

Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 7

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
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SEE SHEET 3 FOR M.G.A. COORDINATES GDA-94

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST

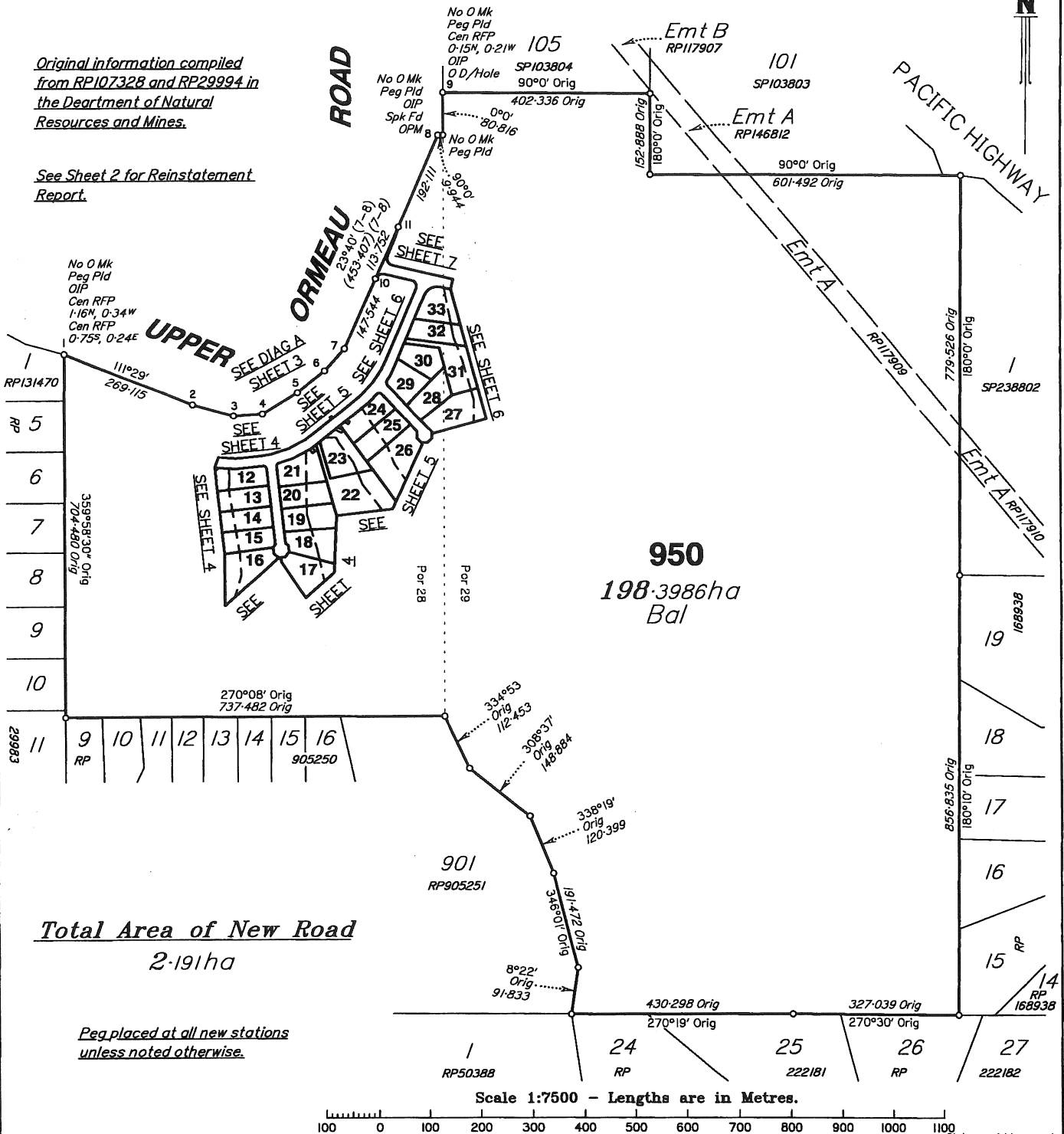
SEE SHEET 3 FOR REFERENCE MARKS

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE

SEE SHEET 3 FOR PERMANENT MARKS

Original information compiled from RP107328 and RP29994 in the Department of Natural Resources and Mines.

