

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

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04/10/2018 15:15

BE 400 NT

5. Lodged by
Cooper Grace Ward 131 B
GPO Box 834, Brisbane 4001
(07) 3231 2444 ref: 10198698 NCS
nicole.smith@cgw.com.au
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.
+/We **AVID RESIDENTIAL GROUP PTY LTD**
A.C.N. 098.527.390

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51147871	Lot 9006 on SP302201	845-863, 1004-1046, 1101 & 9007	New Rd	Emts BG & BH

(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.

Emt BA on SP302201 (718782743) is fully absorbed by New Road.
Emt BB on SP302201 (718782746) is to be surrendered prior to the registration of this plan.

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	845-863, 1004-1046, 1101 & 9007	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
705893907 (Emt E on SPI25361)	9007
717879434 (Emt N on SP287464)	9007
717879439 (Emt O on SP287464)	9007
718055105 (Emt Q on SP295696)	9007
718055236 (Emts L & M on SP290978)	9007
718055243 (Emt Z on SP290978)	9007
718055251 (Emts V, Y & AA-AC on SP290978)	9007
718293653 (Emt AN on SP299782)	9007
718405961 (Emts A & F on SP299802)	9007
718482287 (Emt AD on SP295708)	9007
718482291 (Emts AK-AM on SP295708)	9007
718562397 (Emt AR on SP302183)	9007
718763041 (Emts AO-AQ & AS on SP299776)	9007
718763042 (Emt AT on SP299776)	9007
718782698 (Emts AU & AV on SP302184)	9007
718782702 (Emt AW on SP302184)	9007
718782706 (Emts AX & AY on SP302184)	9007
718782746 (Emts BC & BD on SP302201)	9007

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	845-863, 1004-1046, 1101 & 9007

Signature of *Registered Owners *Lessees

Executed by AVID RESIDENTIAL GROUP PTY LTD
ACN 098 527 390 by its duly constituted Attorneys under
power of attorney number 718135891 who declare they have
received no notice of revocation of the power of attorney.

[Signature]
Finance Manager of Avid Property Group
Pty Ltd ACN 607 963 093
MARK LYNN
Name

[Signature]
General Manager of Avid Property Group
Pty Ltd ACN 607 963 093
BRUCE HARPER
Name

* Rule out whichever is inapplicable

2. Planning Body Approval.
* **SUNSHINE COAST REGIONAL COUNCIL**
hereby approves this plan in accordance with the:
% **PLANNING ACT 2016**

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

Dated this *TWENTY SEVENTH* day of *SEPTEMBER, 2018*

[Signature]

DELEGATED OFFICER #
BRAD CAREY
COORDINATOR - ENGINEERING & ENVIRONMENTAL ASSESSMENT UNIT
SUNSHINE COAST REGIONAL COUNCIL
* 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 : *RAL 18/0011*
Local Govt : *POS18/0233*
Surveyor : *OPW18/0056*
107461-13

845-863, 1004-1046, 1101 & 9007	Por 487
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

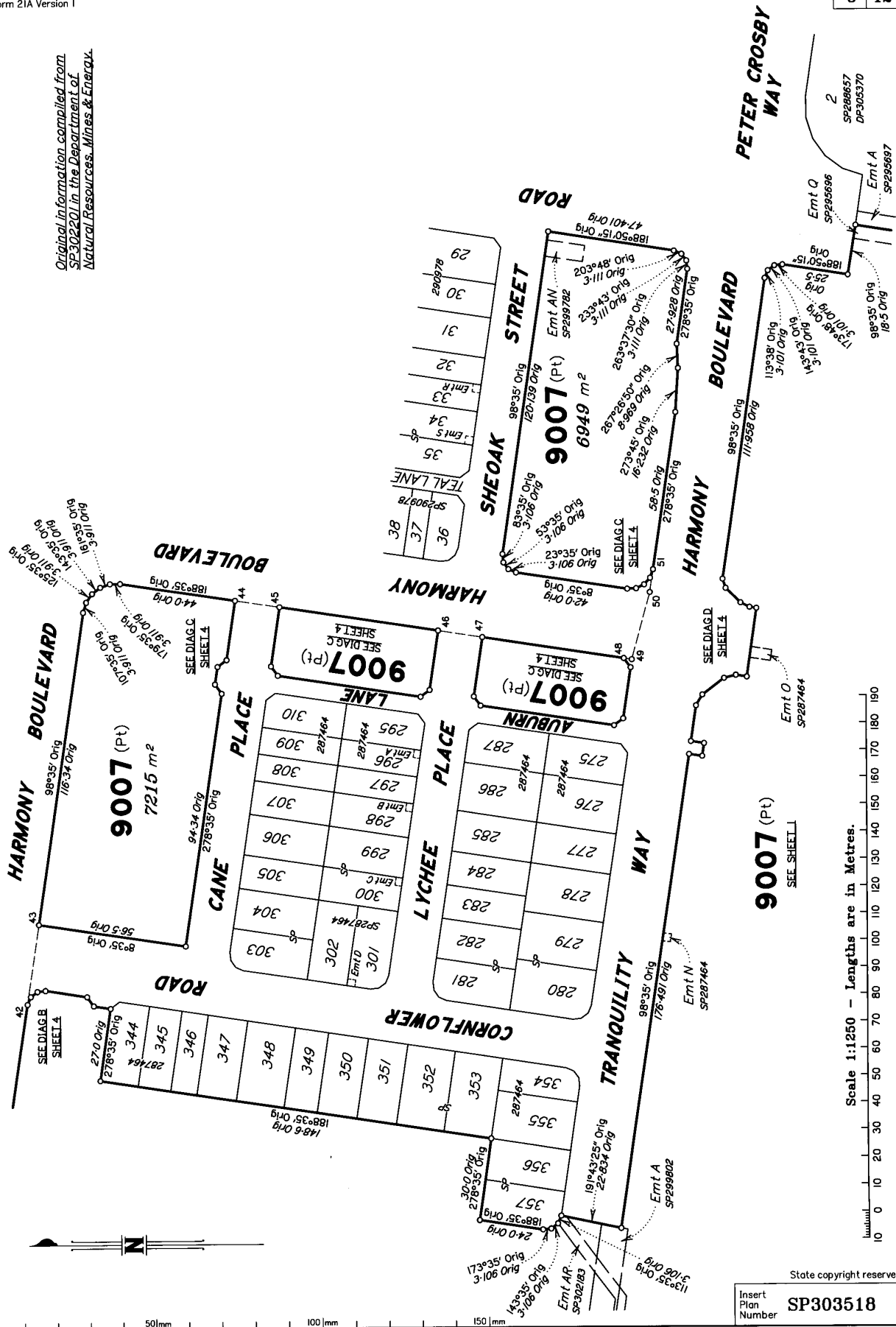
By: **RPS Australia East Pty Ltd**
Date: *3/09/2018*
Signed: *AKhillad*
Designation: **Cadastral Surveyor**

