in Gully Trap	132°59'	5.505	
34	Screw in Conc Path	72°59'	3.641	
38	Screw in Gully Trap	239°04'	6.858	
59	O Screw in Channel	115°08'	8.426	

New Conn

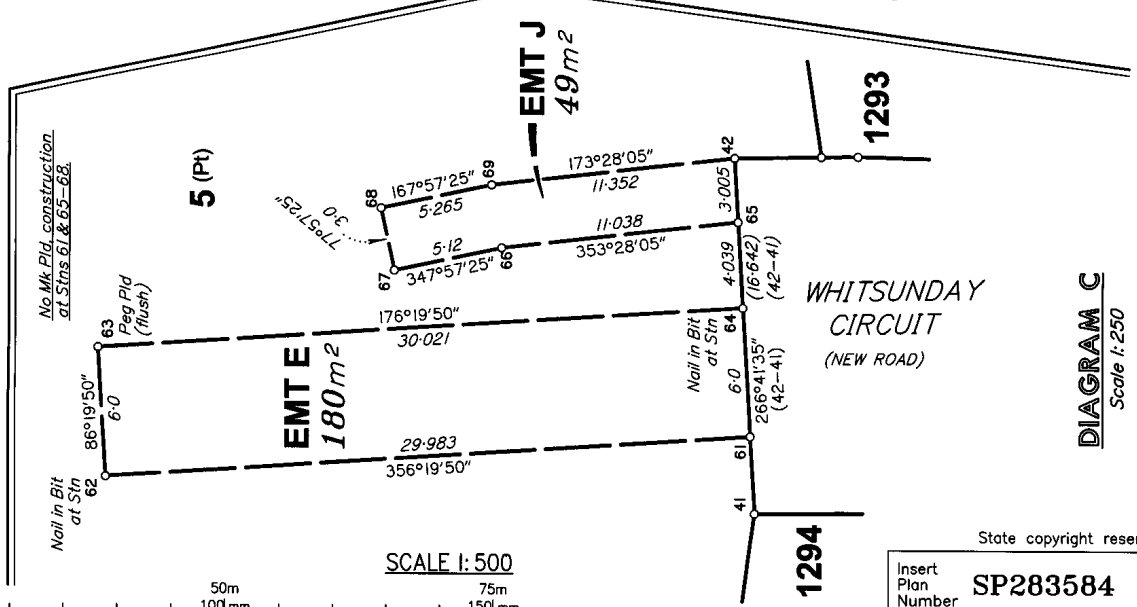


State copyright reserved
Insert Plan Number **SP283584**



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
39	Screw in Gully Trap		245°30'	8.504
43	Screw in Channel		314°40'	12.402
70	Star Picket		76°01'	20.247