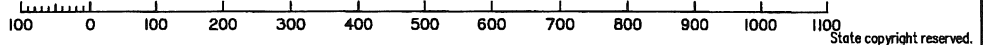
See Sheet 2 for Reinstatement Report.



Total Area of New Road
2.191 ha

Peg placed at all new stations unless noted otherwise.

Scale 1:7500 - 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 Philippe Louis Paul CHRISTIAN, Surveying Associate, for whose work the corporation accepts responsibility under the supervision of Anthony William CERAUGHTY, 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 26-04-2016.

[Signature]
Director

Date 6.5.16.

Plan of Lots 12 to 33, 950, Covenants H to W in Lots 12-27 respectively and Covenants X to Z in Lots 31 to 33 respectively, Easement A in Lot 12, Easement B in Lot 21, Easement C in Lot 23 and Easement D in Lot 24

Cancelling Lot 2 on RP107328 and Lot 2 on RP29994

LOCAL GOVERNMENT: GOLD COAST CITY COUNCIL LOCALITY: KINGSHOLME

Meridian: RP107328 Add 10°03'50" for MGA Zone 56 vide Meridian Table

Survey Records: No

Scale: 1:7500

Format: STANDARD



SP264735

5543-14

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

Sheet **2** of **7**

717371884

BE 400 NT

\$3064.00
 07/07/2016 11:44

5. Lodged by

HWL EBSWORTH LAWYERS
GPO Box 2033, BRISBANE QLD 4001
REF : JJE : MLT : 552212

88A

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

1. Certificate of Registered Owners or Lessees.

+/We **KINGSHOLME DEVELOPMENTS PTY LTD**
A.C.N. 169 797 531

(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

KINGSHOLME DEVELOPMENTS PTY LTD
ACN 169 797 531 BY ITS DULY CONSTITUTED
ATTORNEY JASON DAMIEN HARAT
UNDER POWER OF ATTORNEY DEALING NUMBER
716571814.



* 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**

Dated this 1st day of July, 2016

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 : **PN118080/12/091**

Local Govt : **CCC**

Surveyor : **5543-14**

6.

Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
14429052	Lot 2 on RP107328	12-33, 950	New Road	Emt A - D Covs H - V
12639100	Lot 2 on RP29994	27, 28, 30-33, 950	New Road	Covs W - Z

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716341493	12-33, 950	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601346322 (Emt A on RP117909)	950
712038845 (Emt A on RP117909)	950

ADMINISTRATIVE ADVICE

LOTS TO BE ENCUMBERED

714265675

12 - 33 & 950

Reinstatement Report

Original reference marks connected to, off Stations 1, 3-5 and 7 - 9 agreed well with RP107328. The OIP's of stations 2 and 6 were re-referenced.

The connections to these marks enabled the Upper Ormeau Road alignment to be reinstated and marked.

The balance of the boundary lines making up the perimeter of the site were compiled from RP107328 and RP29994, with a balance area being calculated and shown accordingly.

12. 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~~

13. Lodgement Fees :

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

12-26, 29
27, 28, 30-33, 950

Por 28
Por 28, 29

Lots Orig

7. Orig Grant Allocation :

11. Passed & Endorsed :

By: **Gassman Development Perspectives Pty Ltd**

ACN 010 752 388

Date: **24.6.16**

Signed: 

