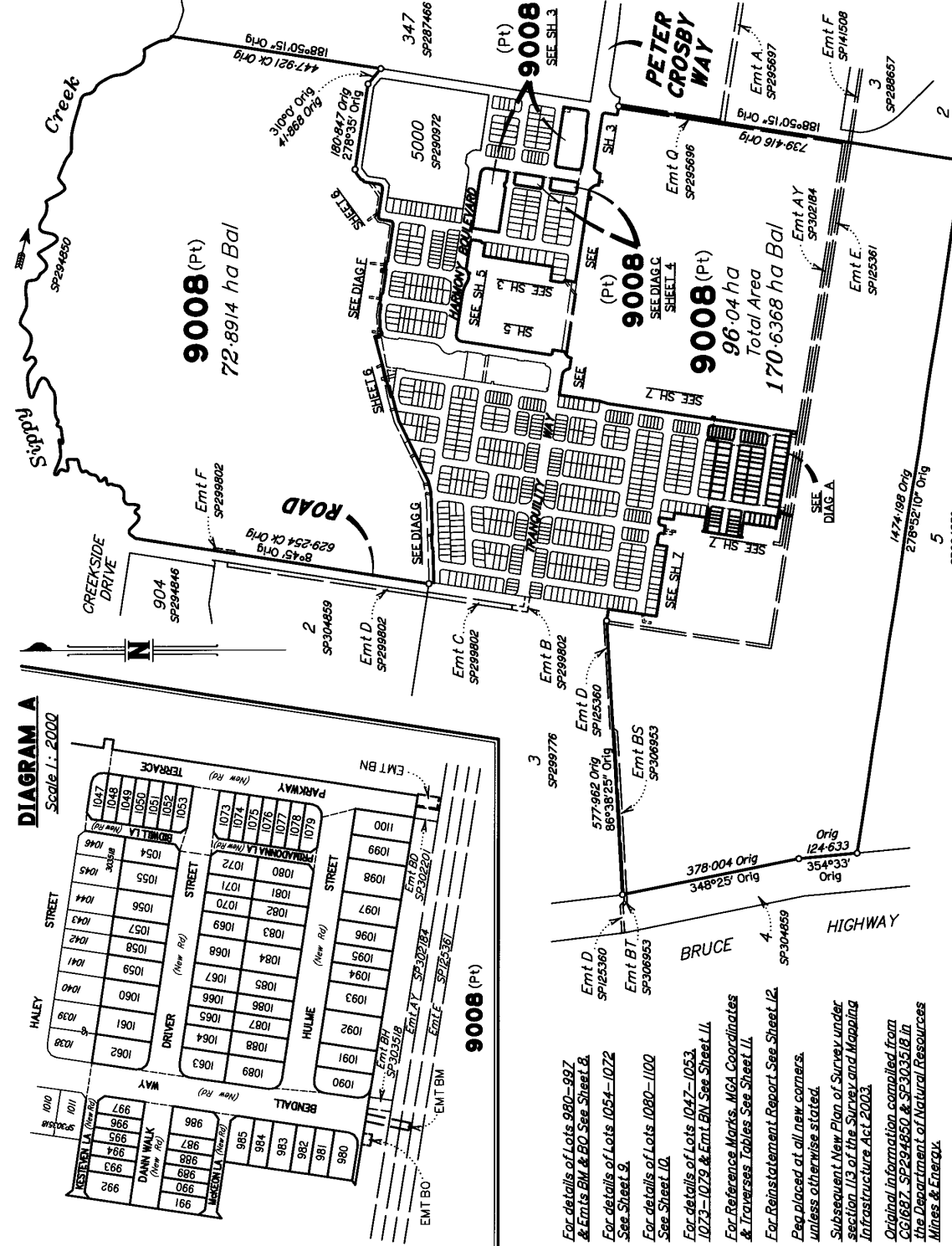


107461-75 (KCH)