SCALE 1: 500

DIAGRAM C

Scale 1:250

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Insert Plan Number

SP283584



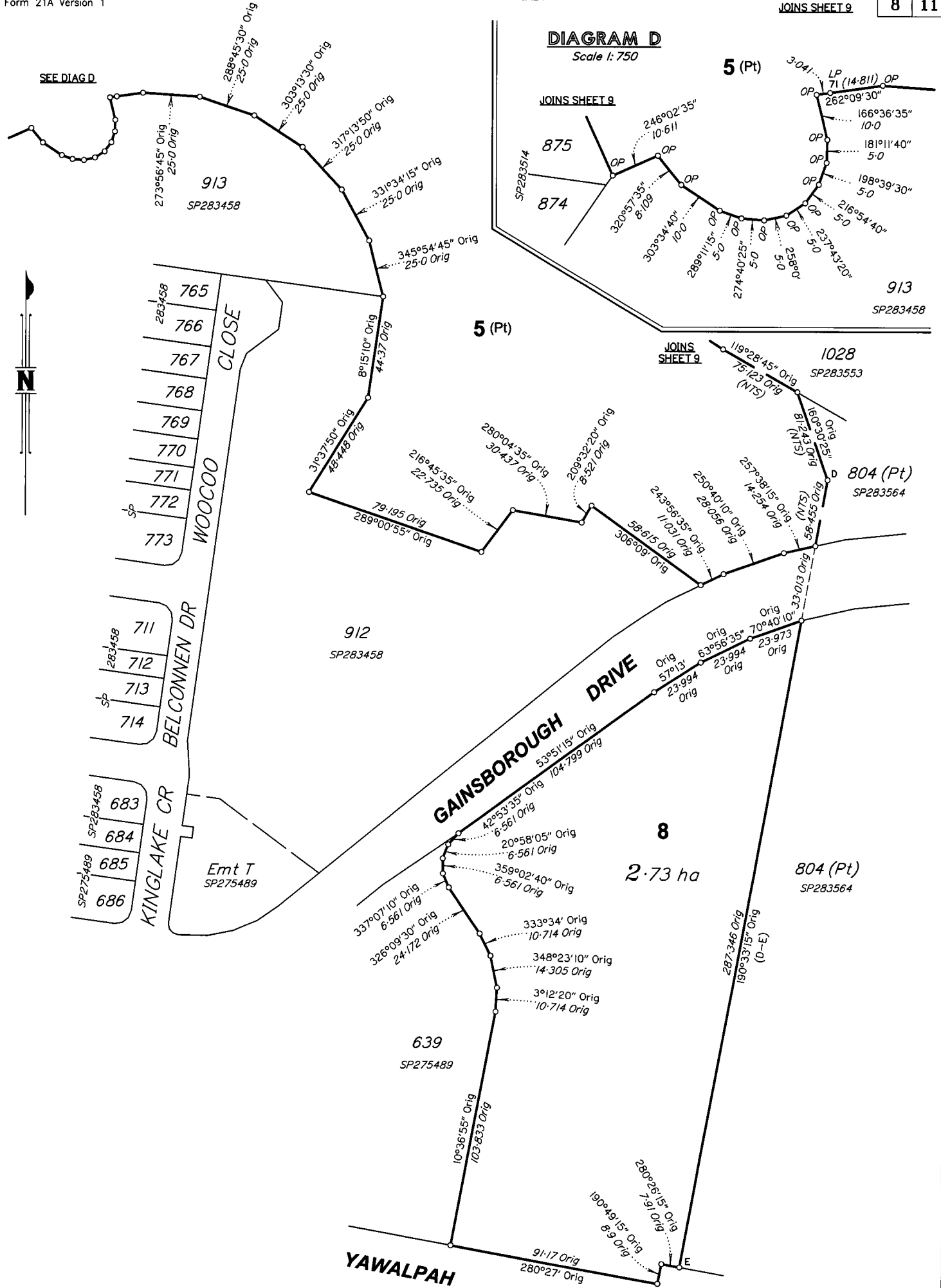
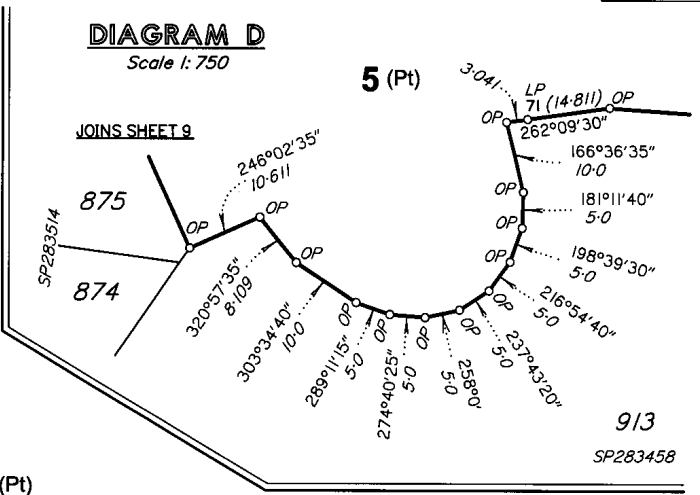


