

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

SURVEY PLAN

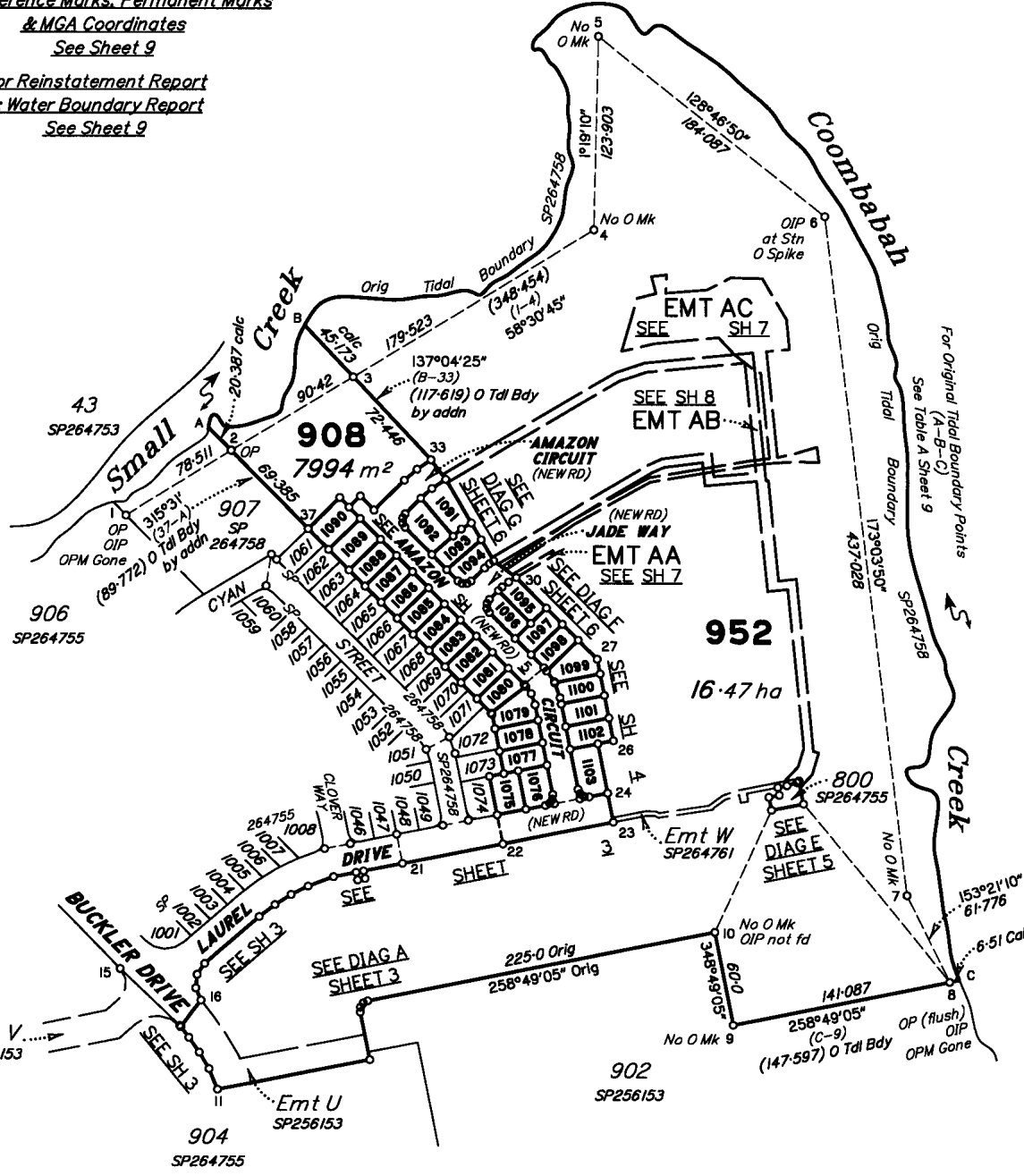
Sheet 1 of 9

Original information compiled from SP264758 in the Department of Natural Resources and Mines.

Peg placed at all subject corners unless noted otherwise.

For Reference Marks, Permanent Marks & MGA Coordinates See Sheet 9

For Reinstatement Report & Water Boundary Report See Sheet 9

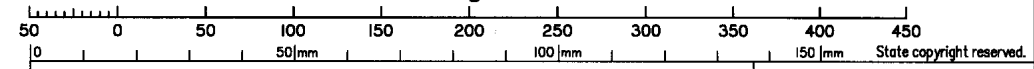


Area of New Road
6407 m²

MERIDIAN TABLE

LINE	PLAN BEARING	M.G.A. ZONE 56 BEARING
PM203017 - O Spike (Stn 6)	33°40'12"	33°40" by GNSS

Subsequent New Plan of Survey under section 86 of the Survey and Mapping Infrastructure Act 2003.
Scale 1:3000 - Lengths are in Metres.



GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd. (ACN 010 752 388) hereby certify that the land comprised in this plan was surveyed by the corporation, by James Colman DUCKETT, Surveying Associate, for whose work the corporation accepts responsibility under the supervision of Anthony William GERAGHTY, 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 09/03/2017

[Signature]
Director

Date 16.3.17

PLAN OF

Lots 908, 952 and 1075 - 1103 and Easements AA - AC in Lot 952

Cancelling Lot 951 on SP264758

LOCAL GOVERNMENT: GOLD COAST C.C. LOCALITY: HELENSVALE

Meridian: MGA Zone 56 vide SP264758 Survey Records: NO

Scale: 1:3000

Format: STANDARD

SP264763

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

718001629

BE 400 NT

\$3280.00
05/05/2017 09:36

5. Lodged by

HWL EBSWORTH LAWYERS
GPO BOX 2033
BRISBANE QLD 4001
PH: 07 3169 4700 **88A**

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

1. Certificate of Registered Owners or Lessees.

±/We **HELENSVALE NOMINEE PTY LTD**
A.C.N. 609 079 852

(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~~

Rory John Costelloe **Anthony Ronald Johnson**
Director/Secretary **Director**

6. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
51084515	Lot 951 on SP264758	908, 952 and 1075 to 1103	New Rd	Emts AA to AC

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
717427708	908, 952 and 1075 - 1103	-

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
717175604	908, 952 and 1075 - 1103	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
717175602 (Emt U on SP256153)	952
717175608 (Emt U on SP256153)	952
717175626 (Emt U on SP256153)	952
717514584 (Emt W on SP264761)	952

Emt W on SP264761 partially absorbed by new road.