Designation : **Liaison Officer**

14. Insert Plan Number

SP264735

DIAGRAM A
Not to Scale

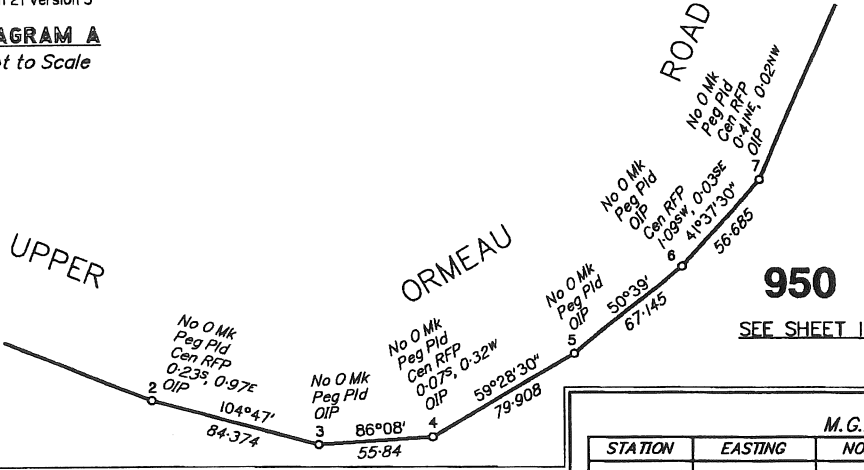


DIAGRAM B
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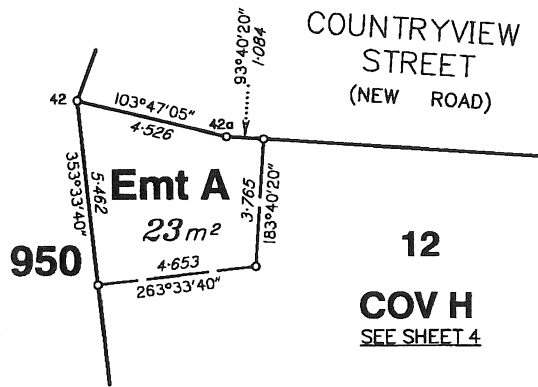


DIAGRAM C
Not to Scale

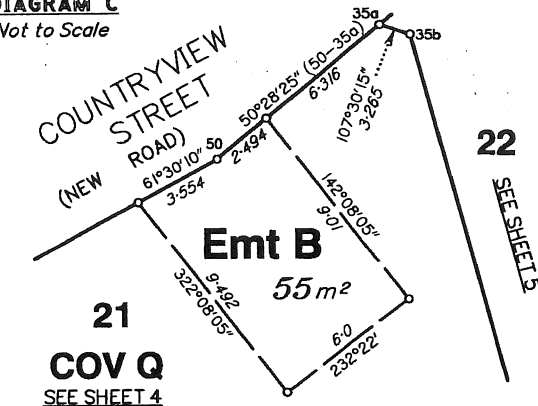
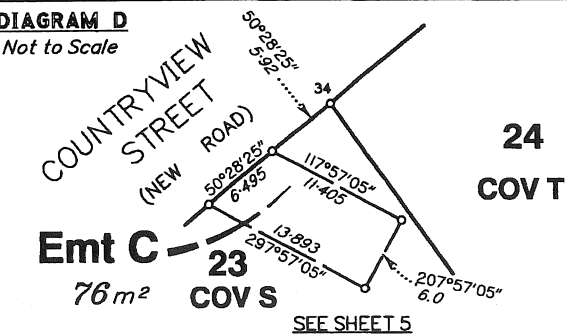


DIAGRAM D
Not to Scale



0 50mm 100mm 150mm

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM110524	525 207.096	6 924 147.176	56	0-01	DATUM		
PM200705	524 752.348	6 923 710.998	56	0-01	DERIVED	AUSPOS	New PM
PM200706	524 815.064	6 923 436.244	56	0-012	DERIVED	AUSPOS	New PM
PM200707	525 108.254	6 923 609.093	56	0-012	DERIVED	AUSPOS	New PM