DIAGRAM D

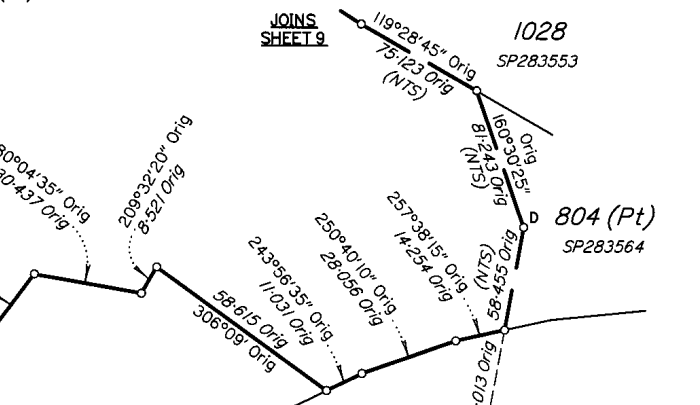
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JOINS SHEET 9

1028

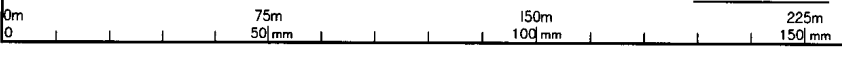


GAINSBOROUGH DRIVE

2.73 ha

YAWALPAH ROAD

SCALE 1: 1500

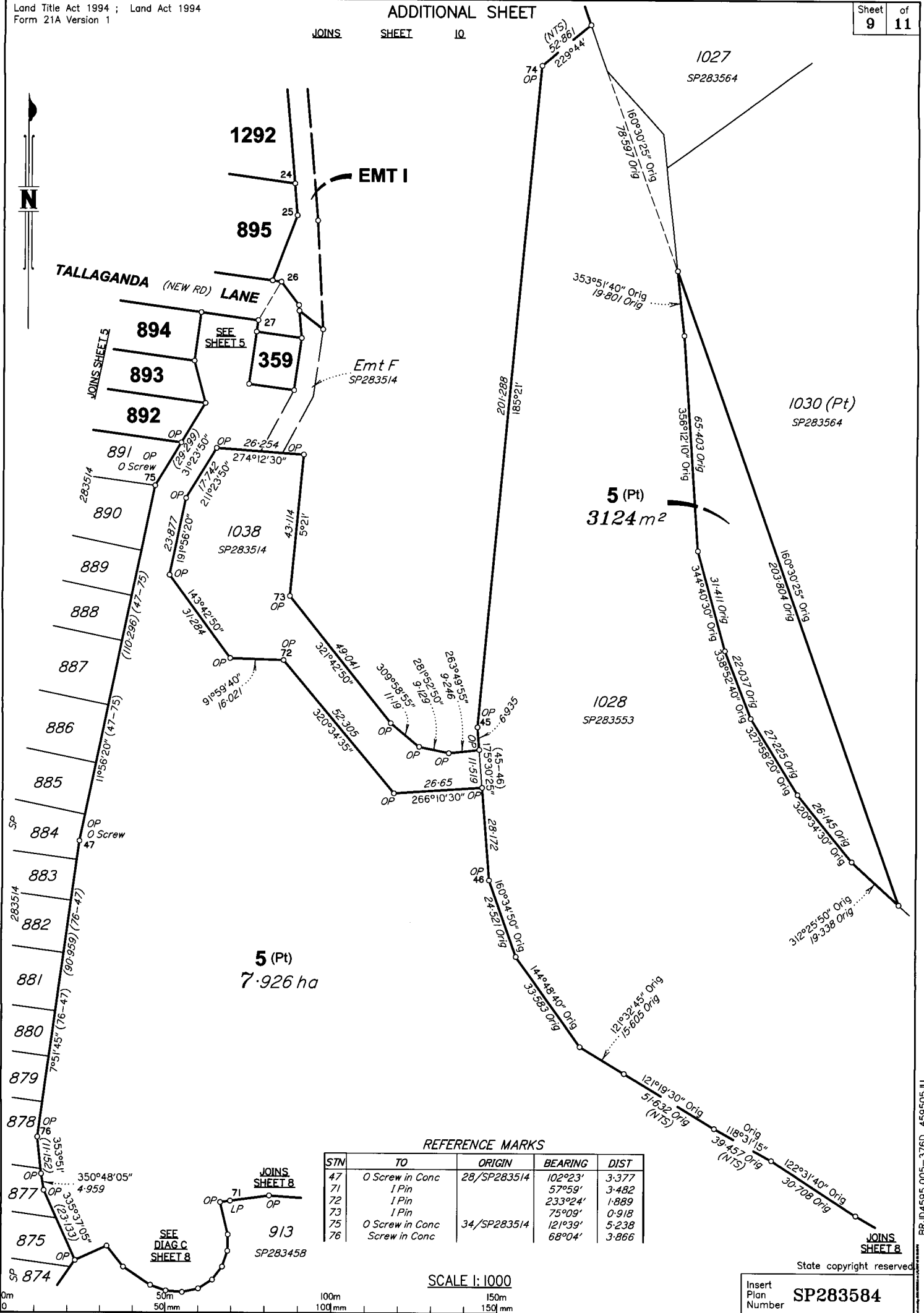


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Insert Plan Number SP283584

BRJD4595.005-376D 459505.U

JOINS SHEET 10



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
47	O Screw in Conc	28/SP283514	102°23'	3.377
71	I Pin		57°59'	3.482
72	I Pin		233°24'	1.889
73	I Pin		75°09'	0.918
75	O Screw in Conc	34/SP283514	121°39'	5.238
76	Screw in Conc		68°04'	3.866