* 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 2000**

Dated this 3rd day of May 2017

Andrew Young
Authorising Officer

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

3. Plans with Community Management Statement :

CMS Number :
Name :

4. References :

Dept File :
Local Govt : **5400**
Surveyor : **5408-14**

908, 952 and 1075 to 1103 **Por 41**

Lots Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

Gossman Development Perspectives Pty Ltd
By : **ACN 010 752 388**
Date : 11/07/2017
Signed :
Designation :

Date of Development Approval:

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

Coastal Surveyor/Director * Date
*delete words not required

10. Lodgement Fees :

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

11. Insert Plan Number **SP264763**

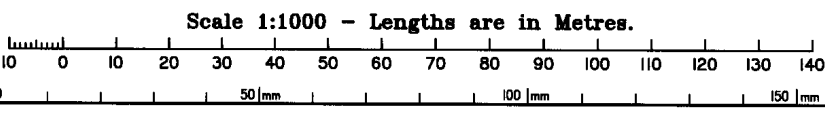
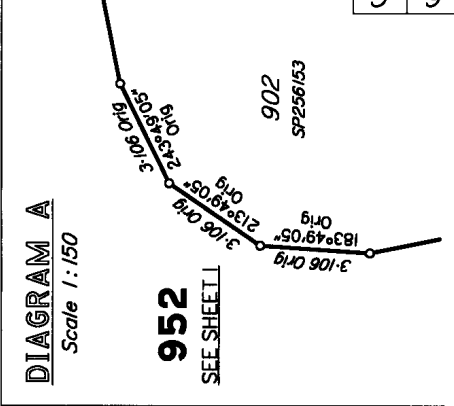
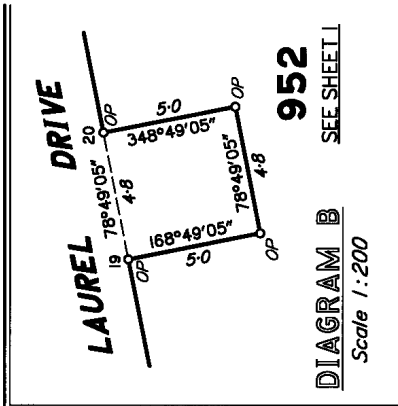
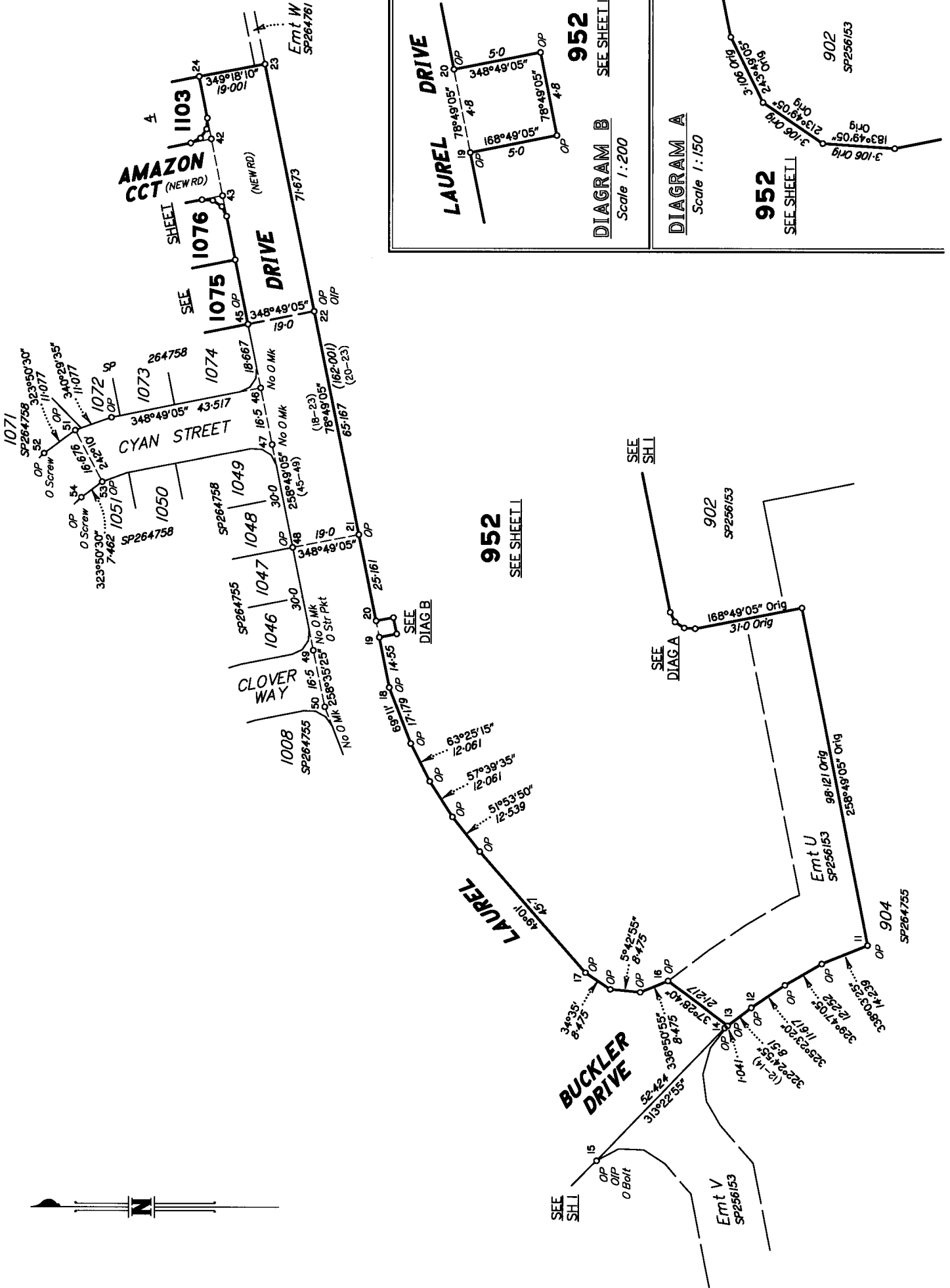