10. Lodgement Fees :

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

11. Insert Plan Number
SP303518

Original information compiled from
SP302201 in the Department of
Natural Resources, Mines & Energy.



Scale 1:1250 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number **SP303518**



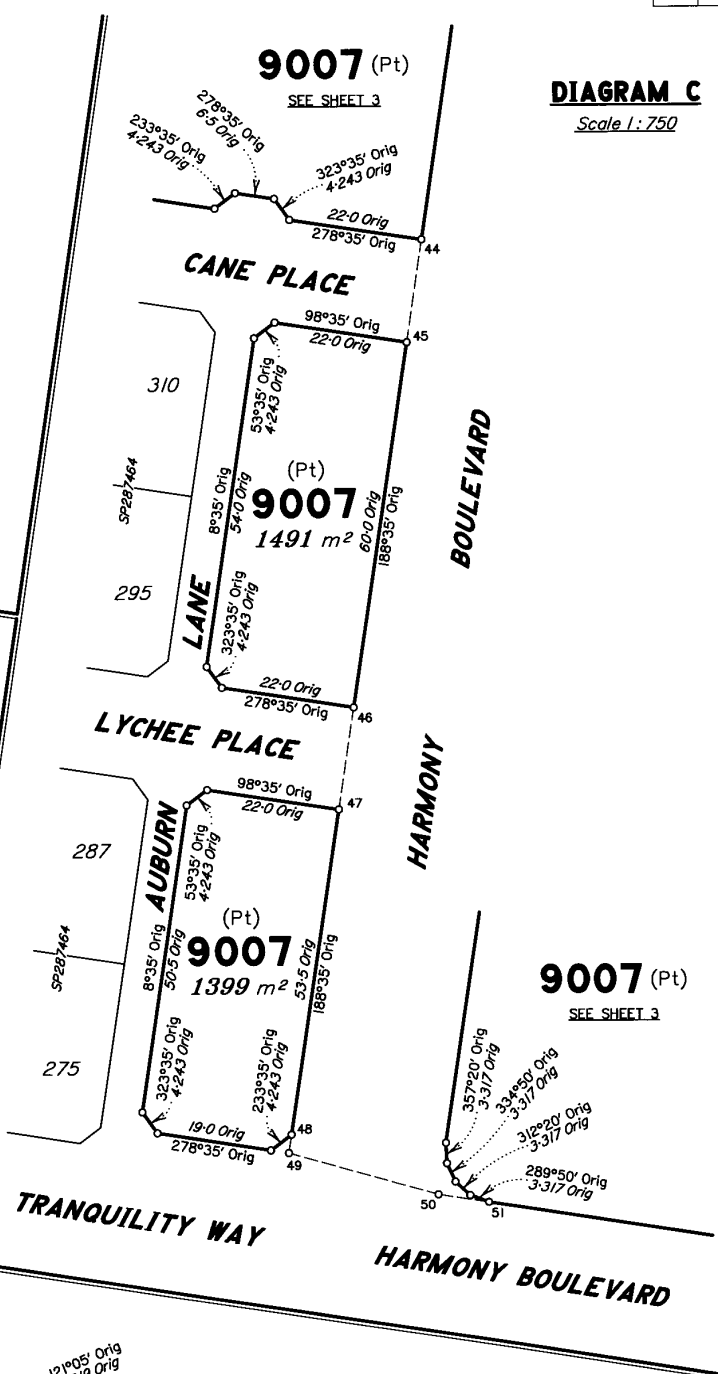
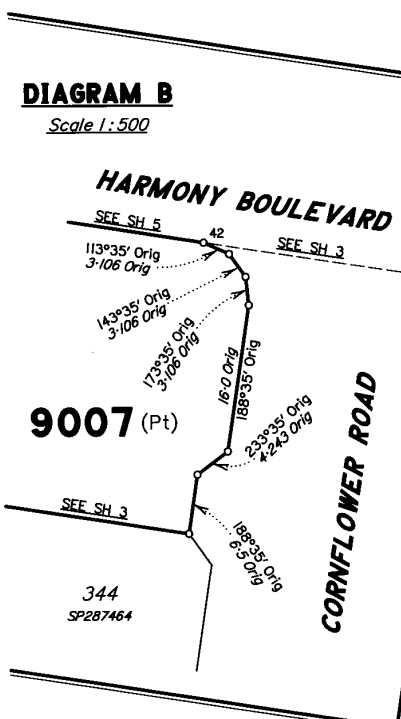
Original information compiled from
SP302201 in the Department of
Natural Resources, Mines & Energy.

