

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

719126115

\$9376.00
26/11/2018 15:02

BE 400 NT

5. Lodged by
Cooper Grace Ward 131 B
GPO Box 834, Brisbane 4001
T: 07 3231 2444 Ref: 10199557 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

(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-

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 LYNAM
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**

Dated this NINETEENTH day of NOVEMBER, 2018

[Signature]
DELEGATED OFFICER
ROB SEWELL

COORDINATOR, ENGINEERING & ENVIRONMENT
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 : *RAL18/0012*
Local Govt : *POS18/0017*
Surveyor : *DAJ18/0057*
107461-14

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51166681	Lot 9008 on SP303528	884, 885, 898-979, 998-1003 & 9009	New Rd	Emts BI-BK

Emt AV on SP302184 (718782698) & Emt AW on SP302184 (718782702) are fully absorbed by New Road.

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	884, 885, 898-979, 998-1003 & 9009	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
705893907 (Emt E on SP125361)	9009
717879434 (Emt N on SP287464)	9009
717879439 (Emt O on SP287464)	9009
718055105 (Emt Q on SP295696)	9009
718055236 (Emts L & M on SP290978)	9009
718055243 (Emt Z on SP290978)	9009
718055251 (Emts V, Y & AA-AC on SP290978)	9009
718293653 (Emt AN on SP299782)	9009
718405961 (Emts A & F on SP299802)	9009
718482287 (Emt AD on SP295708)	9009
718482291 (Emts AK-AM on SP295708)	9009
718562397 (Emt AR on SP302183)	9009
718763041 (Emts AO-AQ & AS on SP299776)	9009
718763042 (Emt AT on SP299776)	9009
718782698 (Emt AU on SP302184)	9009
718782706 (Emt AY on SP302184)	9009
718782746 (Emt BD on SP302201)	9009
719026061 (Emt BH on SP303518)	9009
719076916 (Emt BS on SP306953)	9009
719101914 (Emts BM & BN on SP303528)	9009
719101912 (Emt BO on SP303528)	9009

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	884, 885, 898-979, 998-1003 & 9009

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	\$

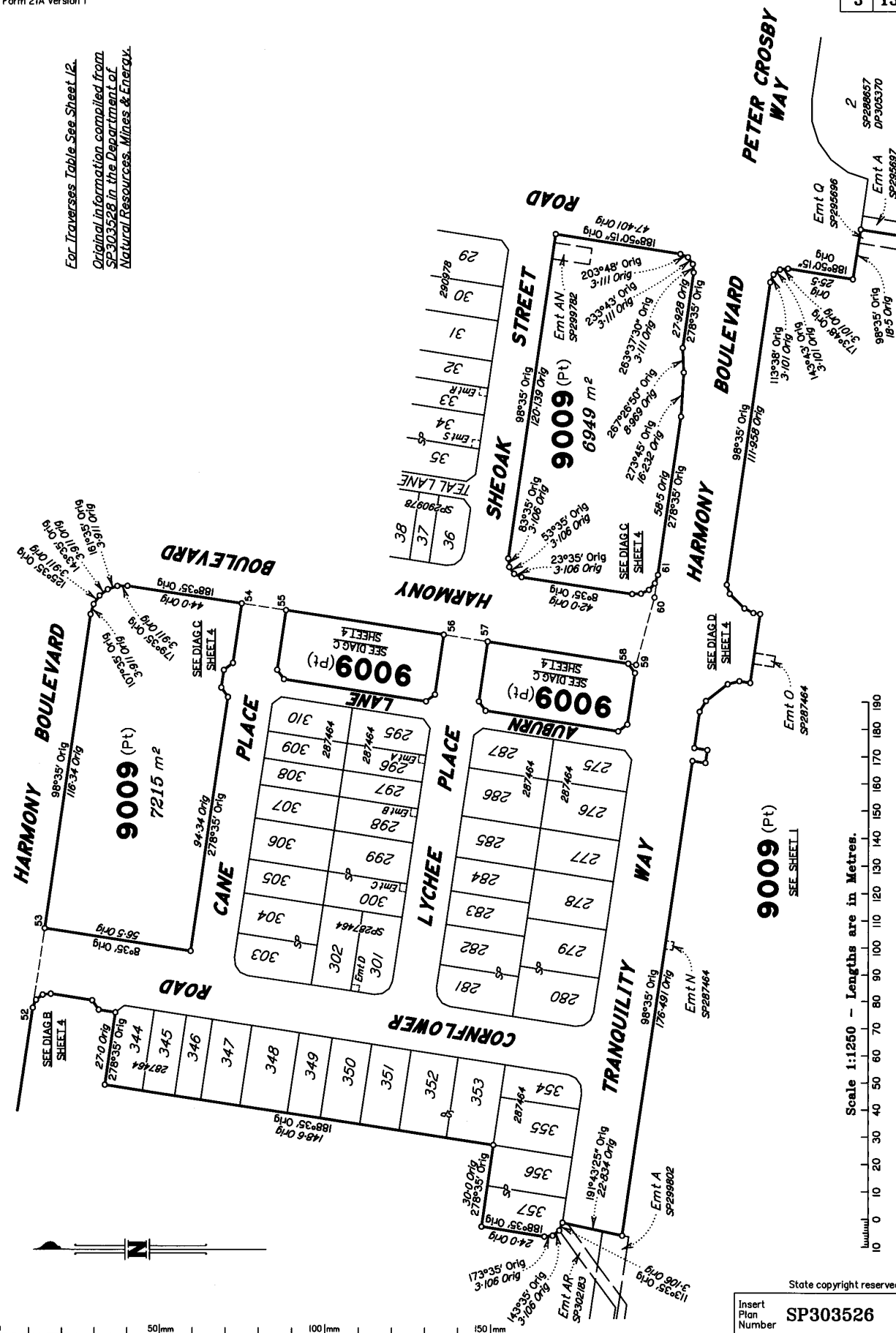
7. Orig Grant Allocation :