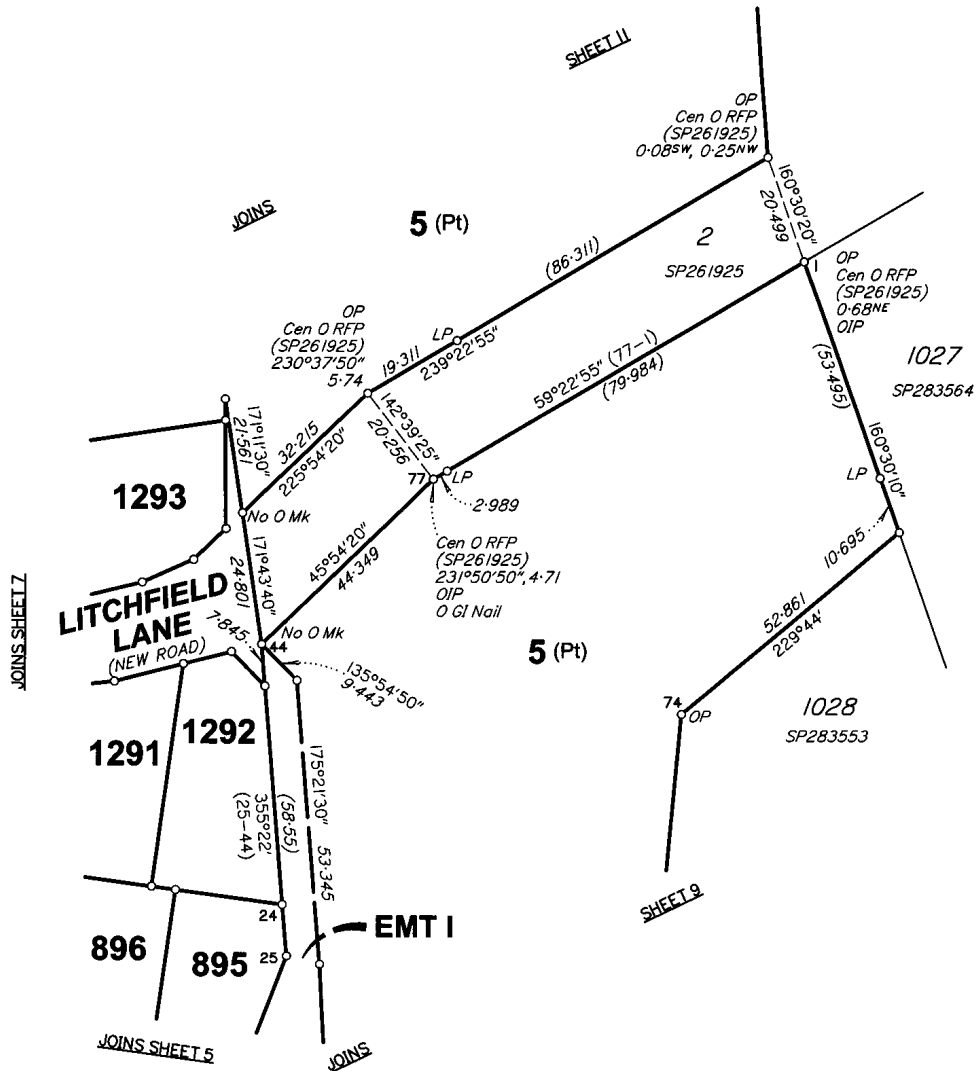
SCALE 1:1000



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Insert Plan Number **SP283584**

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REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	4/SP283553	303°47'30"	17.491
77	OIP	9/SP261925	215°19'40"	5.914
77	O GI Nail	27/TS190438	38°51'25"	27.138

TABLE A

CREEK POINTS

BEARING	DIST
83°23'25" Orig	11-685 Orig
83°17'15" Orig	20-515 Orig
88°40'35" Orig	21-003 Orig
65°35'55" Orig	18-107 Orig
53°51'35" Orig	10-149 Orig
42°25'40" Orig	20-117 Orig
45°17'25" Orig	20-142 Orig
45°17'25" Orig	20-142 Orig
42°25'40" Orig	20-117 Orig
39°33'55" Orig	20-142 Orig
19°11'35" Orig	17-848 Orig
25°12' Orig	14-789 Orig
11°20'30" Orig	20-342 Orig
11°20'30" Orig	20-342 Orig
35°41'50" Orig	20-342 Orig
346°55'55" Orig	10-105 Orig
330°45'15" Orig	37-259 Orig
323°30'20" Orig	40-347 Orig
319°15'50" Orig	40-684 Orig
326°21'45" Orig	40-246 Orig
289°07'25" Orig	6-439 Orig
281°32' Orig	30-914 Orig
263°25'25" Orig	40-284 Orig
224°16'35" Orig	11-898 Orig
194°28'05" Orig	28-04 Orig
204°41'05" Orig	25-762 Orig