DIAGRAM C

Scale 1:750

DIAGRAM B

Scale 1:500



9007 (Pt)

SEE SHEET 3

TRANQUILITY WAY

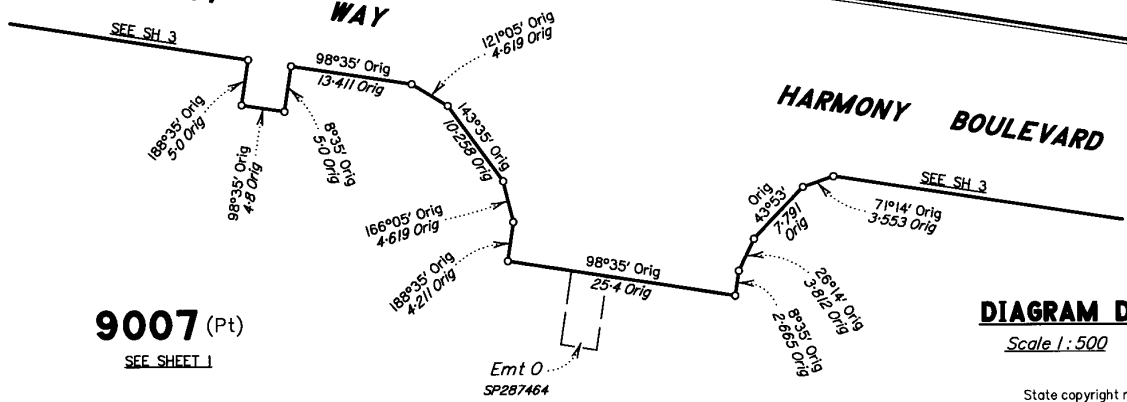


DIAGRAM D

Scale 1:500

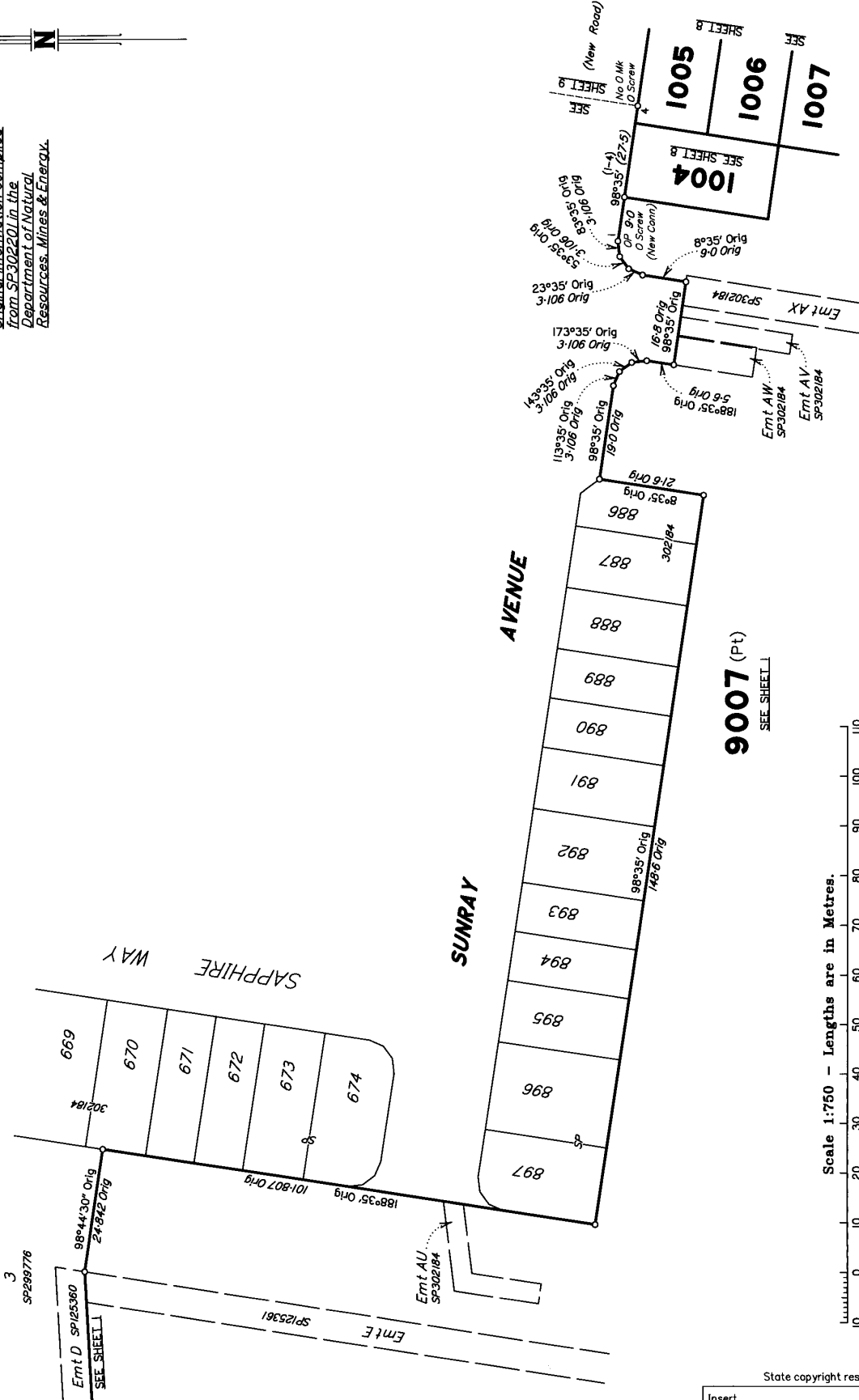
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Insert Plan Number **SP303518**