By: **RPS Australia East Pty Ltd**
Date: **16/10/2018**
Signed: *[Signature]*
Designation: **Cadastral Surveyor**

8. Passed & Endorsed :

11. Insert Plan Number **SP303526**

For Traverses Table See Sheet 12.
Original information compiled from
SP303528 in the Department of
Natural Resources, Mines & Energy.



CORNFLOWER ROAD

352	351	350	349	348	347	346	345	344	343
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LYCHEE PLACE

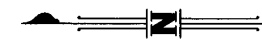
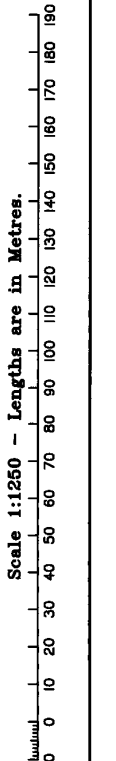
281	282	283	284	285	286	287
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AUBURN LANE

281	282	283	284	285	286	287
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CANE LANE

303	304	305	306	307	308	309	310
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Insert Plan Number **SP303526**



For Traverses Table See Sheet 12.

Original information compiled from
SP303528 in the Department of
Natural Resources, Mines & Energy.

DIAGRAM C

Scale 1:750

DIAGRAM B

Scale 1:500

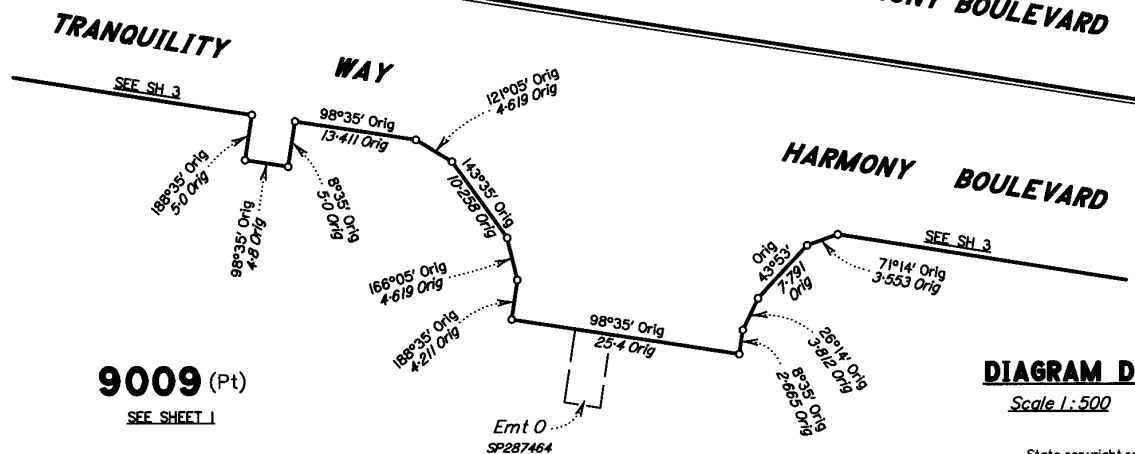
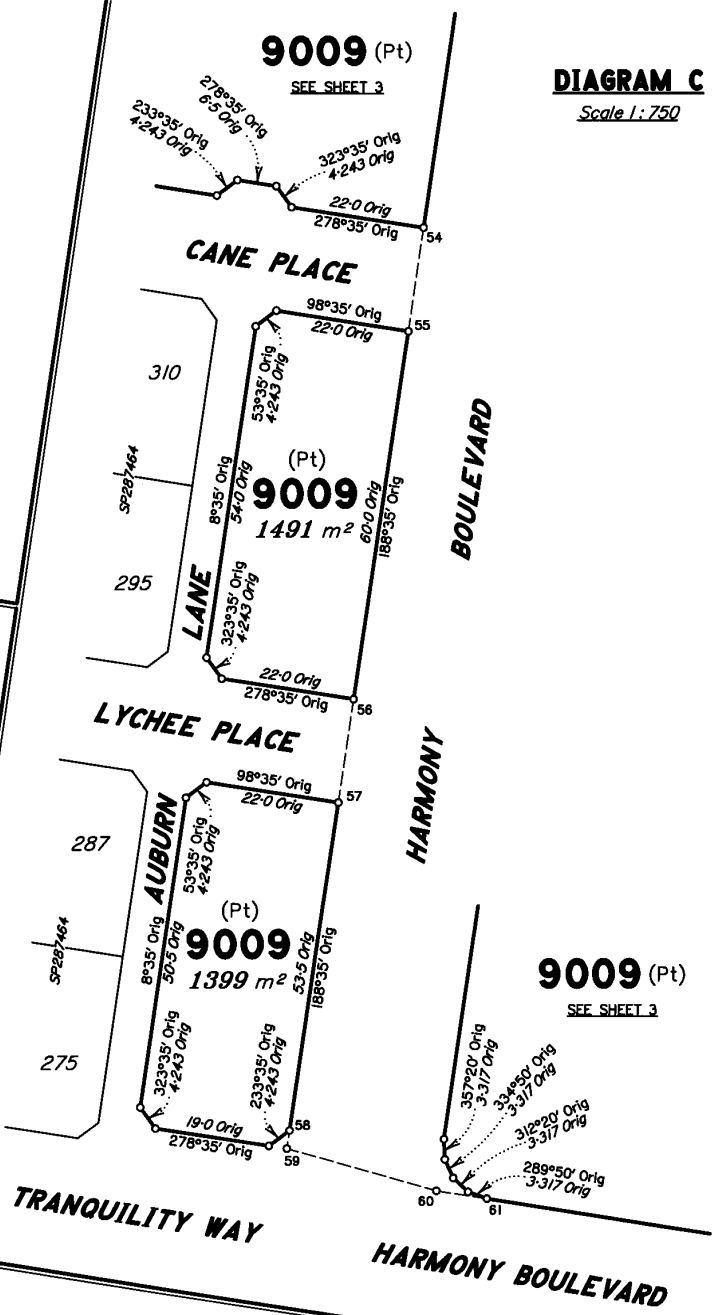
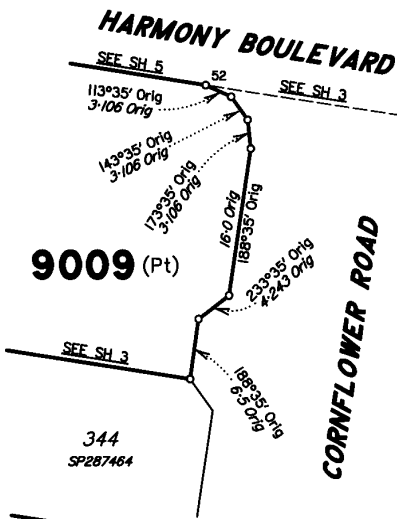