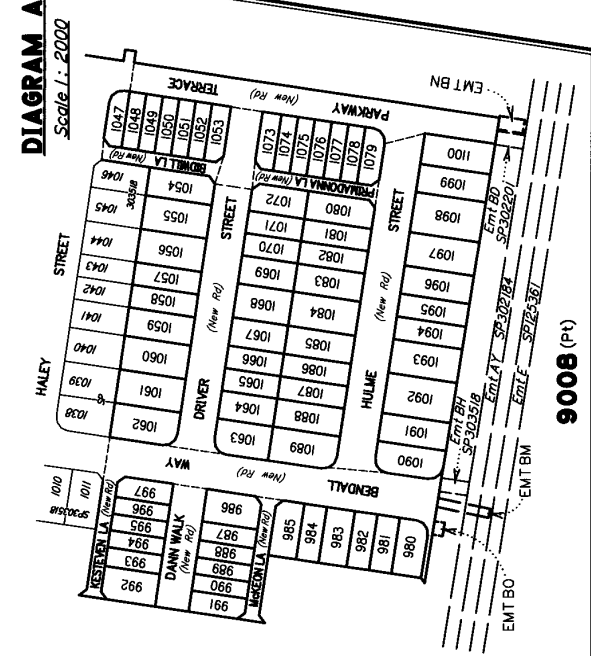
Land Title Act 1994; Land Act 1994  
Form 21 Version 4

**SURVEY PLAN**

Sheet of  
**1** of **12**



Scale 1:8000 - Lengths are in Metres.



**9008 (Pt)**

ADDITIONAL REFERENCE MARKS  
TO BE PLACED FOLLOWING ROAD  
CONSTRUCTION (SEE IS282247).

**Total Area of New Road**  
(SEE SHEETS 8 - 1) .... **1.2094 ha**

For details of Lots 980-997 & Emts BM & B0 See Sheet B.  
For details of Lots 1047-1100 See Sheet A.  
For details of Lots 1080-1100 See Sheet A.  
For details of Lots 1047-1053, 1073-1079 & Emt BN See Sheet A.  
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet A.  
For Reinstatement Report See Sheet A.  
Peg placed at all new corners, unless otherwise stated.  
Subsequent New Plan of Survey under Section 113 of the Survey and Mapping Infrastructure Act 2003.  
Original information compiled from CG 1887, SP294850 & SP303518 II, The Department of Natural Resources, Mines & Energy.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Robert Cameron GRIBBIN, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Andrew Raymond CRIDLAND, 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 3/10/2018.

*AR Killad*  
Authorised Delegate  
8/10/2018  
Date

**Plan of**  
**Lots 980-997, 1047-1100 & 9008**  
**and Emts BM-B0 in Lot 9008**

Cancelling Lot 9007 on SP303518

LOCAL **SUNSHINE COAST**  
GOVERNMENT: REGIONAL COUNCIL LOCALITY: **PALMVIEW**

Meridian: MGA (Zone 56) Vide GNSS

Scale: **1:8000**

Format: **STANDARD**



**SP303528**

Survey Records: No

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

**719101882**

**BE 400 NT**

\$7612.00  
13/11/2018 15:08

5. Lodged by  
*Cooper Grace Ward* **13113**  
*GPO Box 834, Brisbane Q 4001*  
*T: 07 3231 2444 Ref: 10202875 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.

Finance Manager of Avid Property Group  
Pty Ltd ACN 607 963 093

*MARK LYNN*  
Name

General Manager of Avid Property Group  
Pty Ltd ACN 607 963 093

*BRUCE HANPER*  
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 FIFTH day of NOVEMBER 2018

DELEGATED OFFICER  
**BRAD CAREY**  
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 : *09/18/0058*  
Local Govt : *PS318/0270*  
Surveyor : *RALB/0013*  
Surveyor : **107461-15**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
<b>5162372</b>	Lot 9007 on SP303518	980-997, 1047-1100 & 9008	New Rd	Emts BM-BO

*Emt AX on SP302184 (718782706), Emt BC on SP302201 (718782746) & Emt BG on SP303518 (719026061) are to be surrendered prior to the registration of this plan.*

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	980-997, 1047-1100 & 9008	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
705893907 (Emt E on SP125361)	9008
717879434 (Emt N on SP287464)	9008
717879439 (Emt O on SP287464)	9008
718055105 (Emt Q on SP295696)	9008
718055236 (Emts L & M on SP290978)	9008
718055243 (Emt Z on SP290978)	9008
718055251 (Emts V, Y & AA-AC on SP290978)	9008
718293653 (Emt AN on SP299782)	9008
718405961 (Emts A & F on SP299802)	9008
718482287 (Emt AD on SP295708)	9008
718482291 (Emts AK-AM on SP295708)	9008
718562397 (Emt AR on SP302183)	9008
718763041 (Emts AO-AQ & AS on SP299776)	9008
718763042 (Emt AT on SP299776)	9008
718782698 (Emts AU & AV on SP302184)	9008
718782702 (Emt AW on SP302184)	9008
718782706 (Emt AY on SP302184)	9008
718782746 (Emt BD on SP302201)	9008
<b>719026061</b> (Emt BH on SP303518)	9008
<b>719076916</b> (Emt BS on SP306953)	9008

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	980-997, 1047-1100 & 9008

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 \$ .....