For Reference Marks, MGA
Coordinates & Traverses Tables
See Sheet 10.

Original information compiled
from SP302201 in the
Department of Natural
Resources, Mines & Energy.



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Insert Plan Number
SP303518

50 mm 100 mm 150 mm

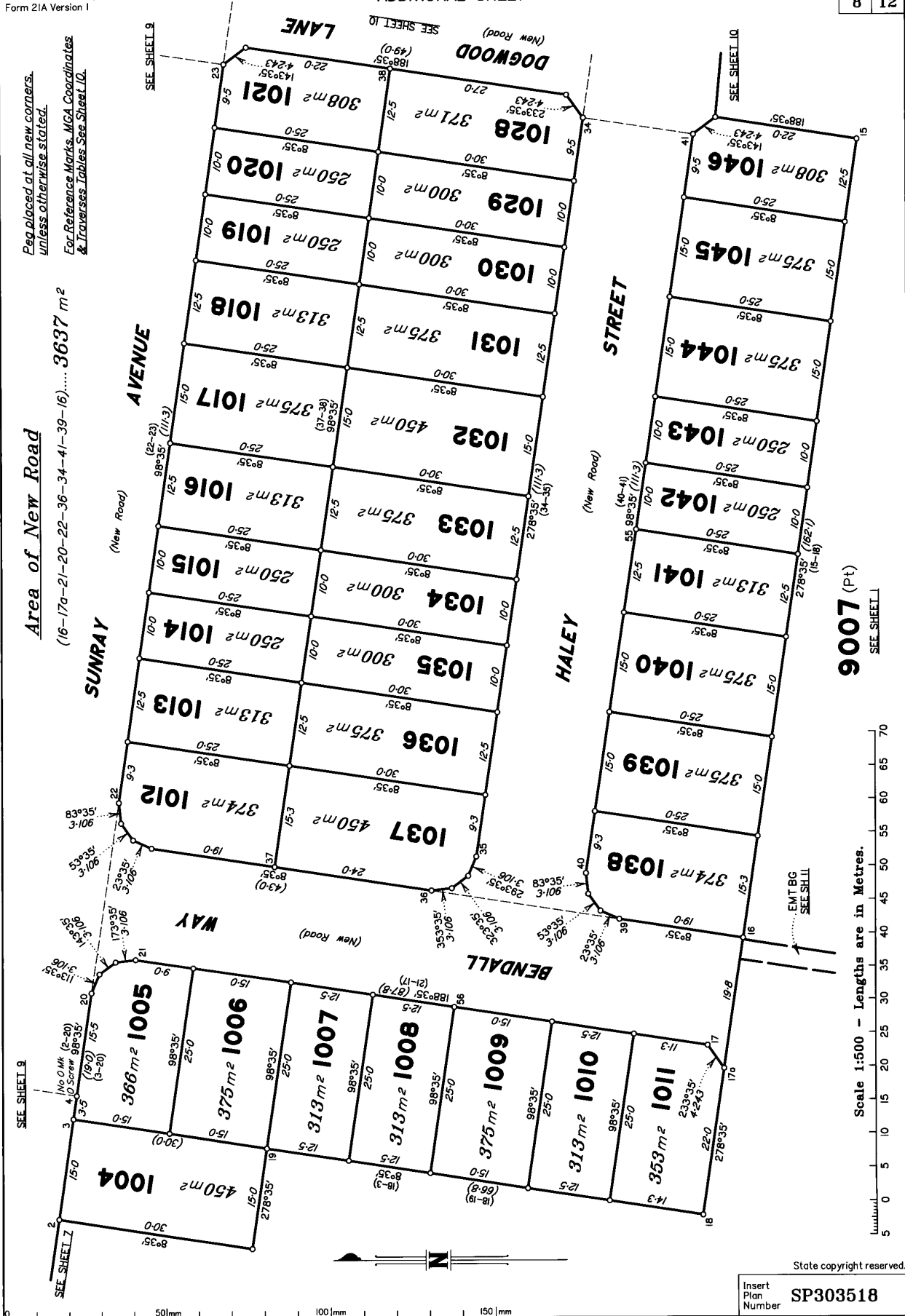
ADDITIONAL SHEET

Replaced at all new corners,
unless otherwise stated.