DIAGRAM D

Scale 1:500

State copyright reserved.

Insert Plan Number SP303526

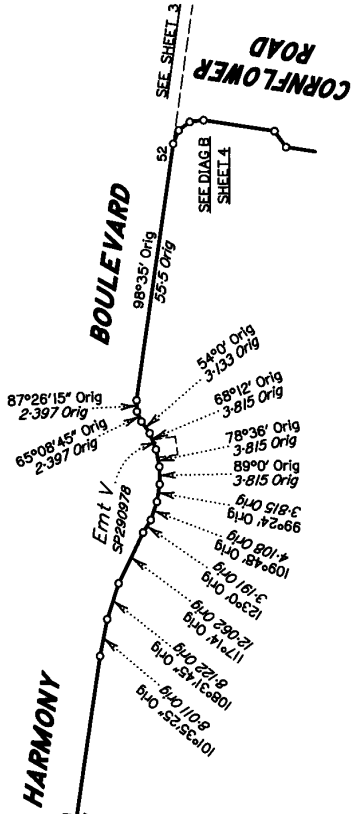


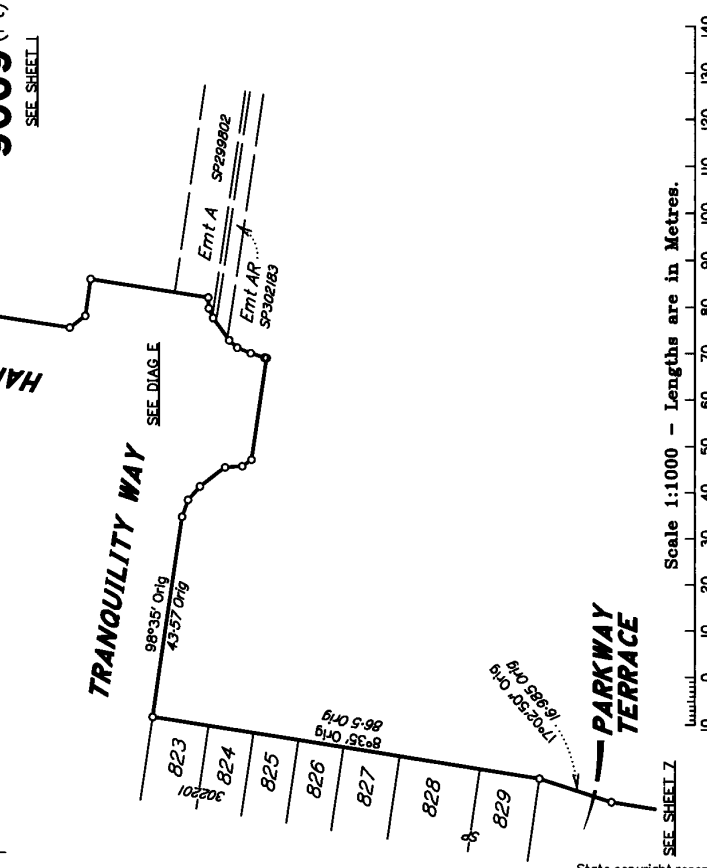
DIAGRAM E
Scale 1:500

9009 (Pt)
SEE SHEET 1

Original information compiled from SP303528 in the Department of Natural Resources, Mines & Energy.