DIAGRAM D
Scale 1:150

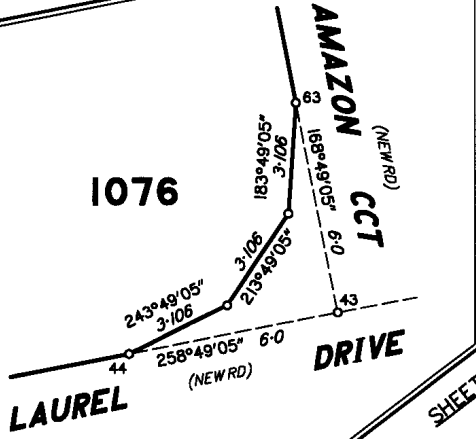
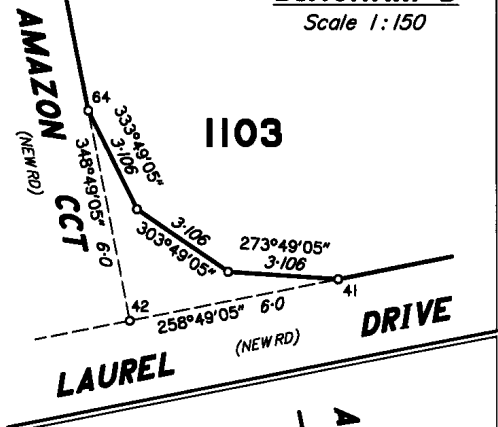
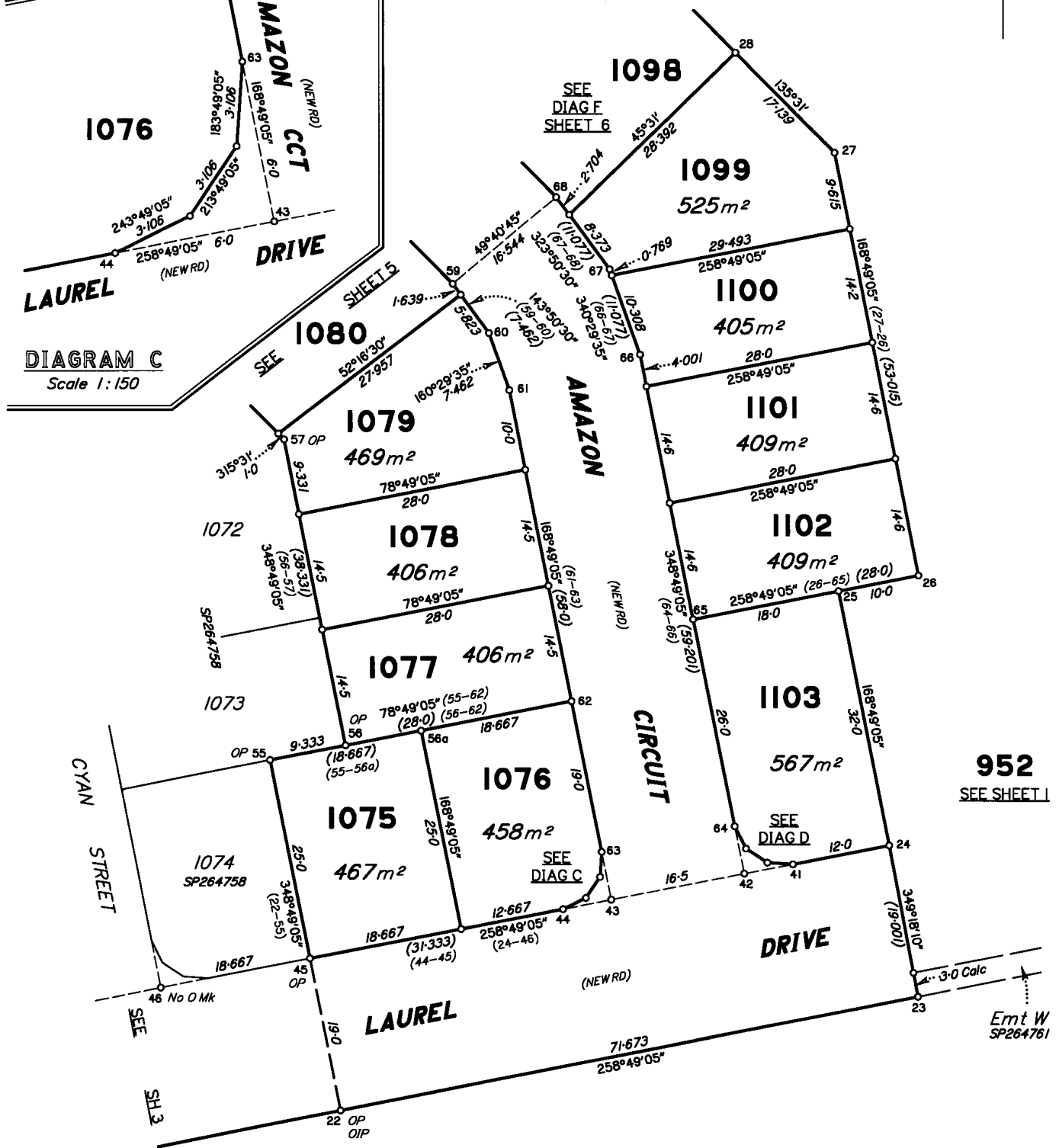
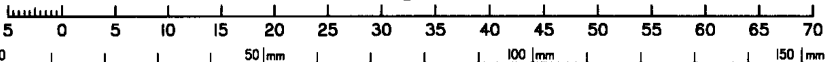


DIAGRAM C
Scale 1:150



Scale 1:500 - Lengths are in Metres.