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	16/RP107328	111°29'	0.463
1	Pin		28°18'	17.485
2	OIP	15/RP107328	19°35'	1.027
3	OIP	14/RP107328	5°27'	1.018
4	OIP	13/RP107328	342°48'	1.034
5	OIP	12/RP107328	325°03'	1.008
6	OIP	10/RP107328	315°13'	0.98
7	OIP	9/RP107328	302°38'	1.018
8	OIP	8/RP107328	285°20'30"	1.016
8	Spk in Bit Fd		314°56'	9.344
9	OIP	4/RP107328	273°30'30"	1.006
9	O DH&W in Telstra M/H	7/1S224812	283°30'40"	3.052
10	Screw in Kerb		22°43'30"	15.772
11	Pin		293°47'	0.740
12	Pin		255°28'	0.863
13	Screw in Kerb		221°36'	7.00
16a	Pin		348°32'	0.730
17	Screw in Kerb		6°54'50"	15.334
17a	Screw in Kerb		321°26'	7.825
18	Screw in Kerb		309°13'30"	13.605
19	Screw in Kerb		71°43'	8.810
20	Screw in Kerb		19°17'	6.126
21	Screw in Kerb		66°57'	10.542
21	Screw in Kerb		230°14'	15.49
21	Screw in Kerb		246°51'	19.12
23	Screw in Kerb		321°15'	7.275
23	Screw in Kerb		191°25'30"	8.325
23c	Screw in Kerb		282°13'	12.345
25	Screw in Kerb		297°51'	7.19
25	Screw in Kerb		56°50'	7.01
25c	Screw in Kerb		61°35'	7.155
26	Screw in Kerb		164°31'30"	14.51
29	Screw in Kerb		5°59'	7.68
32	Screw in Kerb		58°52'	5.007
34	Screw in Kerb		356°38''	8.574
34b	Pin		209°00'50"	84.676
38	Pin		305°53''	40.013
39	Screw in Kerb		48°35'	8.61
44	Screw in Kerb		249°35'30"	7.08
44	Screw in Kerb		355°47'	7.374
45a	Screw in Kerb		181°47'	7.06
46	Screw in Kerb		87°26'	6.671
46	Screw in Kerb		336°25'30"	7.334
47	Screw in Kerb		103°40'	4.622
50	Screw in Kerb		321°53'30"	7.85
53	Screw in Kerb		88°30'	8.745

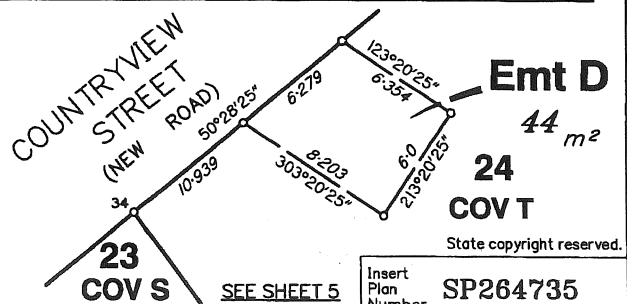
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
3-PM		290°40'20"	10.505	200705	Star Pkt in Conc
8-OPM	2/SP217526	227°12'20"	46.727	110524	
32-PM		124°07'30"	6.106	200707	Star Pkt in Conc
48-PM		180°22'50"	6.719	200706	Star Pkt in Conc