50mm 100mm 150mm

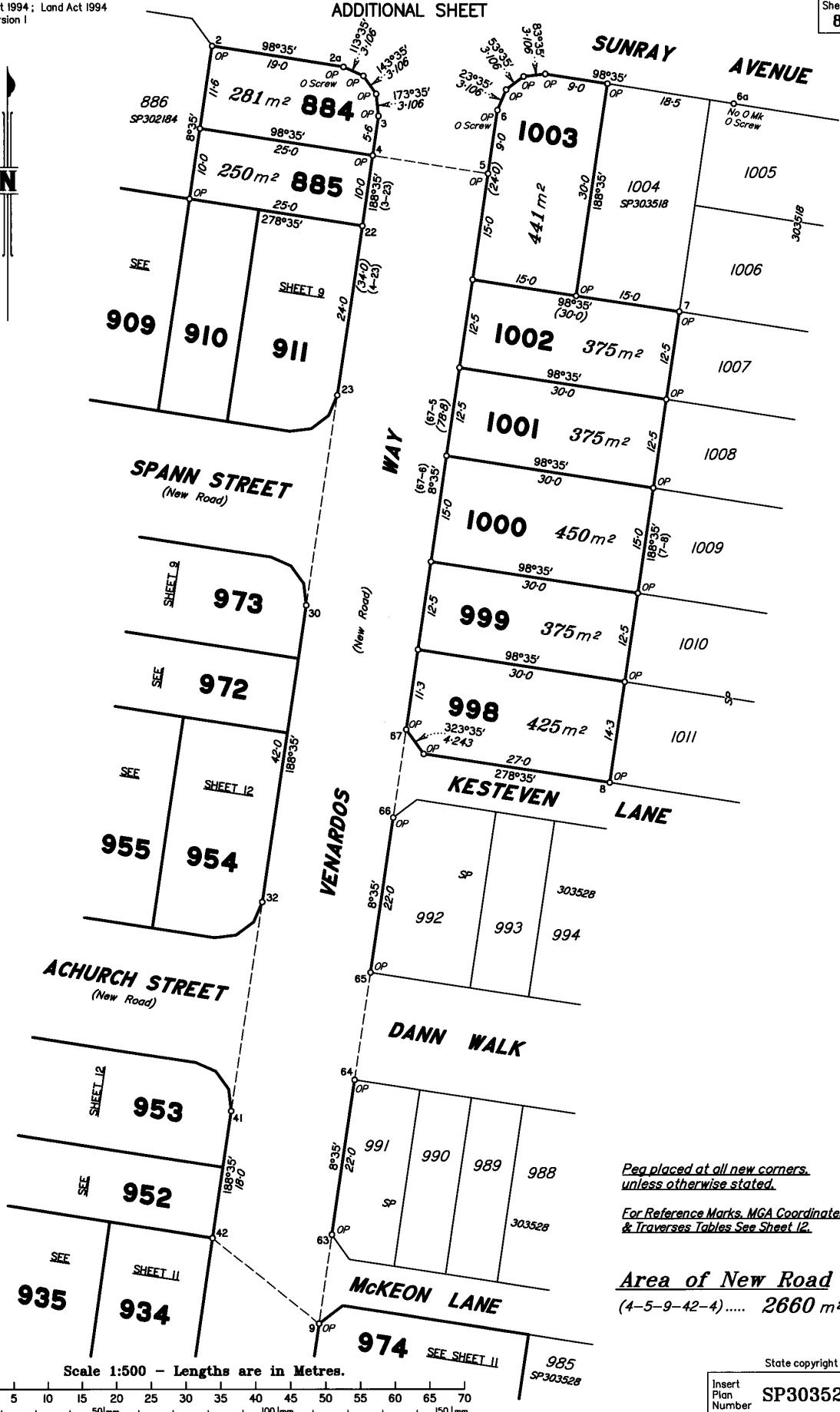


Scale 1:1000 - Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

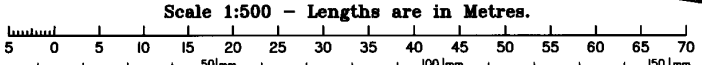
Insert Plan Number **SP303526**

State copyright reserved.



Peg placed at all new corners, unless otherwise stated.
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 12.