952
SEE SHEET I

Emt W
SP264761

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Insert Plan Number SP264763

5408-14

DIAGRAM G
Scale 1:400

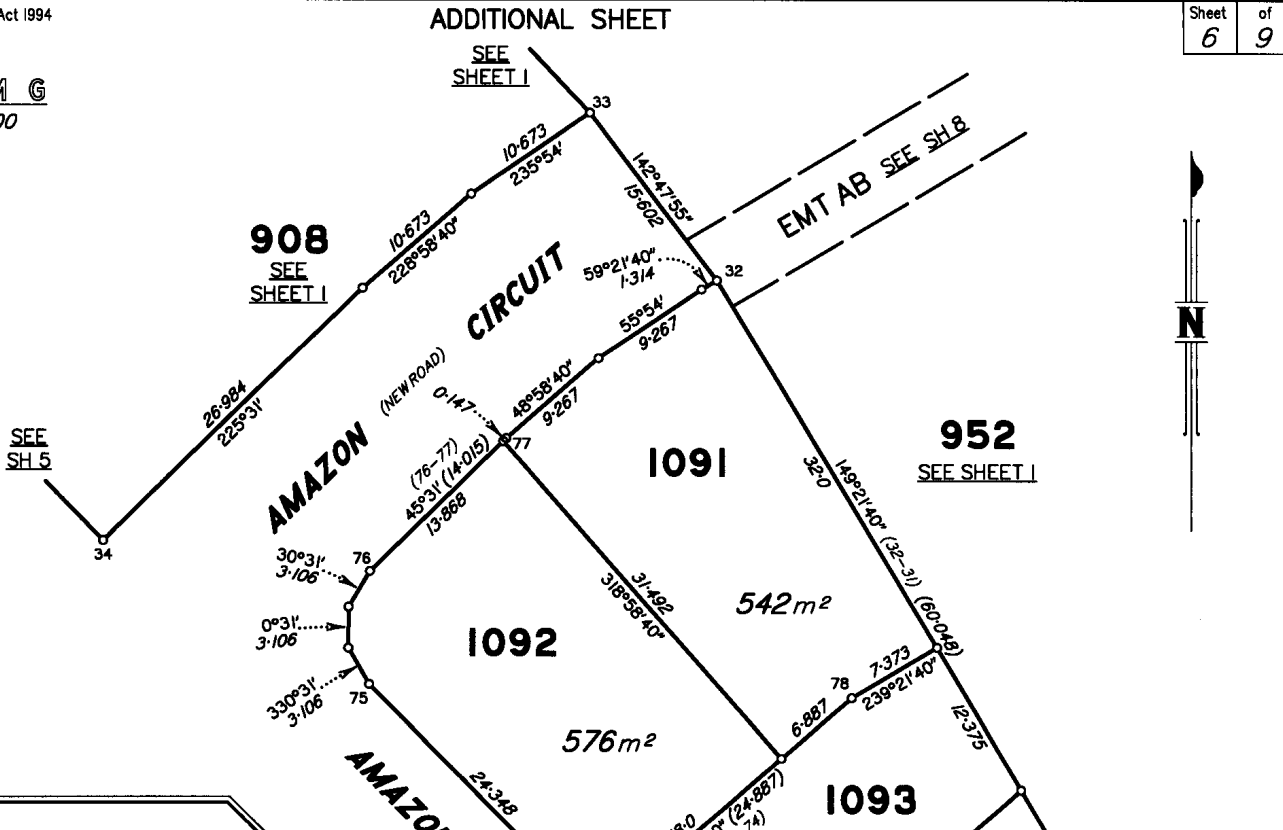
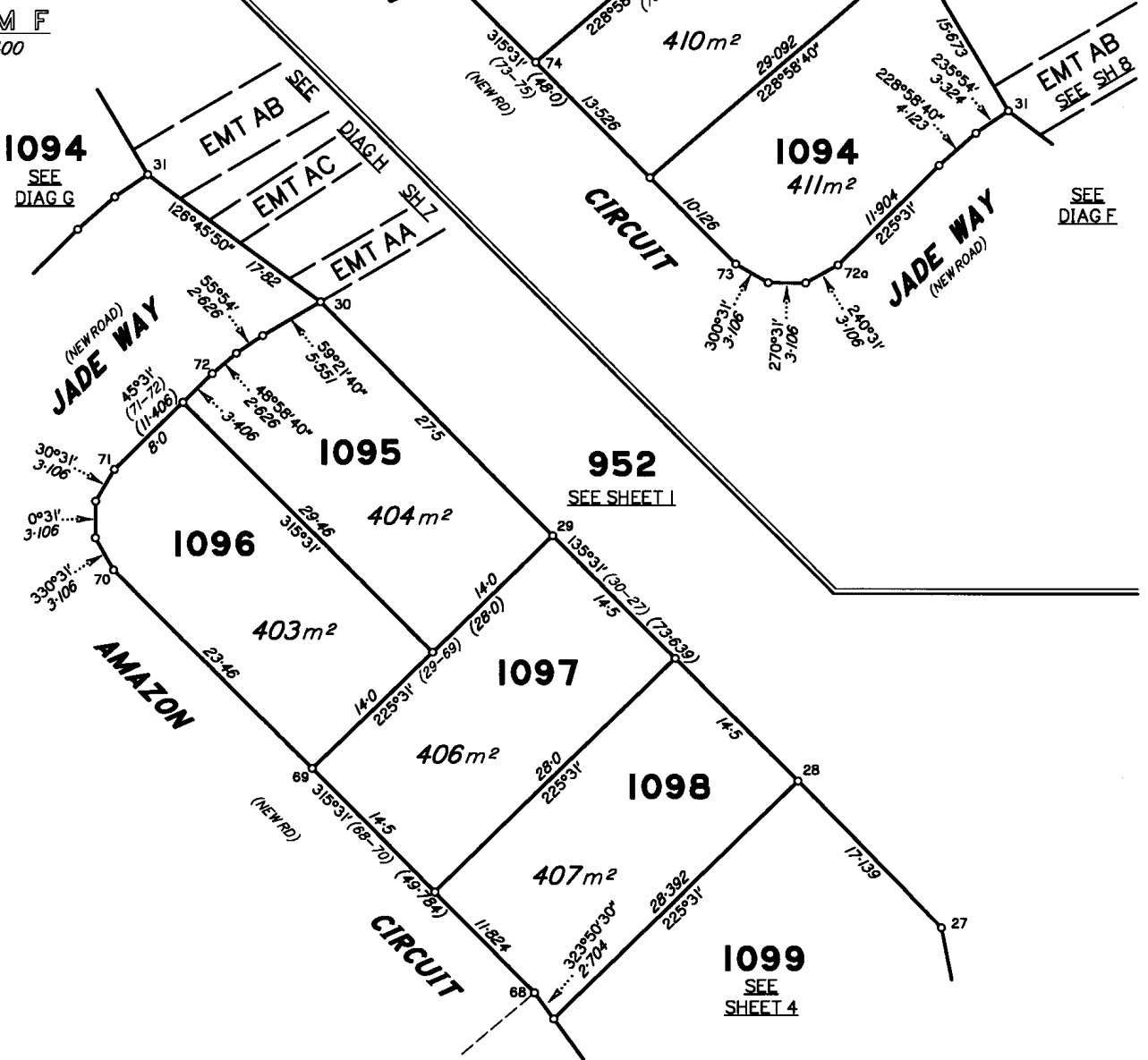
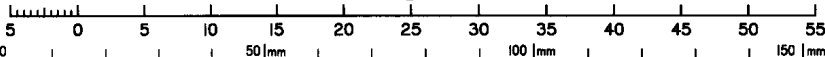