MERIDIAN TABLE

LINE	PLAN BEARING	M.G.A. ZONE 56 BEARING
PM110524-PM200705	216°07'49"	226°11'39" vide GNSS

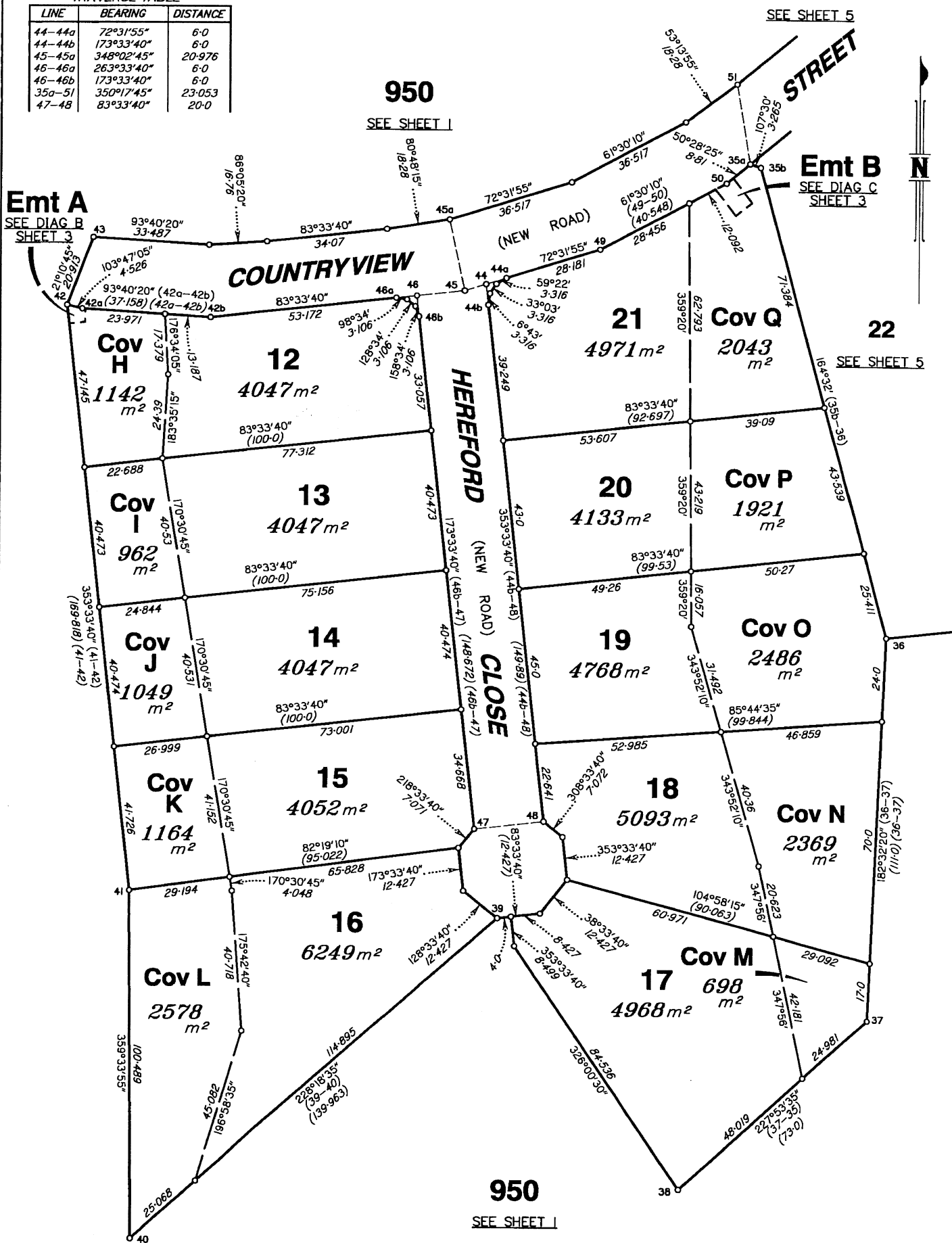
DIAGRAM E
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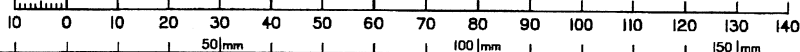
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Insert Plan Number **SP264735**

TRAVERSE TABLE

LINE	BEARING	DISTANCE
44-44a	72°31'55"	6.0
44-44b	173°33'40"	6.0
45-45a	348°02'45"	20.976
46-46a	263°33'40"	6.0
46-46b	173°33'40"	6.0
35a-51	350°17'45"	23.053
47-48	83°33'40"	20.0



Scale 1:1000 - Lengths are in Metres.