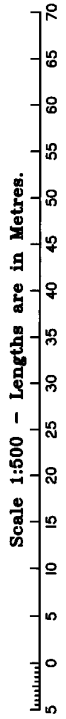
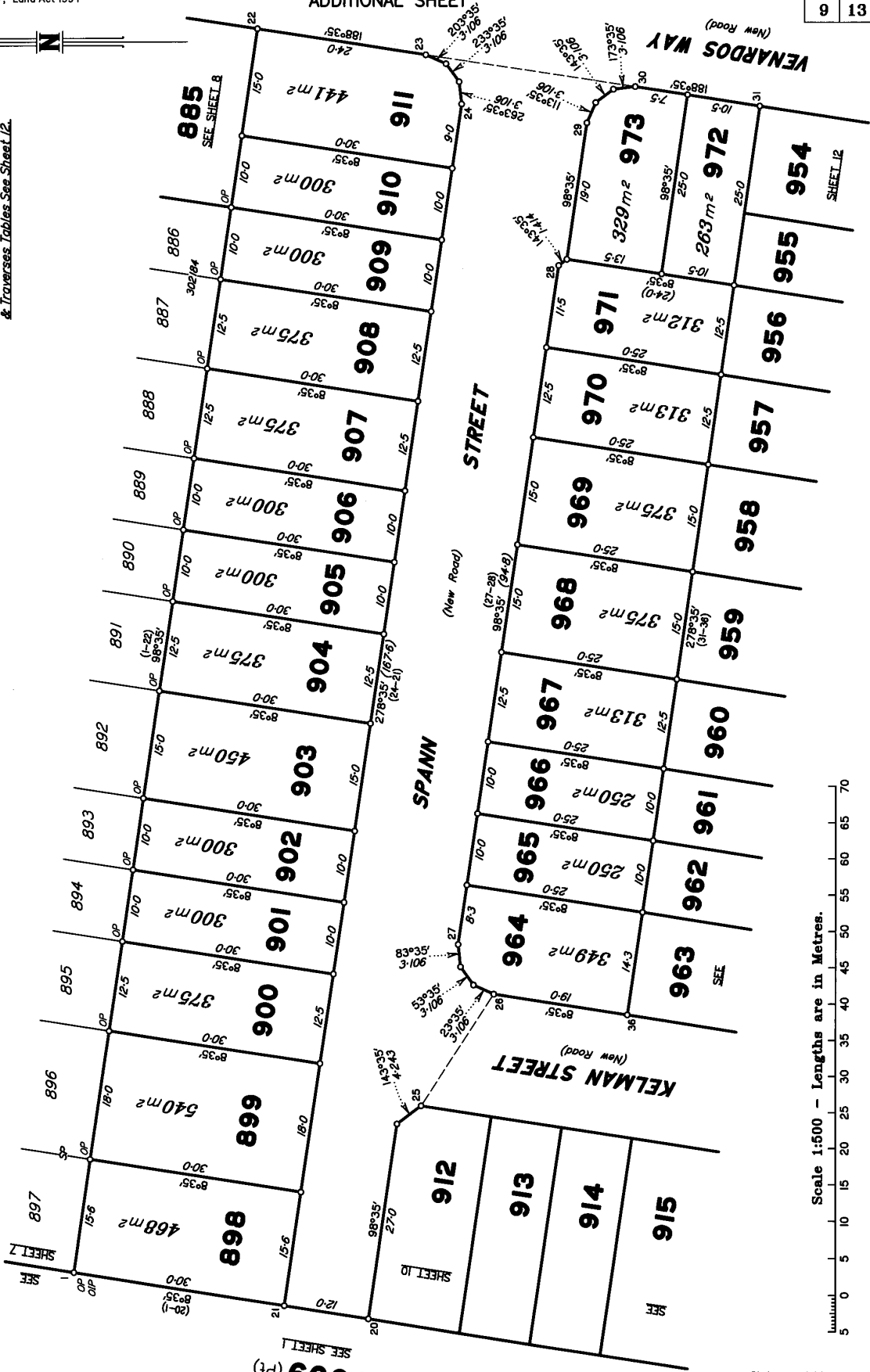
Area of New Road
(4-5-9-42-4)..... 2660 m²



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Insert Plan Number **SP303526**

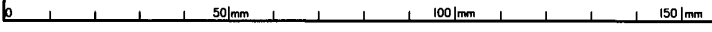
Pea placed at all new corners unless otherwise stated.
Co-Reference Marks, MGA Coordinates & Traverses Tables See Sheet 12.

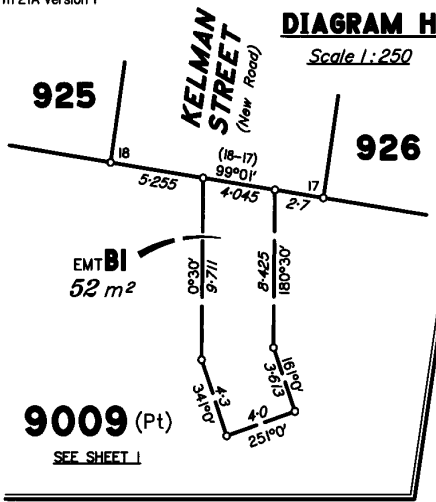
Area of New Road
(20-21-23-30-27-26-25-20) 2865 m²



State copyright reserved.