DIAGRAM F
Scale 1:400



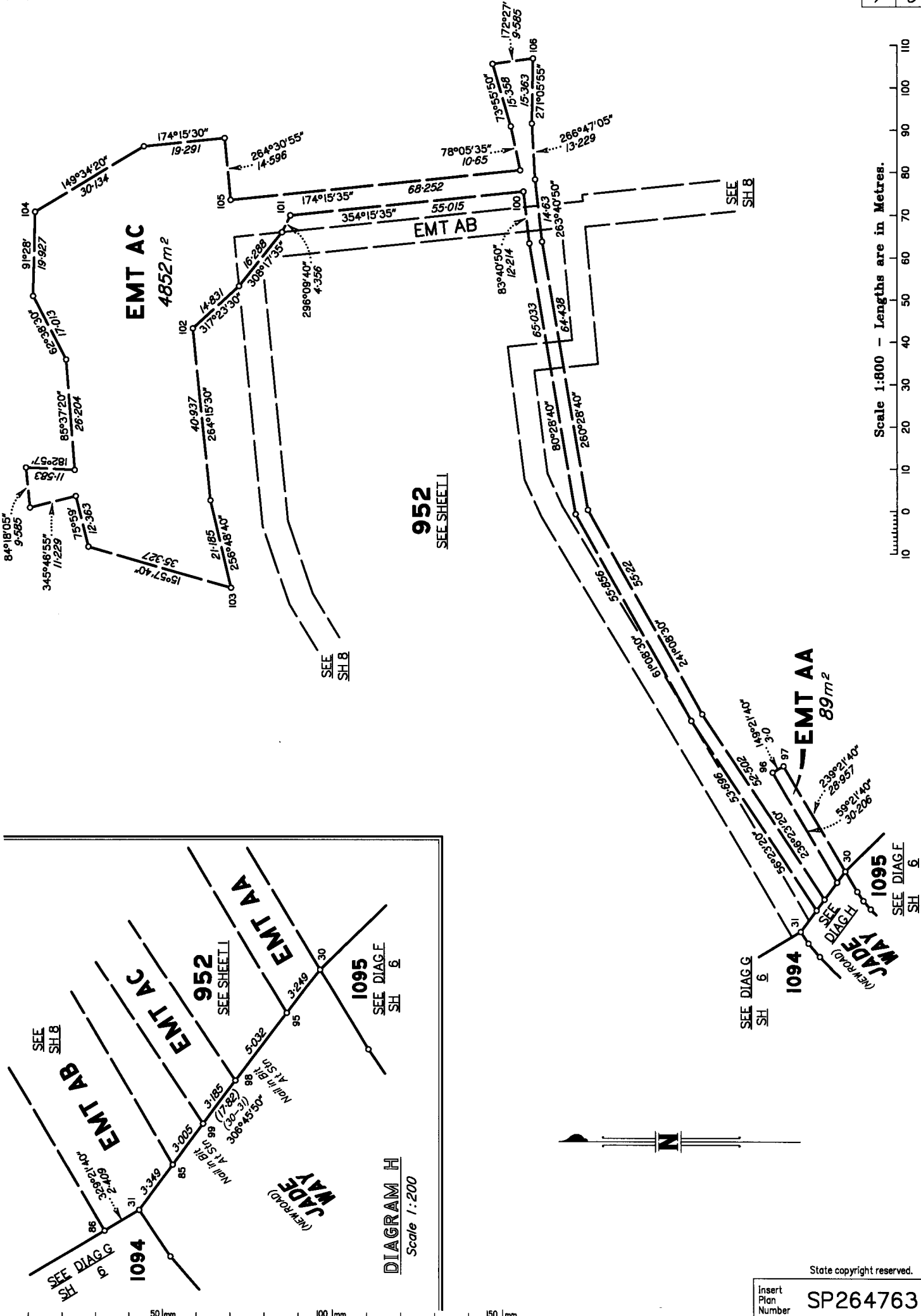
Scale 1:400 - Lengths are in Metres.