274°18'30" Orig	23-46 Orig
254°39'15" Orig	20-515 Orig
260°02'35" Orig	21-003 Orig
278°20'10" Orig	24-556 Orig
259°24'05" Orig	21-819 Orig
287°03'25" Orig	45-297 Orig

TABLE A (Contd)

CREEK POINTS

BEARING	DIST
288°28'30" Orig	41-472 Orig
291°12'05" Orig	41-03 Orig
313°49'15" Orig	41-03 Orig
339°23'20" Orig	36-874 Orig
309°50'40" Orig	40-62 Orig
299°55'05" Orig	40-845 Orig
305°33'20" Orig	40-347 Orig
309°50'40" Orig	160-934 Orig
319°55'45" Orig	22-977 Orig
334°52'25" Orig	43-073 Orig
331°55'20" Orig	40-347 Orig
336°12'40" Orig	40-234 Orig
347°31'15" Orig	41-03 Orig
343°05'35" Orig	33-576 Orig
32°38'15" Orig	23-773 Orig
25°32'35" Orig	21-666 Orig
41°38' Orig	20-217 Orig
47°20'40" Orig	20-117 Orig
58°39'15" Orig	20-515 Orig
64°02'35" Orig	21-003 Orig
66°13' Orig	21-767 Orig
106°03'50" Orig	33-26 Orig
161°26'45" Orig	20-515 Orig
181°06' Orig	23-46 Orig
166°50'05" Orig	21-003 Orig
158°40' Orig	20-342 Orig
127°22'20" Orig	18-197 Orig
107°21'45" Orig	36-819 Orig
106°57' Orig	40-347 Orig
98°22'20" Orig	40-347 Orig
84°54'15" Orig	9-894 Orig
86°23'10" Orig	39-702 Orig