Insert Plan Number **SP303526**





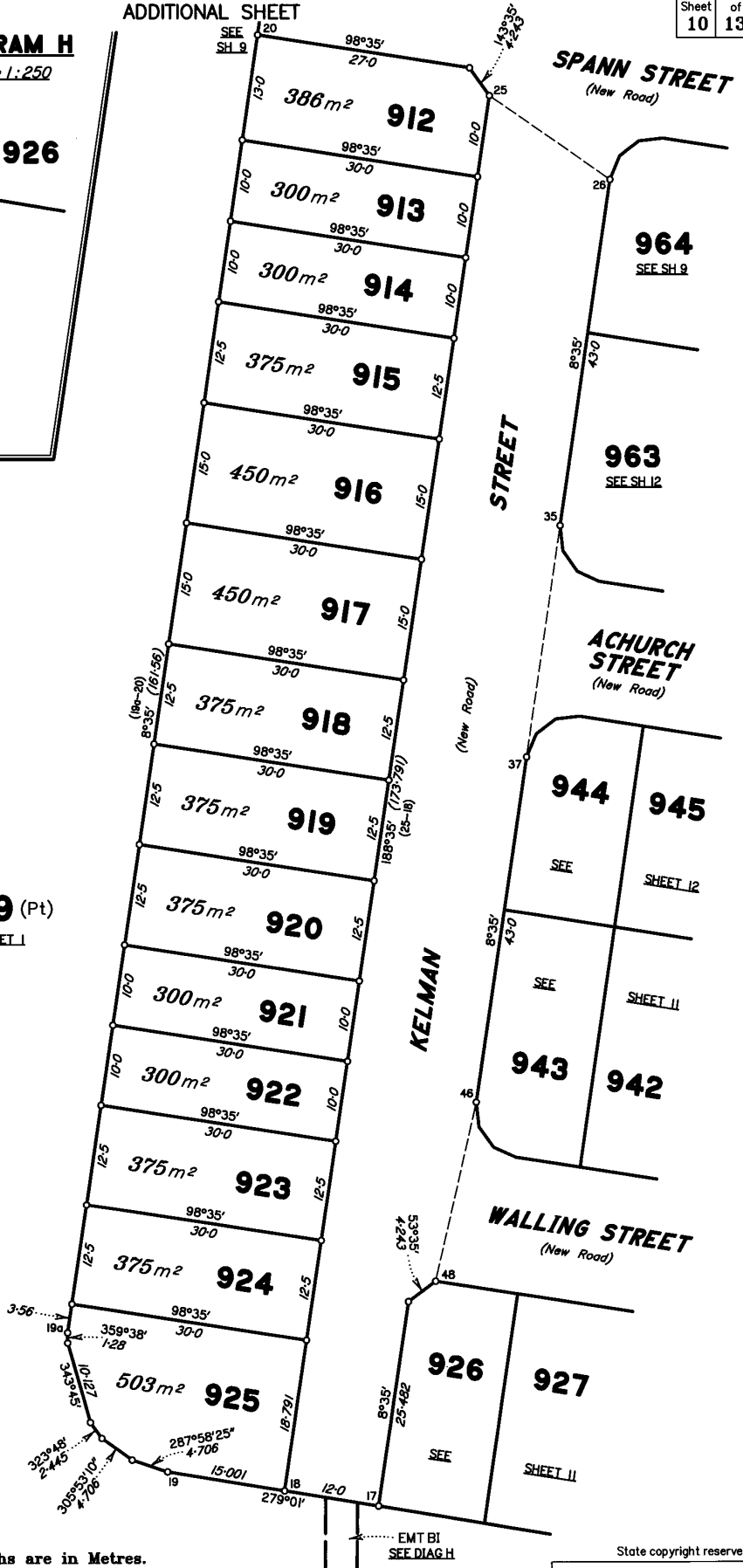
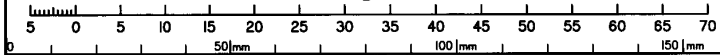
9009 (Pt)
SEE SHEET I

Peg placed at all new corners, unless otherwise stated.

For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 12.

Area of New Road
(17-18-25-26-17)..... 2702 m²

Scale 1:500 - Lengths are in Metres.