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Insert Plan Number **SP264763**

5408-14



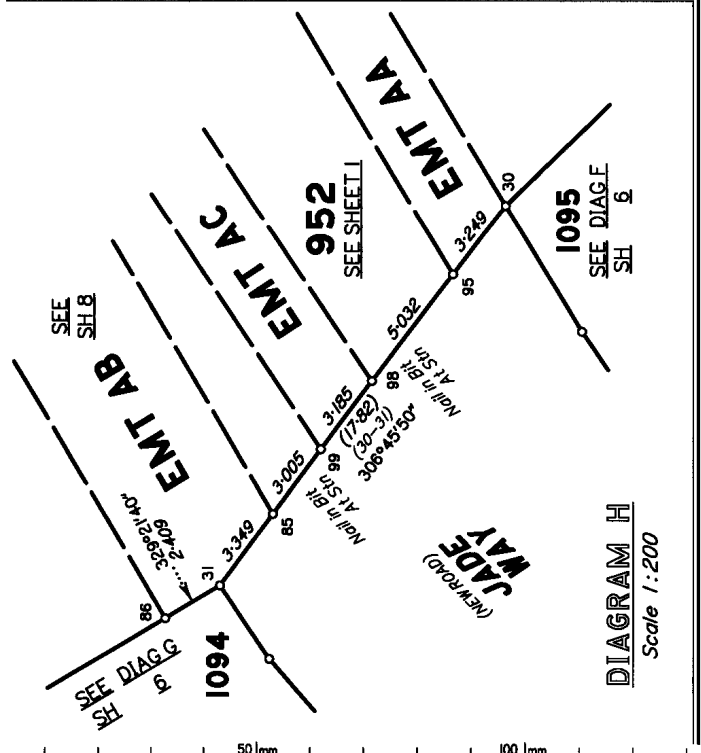
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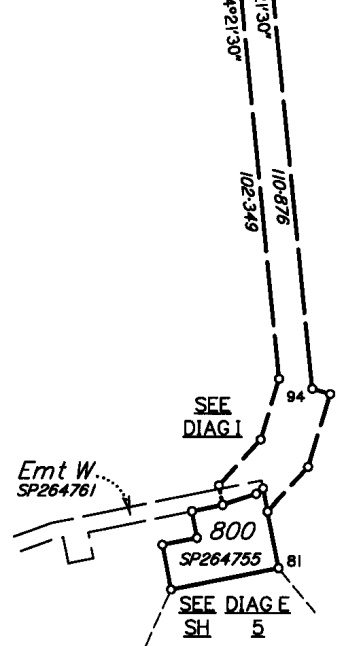
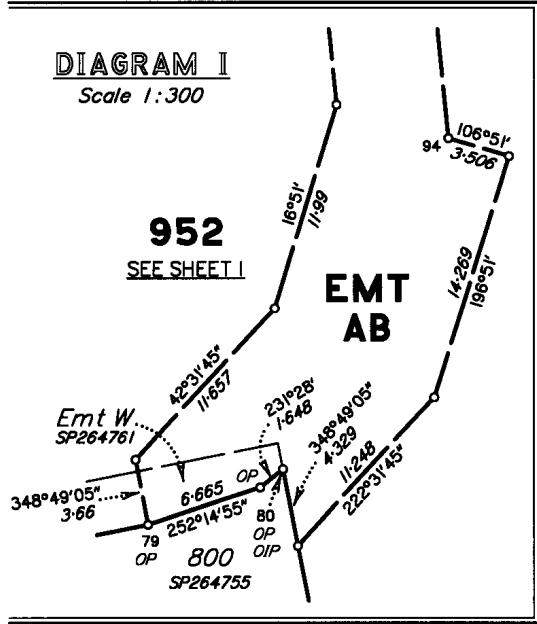
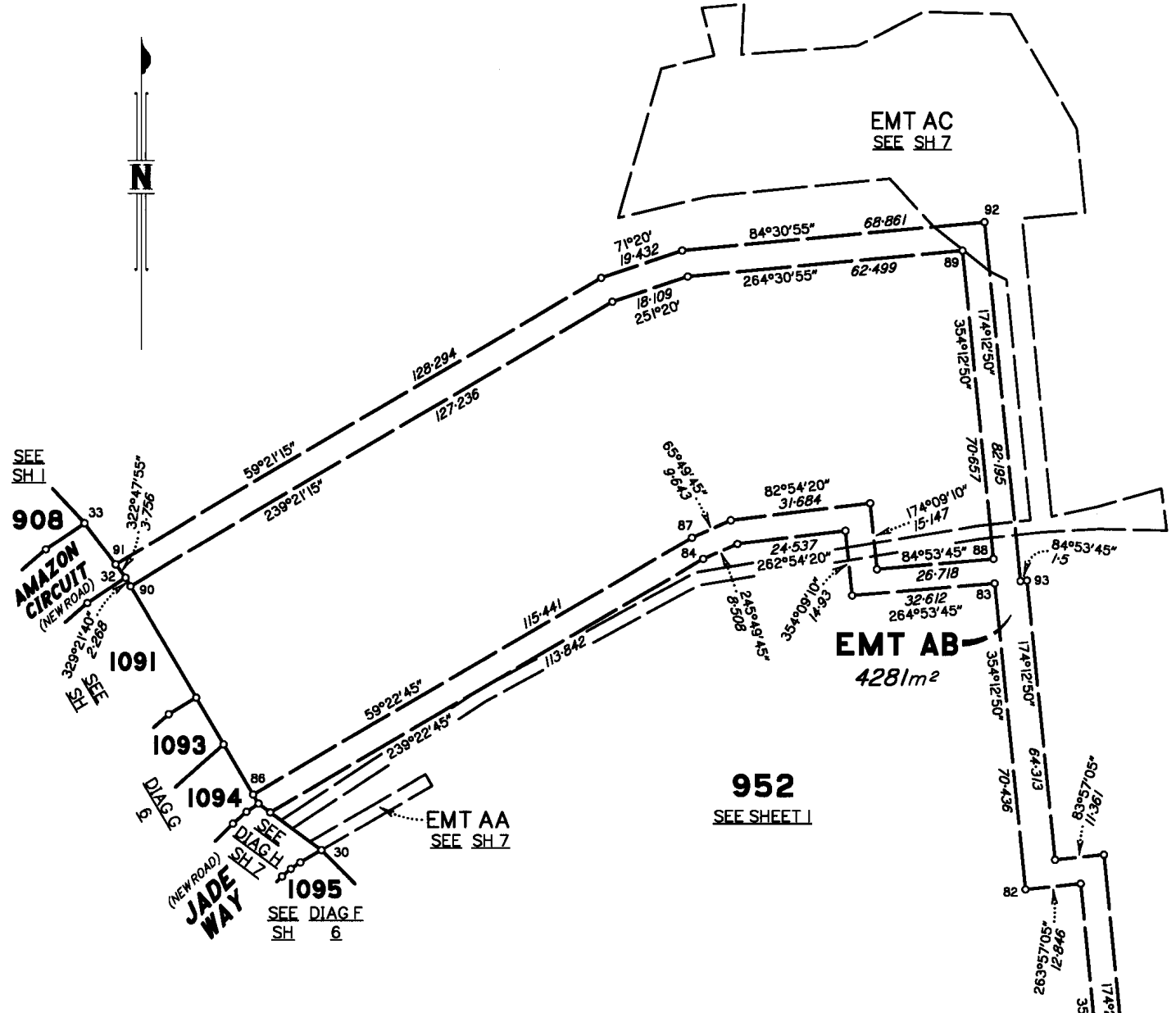
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SEE SH 8