For Reference Marks, MGA Coordinates
& Traverses Tables See Sheet 10.

Area of New Road

(16-17a-21-20-22-36-34-41-39-16)..... 3637 m²



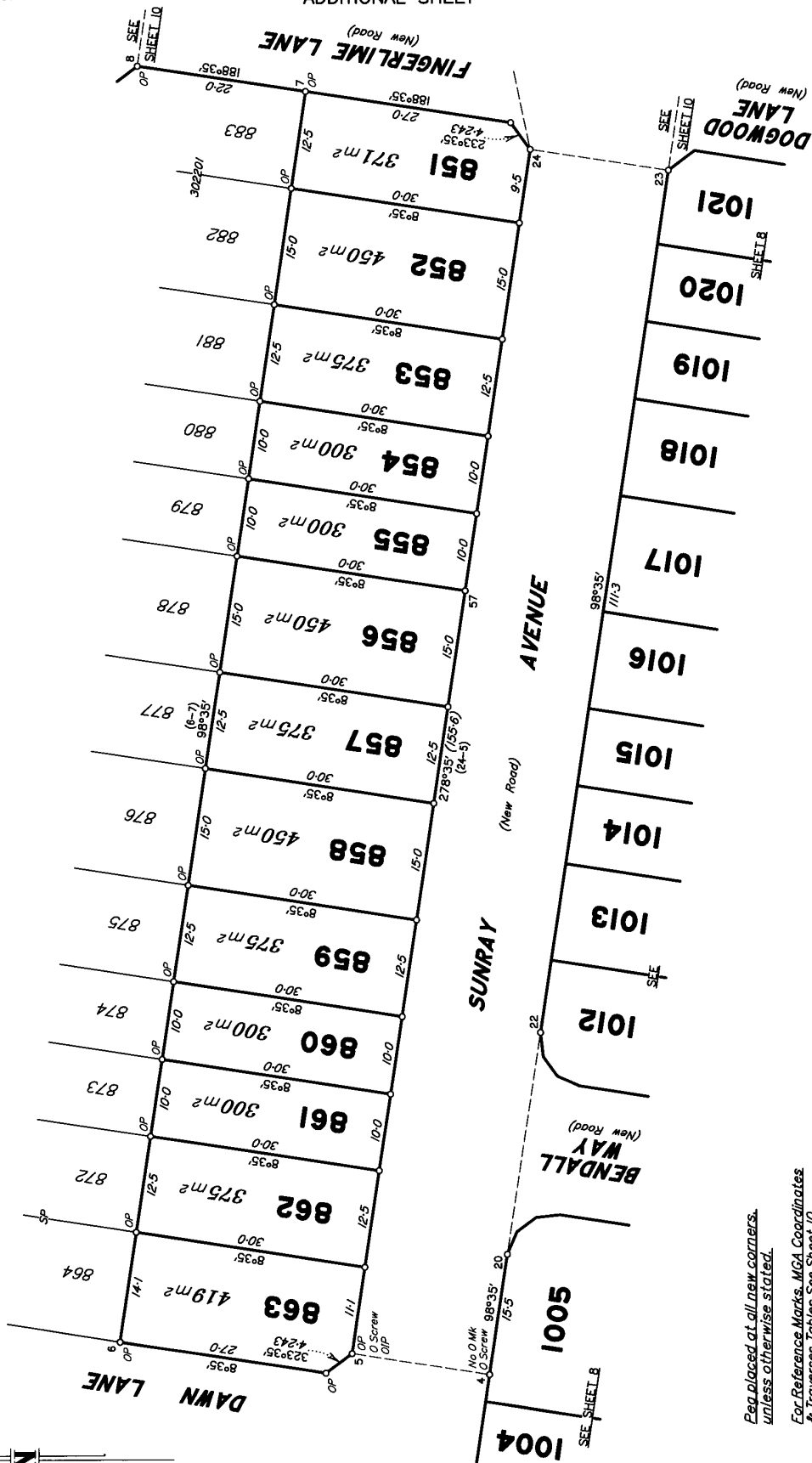
6007 (Pt)

Scale 1:500 - Lengths are in Metres.