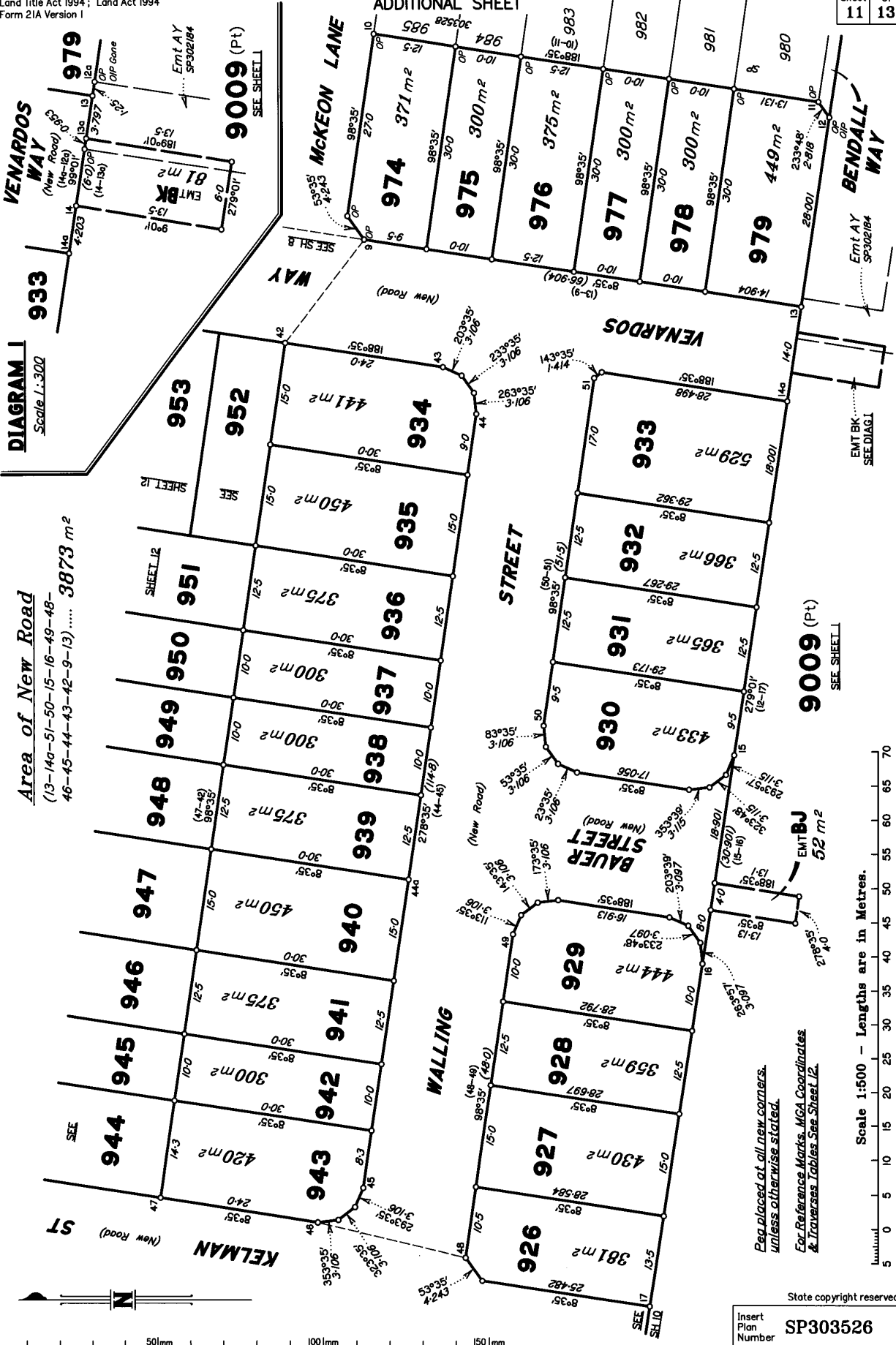


State copyright reserved.

Insert Plan Number **SP303526**

DIAGRAM 1
Scale 1:300

Area of New Road
(13-14a-51-50-15-16-49-48-46-45-44-43-42-9-13) 3873 m²



SEE 944

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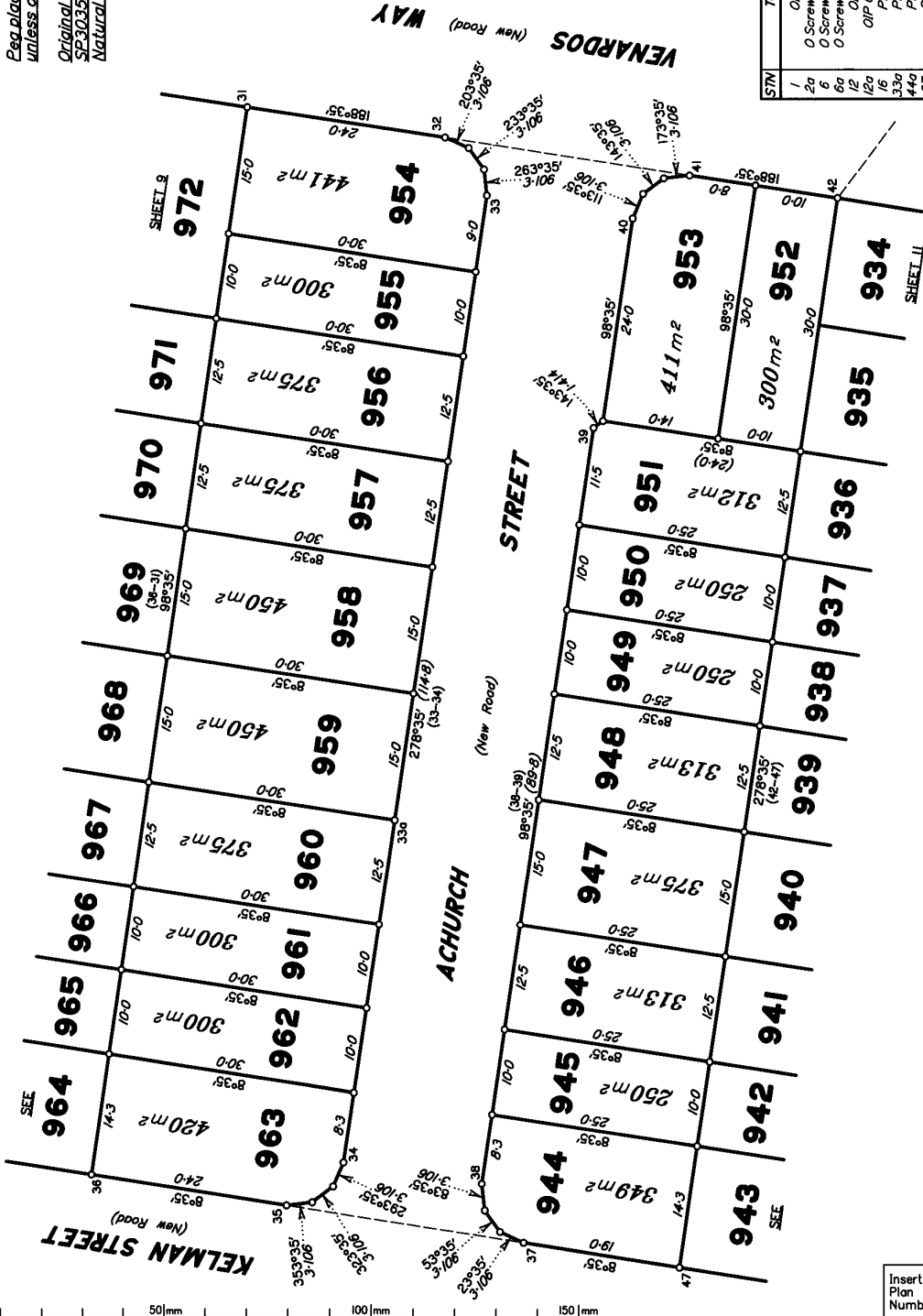
SEE 978