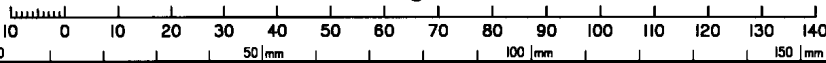
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Scale 1:800 - Lengths are in Metres.





Scale 1:1000 - Lengths are in Metres.



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Insert Plan Number **SP264763**

5408-14

TABLE A

ORIGINAL TIDAL BOUNDARY POINTS	
BEARING	DISTANCE
21°39'45" Orig	8-86 Orig
112°14' Orig	2-519 Orig
144°41'30" Orig	7-67 Orig
97°51'25" Orig	4-428 Orig
81°10'15" Orig	10-638 Orig
70°37'35" Orig	11-177 Orig
60°07'50" Orig	11-953 Orig
10°20'10" Orig	5-597 Orig
26°08' Orig	11-496 Orig
8°08'45" Orig	27-933 Orig
24°13'50" Orig	11-592 Orig
24°13'50" Orig	1-197 calc
37°39'45" Orig	16-91 Orig
66°53'15" Orig	7-622 Orig
89°11'20" Orig	17-678 Orig
94°13'45" Orig	11-72 Orig
90°46'20" Orig	15-97 Orig
80°50'40" Orig	12-249 Orig
87°24'10" Orig	10-739 Orig
84°29'50" Orig	21-005 Orig
108°46'05" Orig	4-733 Orig
59°21'40" Orig	2-368 Orig
42°43'45" Orig	8-049 Orig
61°50'15" Orig	8-229 Orig
54°29'10" Orig	15-087 Orig
53°57'25" Orig	15-694 Orig
36°12'10" Orig	13-408 Orig
23°57'40" Orig	11-864 Orig
8°50'30" Orig	7-242 Orig
9°19'25" Orig	12-956 Orig
15°39'05" Orig	12-948 Orig
342°49'50" Orig	8-485 Orig

TABLE A CONTINUED

ORIGINAL TIDAL BOUNDARY POINTS	
BEARING	DISTANCE
1°34'25" Orig	16-041 Orig
353°15'20" Orig	10-547 Orig
2°47'40" Orig	7-678 Orig
339°23'50" Orig	18-421 Orig
323°52'45" Orig	4-182 Orig
310°36'40" Orig	3-546 Orig
316°36'10" Orig	11-706 Orig
266°12'35" Orig	2-569 Orig
344°23'30" Orig	2-024 Orig
37°20'30" Orig	13-046 Orig
42°04'25" Orig	10-356 Orig
57°32'50" Orig	9-201 Orig
73°05'25" Orig	11-112 Orig
90°34'50" Orig	18-203 Orig
115°01'15" Orig	8-386 Orig
136°51'50" Orig	19-456 Orig
48°22'35" Orig	5-995 Orig
74°42'15" Orig	3-82 Orig
118°29'10" Orig	11-678 Orig
125°18'20" Orig	15-557 Orig
124°59'15" Orig	21-326 Orig
133°15'25" Orig	19-422 Orig
132°51'35" Orig	24-19 Orig
147°03'05" Orig	12-846 Orig
134°32'30" Orig	18-717 Orig
149°28' Orig	17-213 Orig
146°45'05" Orig	10-56 Orig
144°54'50" Orig	13-785 Orig
151°28'20" Orig	16-879 Orig
150°49'40" Orig	14-572 Orig
153°29'25" Orig	16-907 Orig
165°54' Orig	13-852 Orig