TABLE A (Contd)

CREEK POINTS

BEARING	DIST
92°12'10" Orig	40-234 Orig
92°12'10" Orig	20-117 Orig
97°54'50" Orig	20-217 Orig
92°12'10" Orig	40-234 Orig
83°40'20" Orig	40-684 Orig
80°03'25" Orig	19-122 Orig
59°57'35" Orig	32-281 Orig
46°32' Orig	40-684 Orig
23°30'45" Orig	40-199 Orig
15°46'20" Orig	37-343 Orig
6°11'25" Orig	40-284 Orig
0°27'55" Orig	40-284 Orig
336°45'45" Orig	44-983 Orig
313°08' Orig	62-847 Orig
354°47'50" Orig	40-684 Orig
27°33'20" Orig	44-12 Orig
52°09'05" Orig	29-399 Orig
14°35'30" Orig	41-014 Orig
14°35'15" Orig	41-03 Orig
8°59'20" Orig	40-434 Orig
3°16'40" Orig	40-234 Orig
14°07'25" Orig	32-073 Orig
90°57'55" Orig	52-897 Orig
101°02'20" Orig	40-434 Orig
95°19'40" Orig	40-234 Orig
92°27'55" Orig	40-284 Orig
96°16'25" Orig	7-168 Orig



SCALE 1:1000



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Insert Plan Number **SP283584**

BRJD:4595.005-376D 459505JU

ADDITIONAL SHEET

REINSTATEMENT REPORT

Plans Used

SP261925, SP265904, SP270651, SP283458, SP283553, SP283564 & SP283514

MGA Connection

Screws from Stations 23 & 57 logged for a minimum of 4 hrs and processed through the AUSPOS service

Note

This plan follows immediately from SP283514

Reinstatement

Southern Extents

Northern boundary of Lot 913 on SP283514 fixed by original pegs at adjoining boundaries and is consistent with SP283514. All boundaries adjoining SP283458 are fixed by original pegs and reference marks

Western Boundary

Fixed at stations 49, 53, 59, 78, 79, 48, 80 & 82 by original marks and numerous original pegs in agreeance with SP283514, SP270675 & SP283475

Eastern Boundary

Fixed at stations 46, 45 & 1 by original marks & pegs in agreeance with SP283564

Definition of Non-Tidal Watercourse Boundary

Subsequent new 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

(Section A - B on SP283584)

A first new plan of survey (SP270679) was registered for the subject land (between stations A and B on SP283584), on 14/04/2015, under s.108 of the SMIA. The searchable registered and authoritative information (RP48903), obtained for this subsequent plan of survey is the same information as obtained for the purposes of the first new plan of survey.

This subsequent plan of survey does not create any new right line boundary of land that intersects with any part of the non-tidal watercourse boundary of Hotham Creek.

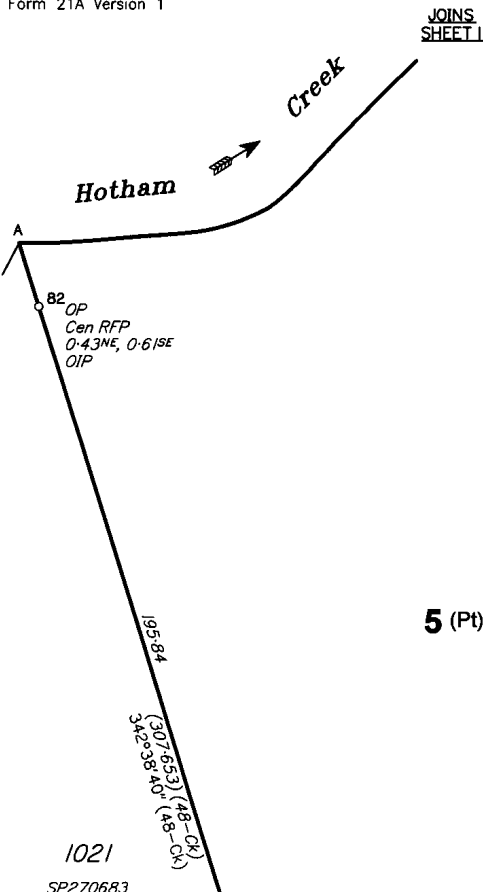
Therefore this plan complies with s.112(4)(b) and (c).