Insert Plan Number SP303518

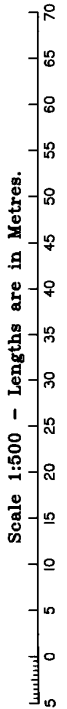
ADDITIONAL SHEET

Area of New Road
(4-5-24-23-4) 2816 m²



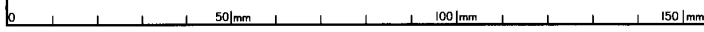
*Req. placed at all new corners.
unless otherwise stated.*

*For Reference Marks, MGA Coordinates
& Traverses Tables See Sheet 10.*



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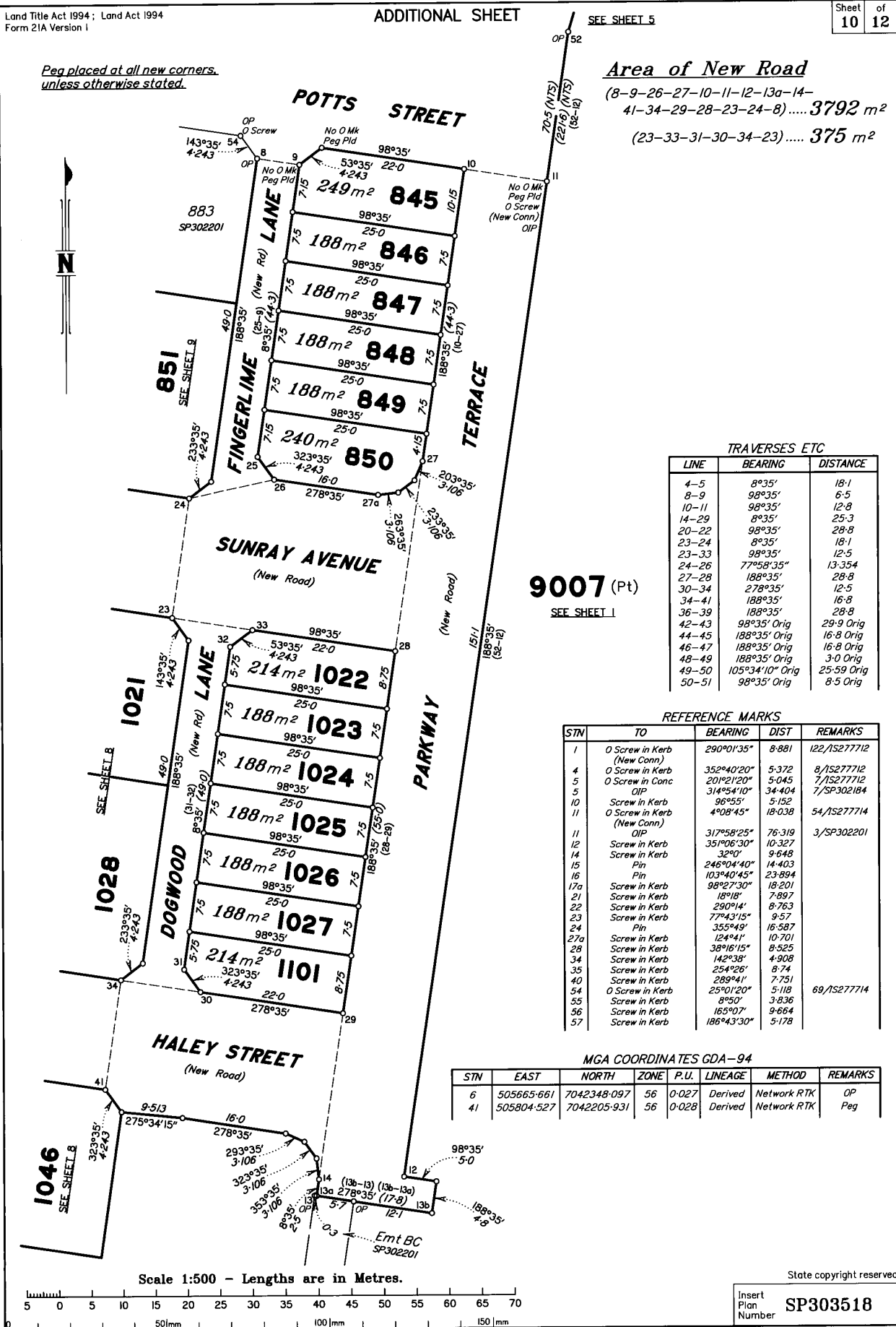
Insert Plan Number
SP303518



Peg placed at all new corners.
unless otherwise stated.

Area of New Road

(8-9-26-27-10-11-12-13a-14-
41-34-29-28-23-24-8) **3792 m²**
(23-33-31-30-34-23) **375 m²**



TRAVERSES ETC

LINE	BEARING	DISTANCE
4-5	8°35'	18-1
8-9	98°35'	6-5
10-11	98°35'	12-8
14-29	8°35'	25-3
20-22	98°35'	28-8
23-24	8°35'	18-1
23-33	98°35'	12-5
24-26	77°58'35"	13-354
27-28	188°35'	28-8
30-34	278°35'	12-5
34-41	188°35'	16-8
36-39	188°35'	28-8
42-43	98°35' Orig	29-9 Orig
44-45	188°35' Orig	16-8 Orig
46-47	188°35' Orig	16-8 Orig
48-49	188°35' Orig	3-0 Orig
49-50	105°34'10" Orig	25-59 Orig
50-51	98°35' Orig	8-5 Orig

9007 (Pt)