TABLE A CONTINUED

ORIGINAL TIDAL BOUNDARY POINTS	
BEARING	DISTANCE
168°42'20" Orig	20-637 Orig
175°46'35" Orig	9-23 Orig
158°39'50" Orig	9-724 Orig
171°16'55" Orig	8-647 Orig
190°54'45" Orig	5-204 Orig
156°18'05" Orig	6-705 Orig
168°29'45" Orig	13-839 Orig
176°48'20" Orig	15-425 Orig
173°27'25" Orig	15-388 Orig
178°52'45" Orig	13-388 Orig
180°50'50" Orig	18-834 Orig
178°29'50" Orig	17-789 Orig
168°33'05" Orig	27-801 Orig
163°20'55" Orig	24-9 Orig
162°57' Orig	21-888 Orig
154°37'15" Orig	11-003 Orig
172°24'35" Orig	7-089 Orig
161°33' Orig	15-871 Orig
206°15'15" Orig	13-762 Orig
209°24'40" Orig	17-879 Orig
198°39'30" Orig	10-78 Orig
200°19'15" Orig	6-849 Orig
255°49'30" Orig	10-013 Orig
162°03'15" Orig	7-752 Orig
114°37'10" Orig	15-781 Orig
178°39'15" Orig	32-733 Orig
171°32'45" Orig	17-781 Orig
172°05'25" Orig	14-854 Orig
172°12'25" Orig	14-043 Orig
167°03'30" Orig	9-794 Orig
172°30'10" Orig	13-415 Orig
162°14'05" Orig	20-076 Orig

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	19/SP264755	347°20'	2-172 stn
6	OIP	15/SP256153	At	86-215
6	O Spike in bit	22/SP264755	302°50'	9-008
8	OIP	17/SP256153	238°08'	24-675
9	S Pkt		268°45'30"	1-334
10	Pin		87°39'	4-47
10	OIP not fd (under fill)	19/SP256153	211°34'	7-343
13	Screw in kerb		359°04'	25-835
13	Screw in kerb		293°37'30"	4-452
15	Screw in kerb		360°1'	19-455
15	Screw in kerb		159°43'	37-168
15	OIP	11/SP264755	284°33'10"	132-151
15	O Bolt in bit	11/SP264755	244°29'40"	7-726
16	Screw in kerb		277°50'	27-244
16	GI Nail in bit		310°28'30"	4-449
17	Screw in kerb		325°0'	14-606
17	Nail in kerb fd		319°18'	37-071
17	Screw in kerb		280°46'50"	4-42
19	Screw in kerb		349°39'	4-412
22	Screw in kerb		342°02'	46-068
22	OIP	47/SP264758	86°22'15"	4-837
30	Screw in kerb		304°53'	5-087
31	Screw in kerb		118°28'	5-362
32	Screw in kerb		294°29'	3-417
33	Screw in kerb		146°47'	1-465
36	OIP (New Conn)	9/SP264758	262°16'30"	8-839
39	O Screw in kerb	11/SP264758	192°19'30"	7-012
40	O Screw in kerb	33/SP264758	97°17'	4-99
41	Screw in kerb		195°56'	4-192
44	Screw in kerb		174°51'	6-698
46	Screw in kerb		120°10'30"	5-271
47	Screw in kerb		202°57'	4-541
49	Screw in kerb		145°12'	11-318
49	O S Pkt (New Conn)	66/SP264755	51°30'	5-485
50	Screw in kerb		193°53'	4-44
52	O Screw in kerb	41/SP264758	225°16'	4-392
54	O Screw in kerb	36/SP264758	42°24'	13-671
58	Screw in kerb		105°33'	6-561
58a	Screw in kerb		94°53'30"	4-722
60	Screw in kerb		77°58'	4-452
63	Screw in kerb		73°31'	4-4
64	Screw in kerb		258°36'	4-803
67	Screw in kerb		220°52'30"	9-308
68	S Pkt		359°06'	9-061
70	Screw in kerb		297°51'30"	8-769
73	Screw in kerb		155°49'	4-195
75	S Pkt		11°10'	4-469
75	Screw in kerb		234°37'	5-086
76	Screw in kerb		345°35'	10-322
80	OIP	23/SP264761	175°50'	5-837
89	Pin		217°14'	16-519
104	Pin		192°23'30"	

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
Stn 6	533 918-202	6 910 688-827	56	0-011	DERIVED	AUSPOS	O Spike in bit
PM 165491	533 634-855	6 910 418-417	56	0-011	DERIVED	AUSPOS	New PM
PM 203017	533 565-593	6 910 159-445	56	0-011	DERIVED	AUSPOS	New PM

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE	
1-OPM gone	31/IS229243	288°30'30"	148-282	178583	Mini Mark	New Conn
8-OPM gone	24/SP264755	156°38'30"	289-676	200713	S Pkt	
16-PM		301°08'30"	34-59	203017	Standard	
39-PM		209°16'	9-668	165491	Standard	

SURVEY REPORT

Reinstatement Report

Survey Plans searched : IS229243, SP256153, SP264761, SP264753, IS260953, SP264755 and SP264758.

This survey has followed on from that used for SP264755 and SP264758. All surveyed dimensions are deed as per SP264758. Subject Lot is fixed by good agreement with original reference marks shown on recent surveys listed above, using O Mks at stns 1, 6, 8, 15, 22, 36, 39, 40, 49, 52, 54 & 80. OPM178583 and OPM200713 have both been destroyed by construction works.

Additional reference marks have been placed where there was no kerb at the time of survey for SP264755 & SP264758.

Water Boundary Report

A First New Plan of Survey SP256153 was registered for the subject land on Dec 2015 pursuant to sec. 82 of the SMI Act 2003. Since that time there have been 2 Subsequent New Plans of Survey SP264755 and SP264758 over part of that survey.

On the FNPOS, the boundary was adopted as the top of bank, and where no clear bank existed, the alternative natural feature, being the change in vegetation was used. (See field notes SP256153). Site inspection and check survey measurements have confirmed that the feature adopted on SP256153 is to the greatest practicable extent in the same location. This was also the situation with SP264755 and the latest SNPOS SP264758. Therefore the boundary shown on this plan has been compiled from SP264758.