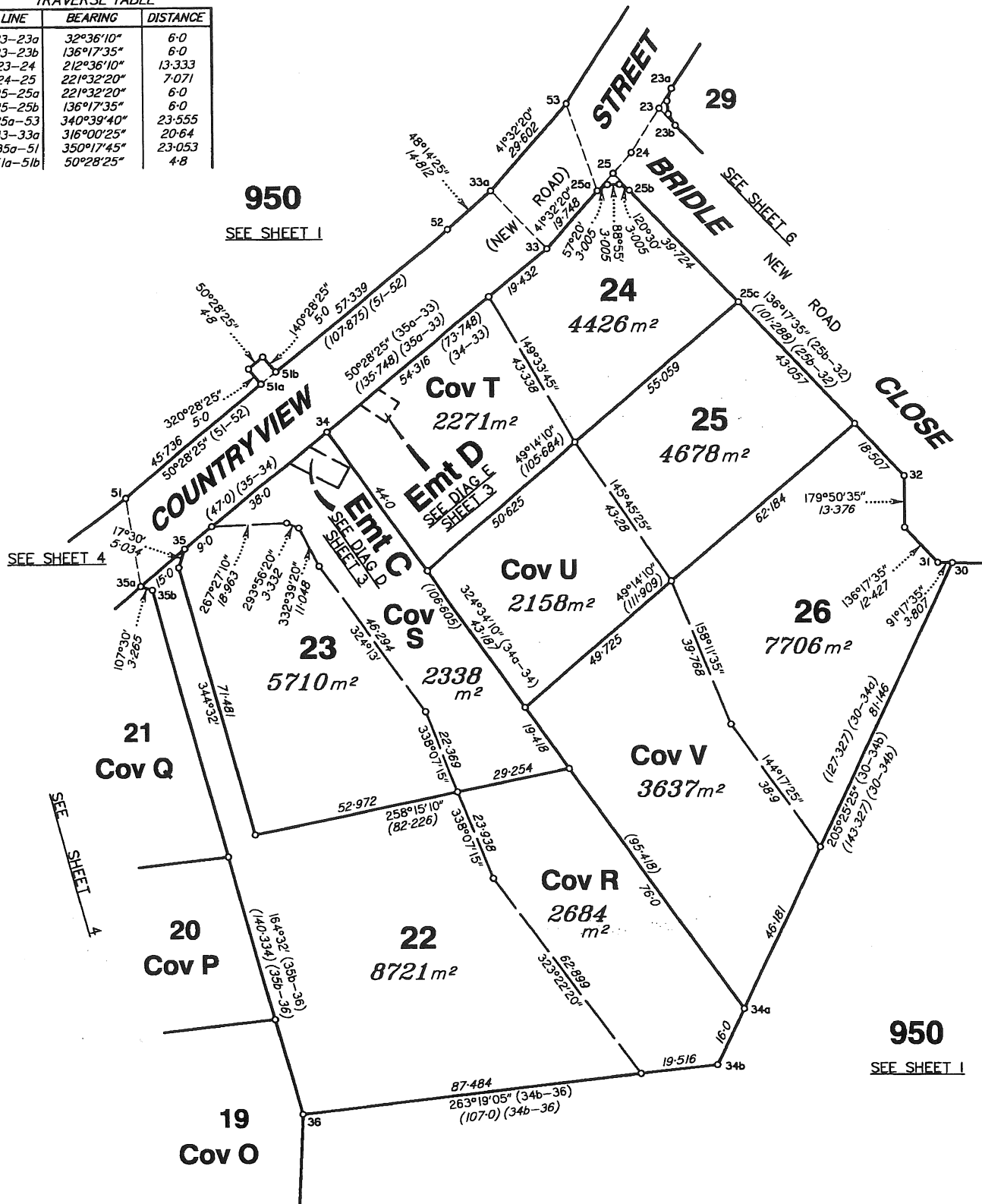
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Insert Plan Number **SP264735**

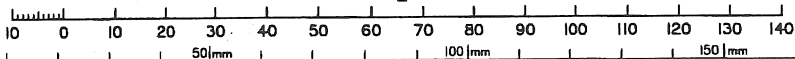
TRAVERSE TABLE

LINE	BEARING	DISTANCE
23-23a	32°36'10"	6.0
23-23b	136°17'35"	6.0
23-24	212°36'10"	13.333
24-25	221°32'20"	7.071
25-25a	221°32'20"	6.0
25-25b	136°17'35"	6.0
25a-53	340°39'40"	23.555
33-33a	316°00'25"	20.64
35a-51	350°17'45"	23.053
51a-51b	50°28'25"	4.8

SEE SHEET 6



Scale 1:1000 - Lengths are in Metres.