SEE SHEET 1

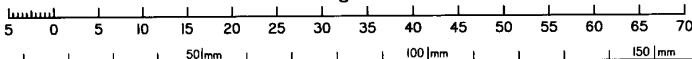
REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
1	O Screw in Kerb (New Conn)	290°01'35"	8-881	122/1S277712
4	O Screw in Kerb	352°40'20"	5-372	8/1S277712
5	O Screw in Conc	201°21'20"	5-045	7/1S277712
5	OIP	314°54'10"	34-404	7/SP302184
10	Screw in Kerb	96°55'	5-152	
11	O Screw in Kerb (New Conn)	4°08'45"	18-038	54/1S277714
11	OIP	317°58'25"	76-319	3/SP302201
12	Screw in Kerb	35°06'30"	10-327	
14	Screw in Kerb	32°0'	9-648	
15	Pin	246°04'40"	14-403	
16	Pin	103°40'45"	23-894	
17a	Screw in Kerb	98°27'30"	18-201	
21	Screw in Kerb	18°18'	7-897	
22	Screw in Kerb	290°14'	8-763	
23	Screw in Kerb	77°43'15"	9-57	
24	Pin	355°49'	16-587	
27a	Screw in Kerb	124°41'	10-701	
28	Screw in Kerb	38°16'15"	8-525	
34	Screw in Kerb	142°38'	4-908	
35	Screw in Kerb	254°26'	8-74	
40	Screw in Kerb	289°41'	7-751	
54	O Screw in Kerb	25°01'20"	5-118	69/1S277714
55	Screw in Kerb	8°50'	3-836	
56	Screw in Kerb	165°07'	9-664	
57	Screw in Kerb	186°43'30"	5-178	

MGA COORDINATES GDA-94

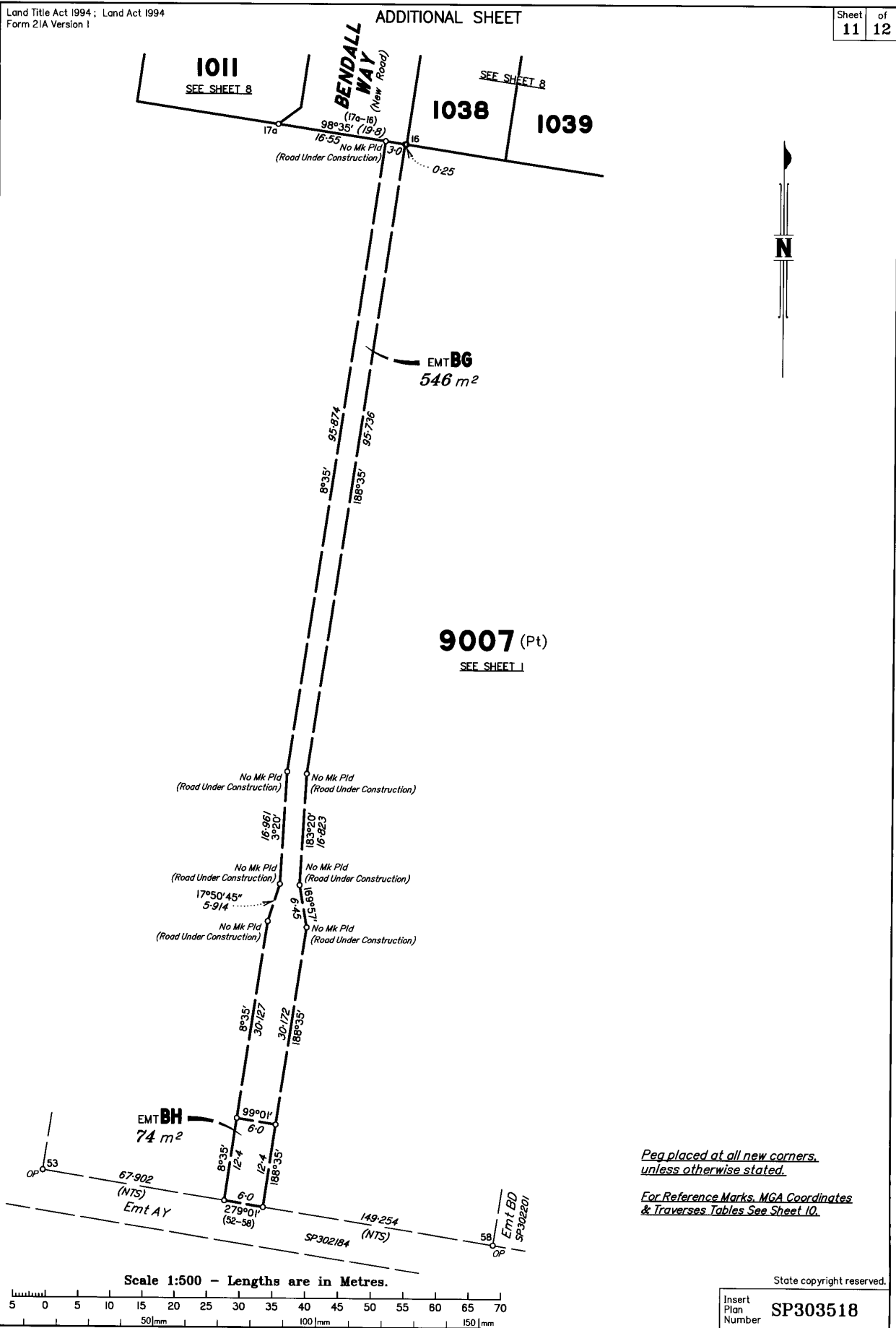
STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
6	505665-661	7042348-097	56	0-027	Derived	Network RTK	OP
41	505804-527	7042205-931	56	0-028	Derived	Network RTK	Peg

Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP303518**



REINSTATEMENT REPORT

- This Plan represents the 9th Subdivision Stage (following SP287464, SP290978, SP295708, SP304859, SP299776, SP302184 and SP302201) of a Master Planned Residential Estate and comprises of a 1 into 64 Lot Subdivision.
- The key plans used for this Survey include CG1687(Sippy Creek), SP294850 (First New Plan of Survey), SP302184, IS277712, SP302201 and IS277714.
- The New Stage Lots, Easements and associated New Road were primarily reinstated, calculated and positioned by fixing the northern and north western boundaries of the stage with the preceding stage boundaries. This was achieved from the following Original Cadastral Marks:
 - The Northern abutment with the preceding stage was fixed by the line of existing OPs between Stns 6–7–8 and at Stns 52 and 54, and the O Screws at Stns 11 and 54. These were further supported by the OIP at Stn 11.
 - The North Western abutment with the preceding stage was fixed by the OP at Stn 6, the O Screw and OIP at Stn 5 and the O Screws at Stns 1 and 4.
 - The southern end of Parkway Terrace was pre calculated during the previous stage plan (SP302201) to be coincident with the start of Emt BC on SP302201. The 2 x OP's at the start of Emt BC (See Stn 13) remain, and confirm the positioning of the Road boundary between Stns 13–13b.
 - Emts BG and BH were also pre-calculated during the previous stage plans SP302184 and SP302201 to be coincident with Emt AY on SP302184 at the southern end. The OP's at Stns 53 (from Emt AY) and 58 (from Emt BD) fix the alignment that Emt BH coincides with.
- All Bearings and Distances from these Cadastral Marks are Deed, and follow the key plans listed above.

SIPPY CREEK

- A First New Plan of Survey (SP294850–Murray & Associates) was registered over the subject parcel (previously Lot 3 on SP294850) on 27/02/2017. The non-tidal watercourse boundary of Sippy Creek as shown on SP294850, was compiled from CG1687 using provisions contained within s.107 of the SMIA 2003.
- SP303518 is a 9th Subsequent New Plan of Survey under Section 113 of the SMIA 2003, following our previous Plans SP287464, SP290978, SP290978, SP295708, SP304859, SP299776, SP302184 and SP302201. It follows approximately 17 months since our first survey plan, and the relevant watercourse features remain the same as those inspected and analysed for SP287464. Accordingly the details of our analysis and our report from SP287464 remains current, as listed below.
- Significant Investigation Works were undertaken (as part of SP287464) to determine how the 1.7km of Sippy Creek water course boundary would be dealt with. This included:
 - Site Inspection;
 - Surveying approximately 900m of the creek bank in 4 sample locations, including the North Western Portion, North Eastern Portion, and 2 more sections through the middle;
 - Use of Lidar to create a 3D Model in Global Mapper to derive a "top of bank" for the creek;
 - Inputting the Original Field Notes of Plan CG1687;
 - Current Aerial Imagery was viewed but was inconclusive in defining banks due to the thickness of vegetation.
- We overlaid the top of bank results derived from Field Survey, Field Notes, and Lidar, into CAD. The comparisons displayed a high degree of consistency and demonstrated that the original surveyed creek bank is largely unchanged within the Investigation areas.
- We did find a significant variation in the Original creek location compared to current location in the North West Corner, where Sippy Creek meets Creekside Drive. This was in the order of a 30m difference over a 50m length of Creek. We have determined that this has been caused by human influence due to the following:
 - We sourced and overlaid imagery from August 1967, February 1974, October 1982, June 1991, July 1992, May 1994, July 1999, and into the 2000s.
 - It was clear that there was a sudden man made influence between 1967 and 1974. The 1967 imagery indicates a relatively unaffected watercourse area and highly vegetated surrounds, whereas the 1974 imagery shows significant clearing and Civil Works in the vicinity to create a Road crossing the creek, a bridge (of which Log Remnants still remain fallen into the creek), and a re-direction of the Creek channel leading towards the bridge crossing.
 - In addition, the Lidar derived 3D model identified remnants of the original creek alignment which was confirmed upon site inspection, where remains of the original creek is evident. Comparing the original field note location of the creek to the Lidar derived channel remains gave a reasonable agreement.
 - More recent Subdivision Works to the North West, including the creation of Creekside Drive and Bellflower Road has caused significant Fill to be placed for the Roads. The battering of this Fill has also impacted upon the original creek location.
- As this plan does not create any new right line boundaries that intersect with the existing watercourse boundary and the location of the watercourse boundary at law on SP303518 is consistent with the location of the boundary depicted on CG1687 and SP294850, it complies with S112(4) of the SMIA. Accordingly the creek boundary has been adopted and compiled in its original position based on the field notes of CG1687. In relation to the north western corner affected by sudden man made influence, the provisions of S110 have been applied, and the original creek boundary has been adopted and compiled in its original position based on the field notes of CG1687.

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Insert
Plan
Number **SP303518**