RP48903 and SP270679 identify the non tidal watercourse boundary of Hotham Creek to be the top of bank in accordance with the non-tidal boundary location criteria, s.100 of the SMIA.

Therefore this plan being a subsequent plan of survey has been compiled from RP48903 between stations A and B.

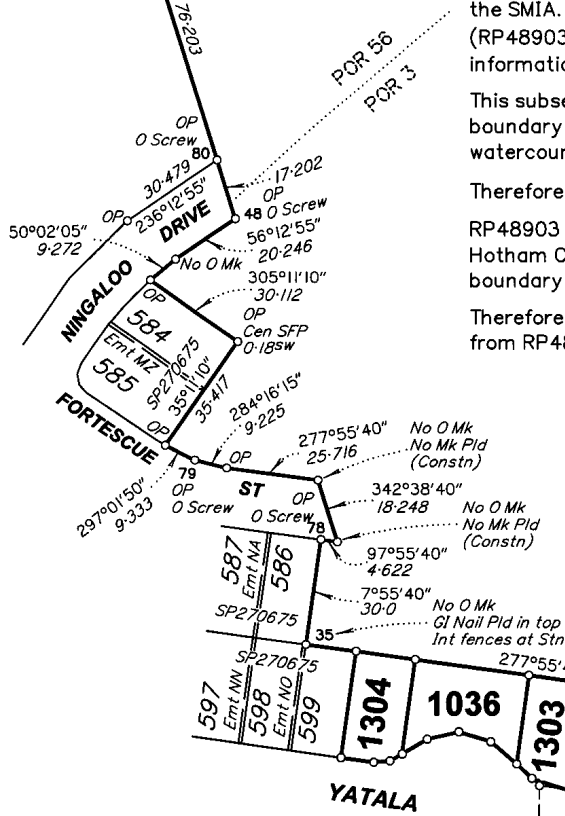
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
48	O Screw in Channel	26/SP270675	133°18'	4.862	N & C
78	O Screw in MH	28/SP270675	322°0'	2.807	
79	O Screw in Channel	29/SP270675	200°19'	4.786	
80	O Screw in Channel	1a/SP270675	195°04'	7.079	
81	I Pin		81°29'	3.198	
82	OIP	24/15194798	311°37'20"	0.953	



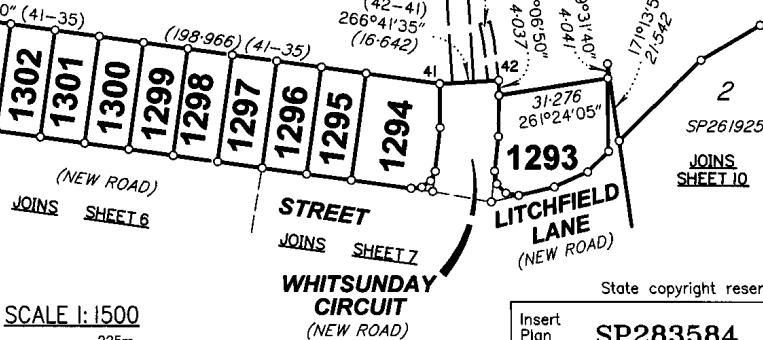
5 (Pt)

1021
SP270683



EMT J

EMT E



SCALE 1:1500

Insert Plan Number **SP283584**

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