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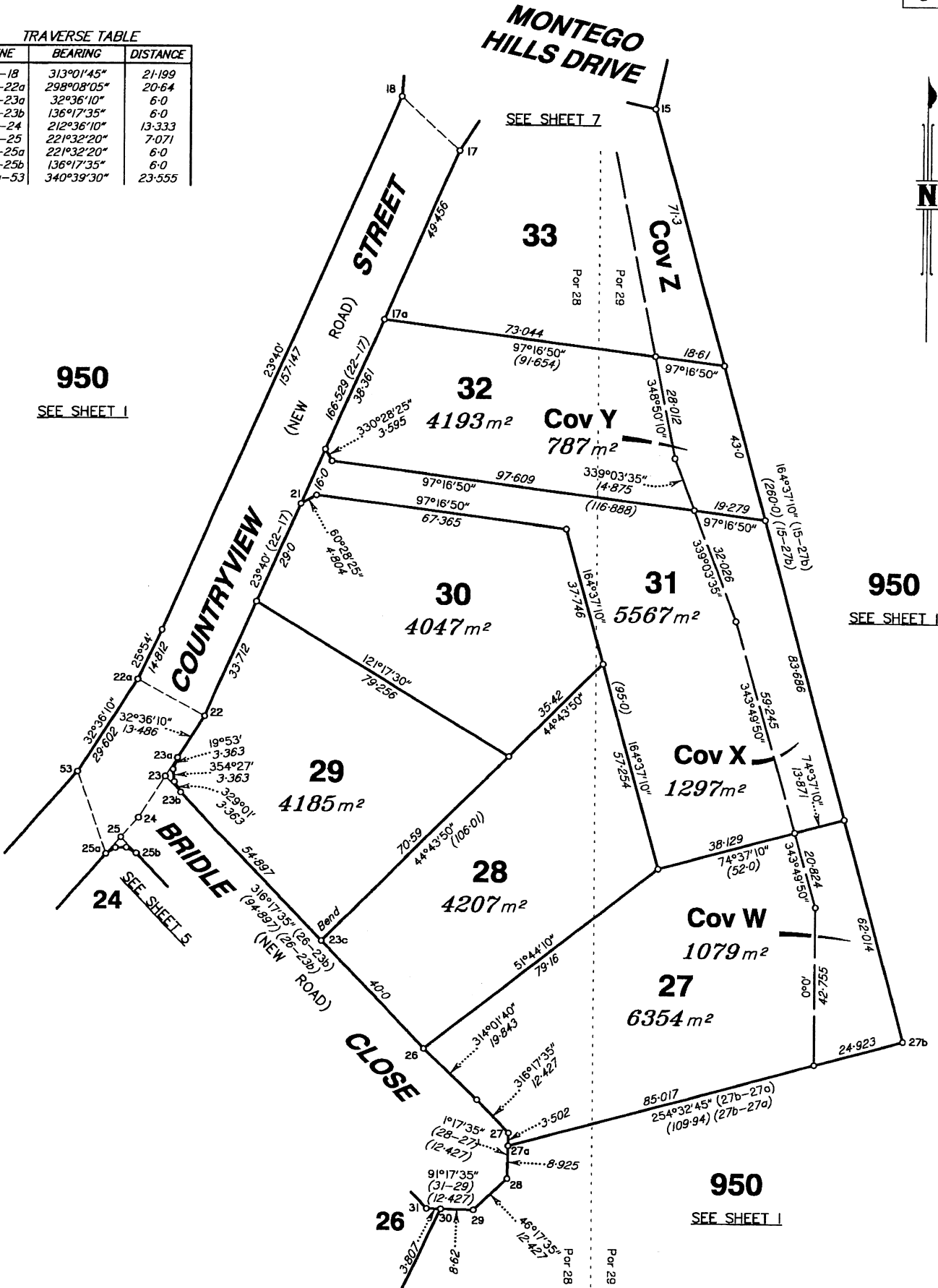
TRAVERSE TABLE

LINE	BEARING	DISTANCE
17-18	313°01'45"	21.199
22-22a	298°08'05"	20.64
23-23a	32°36'10"	6.0
23-23b	136°17'35"	6.0
23-24	212°36'10"	13.333
24-25	221°32'20"	7.071
25-25a	221°32'20"	6.0
25-25b	136°17'35"	6.0
25a-53	340°39'30"	23.555