SEE 977

SEE



Placed at all new corners.
unless otherwise stated.
Original information compiled from
SP303528 in the Department of
Natural Resources, Mines & Energy.



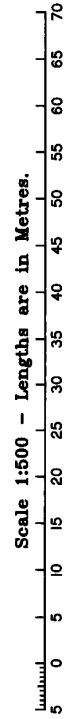
LINE	BEARING	DISTANCE
4-5	98°35'	16.8
9-42	308°04'15"	19.3
9-63	8°35'	12.5
23-30	188°35'	29.8
25-26	123°29'15"	18.522
32-41	188°35'	29.8
35-37	188°35'	29.8
46-48	193°05'50"	22.871
52-53	98°35' Orig	29.9 Orig
54-55	188°35' Orig	16.8 Orig
56-57	188°35' Orig	16.8 Orig
58-59	188°35' Orig	3.0 Orig
59-60	105°34'10" Orig	25.59 Orig
60-61	98°35' Orig	8.5 Orig
64-65	8°35'	15.3
66-67	8°35'	12.5

STN	TO	BEARING	DIST	REMARKS
1	OIP	218°20'50"	74.84	11/SP302184
2a	O Screw in Kerb	64°49'50"	9.041	12/1/5277712
6	O Screw in Kerb	349°22'30"	8.22	12/1/5277712
6a	O Screw in Kerb	352°40'20"	5.372	8/15277712
12	OIP	77°42'40"	19.349	18/SP303528
12a	OIP Gone	29°44'70"	40.667	116/SP302184
16	Pin	321°33'	10.976	
33a	Pin	4°47'15"	25.525	
44a	Pin	2°57'20"	25.533	
67	Pin	52°38'45"	29.952	
69	O Screw in Kerb	13°33'20"	10.908	12/1/5277712

MGA COORDINATES GDA-94

STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
12	5055619.439	7042058.565	56	0-028	Derived	Network RTK	OP
21	505431.934	7042279.174	56	0-028	Derived	Network RTK	Pag

Area of New Road
(32-41-40-38-37-35-34-33-32) 2197 m²



State copyright reserved.
Insert Plan Number
SP303528

REINSTATEMENT REPORT

- This Plan represents the 11th Subdivision Stage (following SP287464, SP290972, SP290978, SP295708, SP304859, SP299776, SP302184, SP302201, SP303518 and SP303528) of a Master Planned Residential Estate and comprises of a 1 into 91 Lot Subdivision.
- The key plans used for this Survey include CG1687(Sippy Creek), SP294850 (First New Plan of Survey), SP302184, IS277712, SP303518 and SP303528.
- The New Stage Lots, Easements and associated New Road were primarily reinstated, calculated and positioned by fixing the northern and eastern boundaries of the stage with the preceding stage boundaries from SP302184, SP303518 and SP303528. This was achieved from the following Original Cadastral Marks:
 - The Northern abutment with the preceding stage (SP302184) was fixed by: Stn 62 (OP) + Stn 69 (O Screw) + Stn 1 (OP & OIP) + Stn 1-22 (Line of OPs from SP302184) + Stn 2a (O Screw) + Stn 6 (O Screw) + Stn 6a (O Screw) + Stn 2-2a-3-4-5-6-7 (Line of OPs from SP302184 & SP303518).
 - The Eastern abutment with the preceding stages (SP303518 & SP303528) was fixed by: Stn 7-8 (Line of OPs from SP303518) + Stn 9-63-64-65-66-67-8 (Line of OPs from SP303528) + Stn 9-10-11-12 (Line of OPs from SP303528) + Stn 12 (OIP).
 - The southern stage extents and alignment between Stns 12-19 is an extension of the alignment fix on SP303528 by: Stn 68 (OP) + Stn 12 (OP & OIP) + Stn 12a (OP).
- All Bearings, Distances and Reference Marks from these Cadastral Marks are Deed, and follow SP302184, IS277712, SP303518 and SP303528.

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.
- SP303526 is an 11th Subsequent New Plan of Survey under Section 113 of the SMIA 2003, following our previous Plans SP287464, SP290972, SP290978, SP295708, SP304859, SP299776, SP302184, SP302201, SP303518 and SP303528. It follows approximately 19 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 SP303526 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.