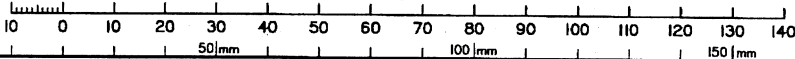
950
SEE SHEET 1

950
SEE SHEET 1

950
SEE SHEET 1



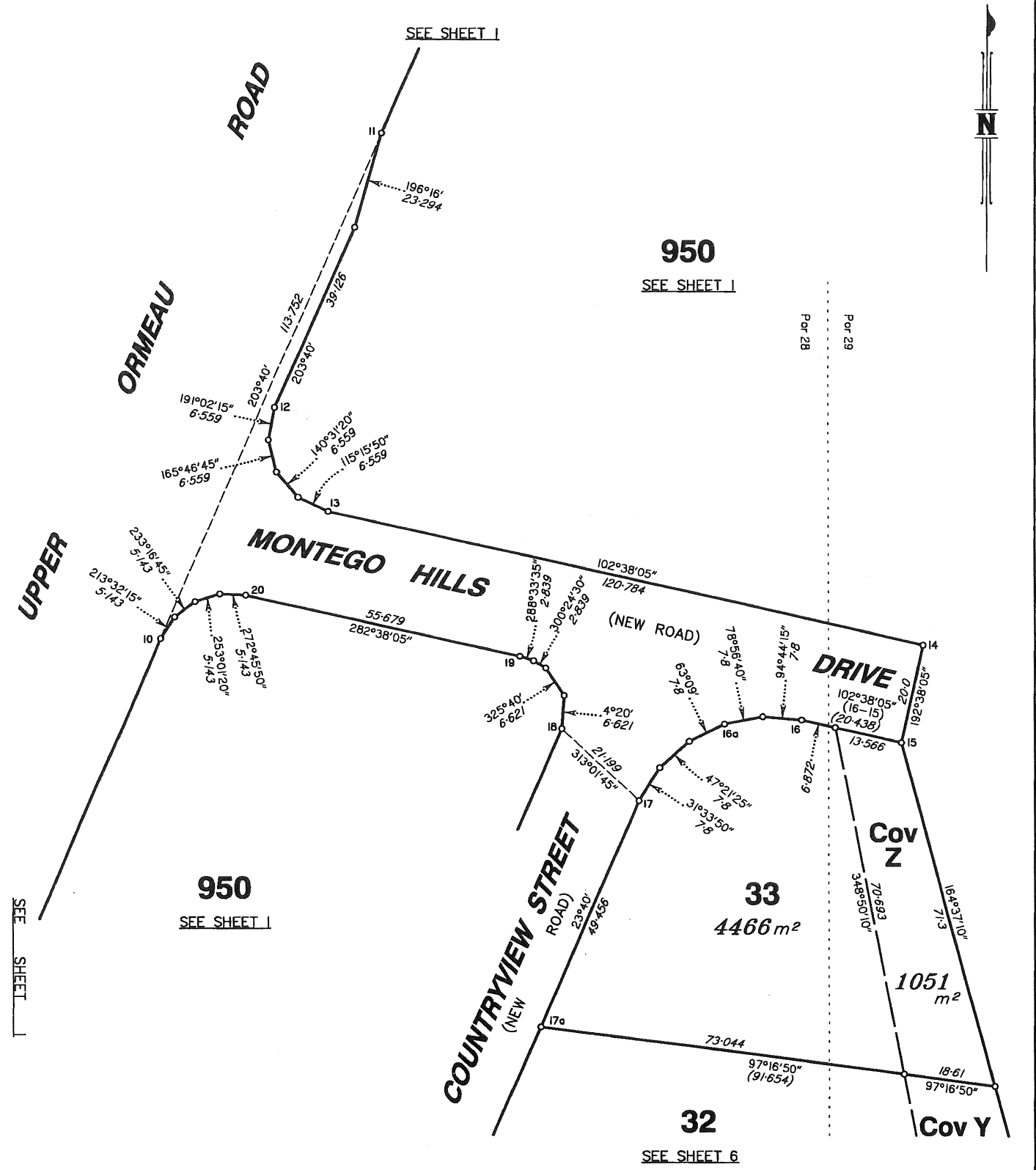
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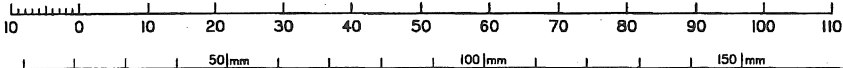
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Scale 1:750 - Lengths are in Metres.



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