980-997, 1047-1100 & 9008	Por 487
Lots	Orig

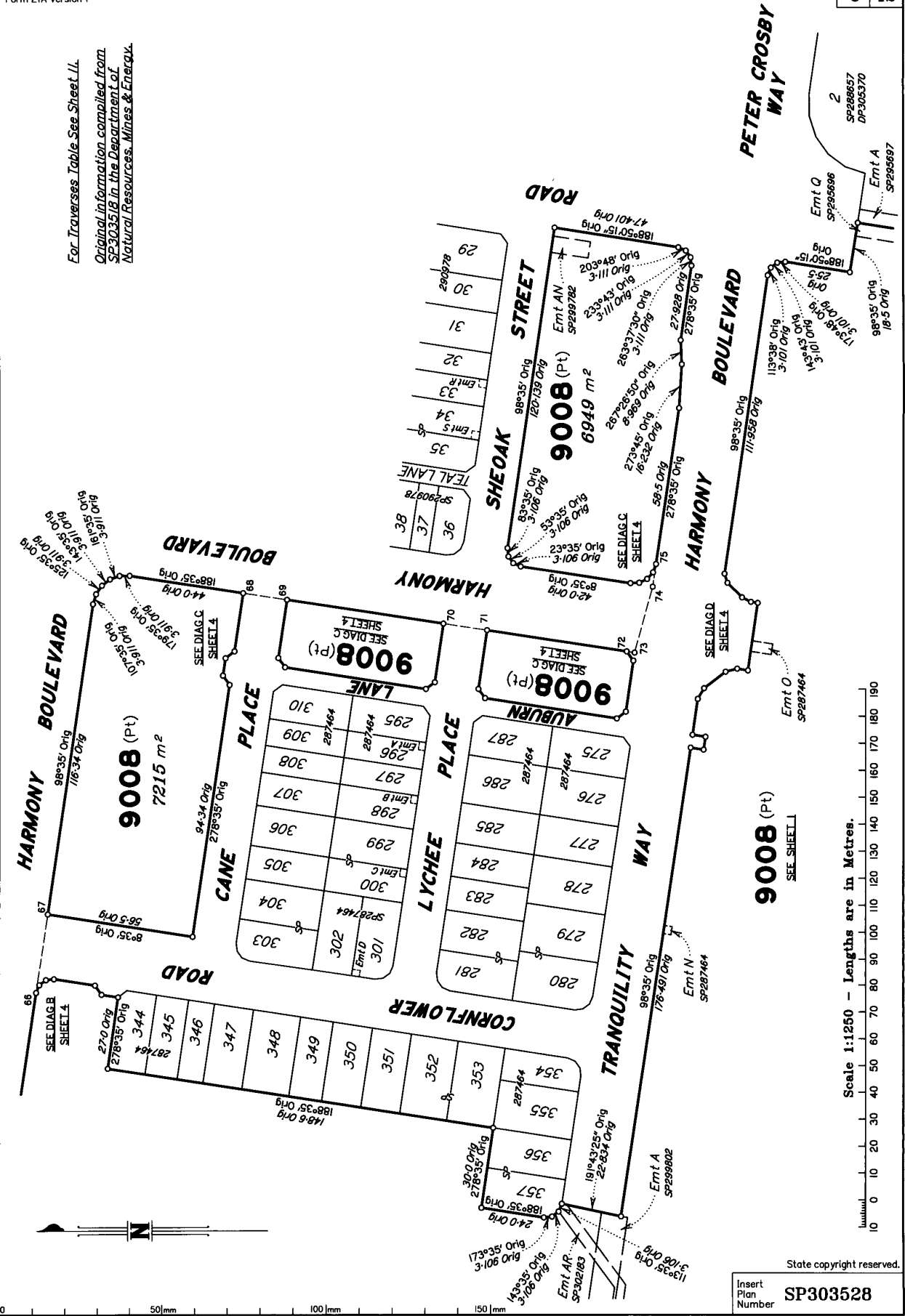
7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **RPS Australia East Pty Ltd**  
Date: **9/10/2018**  
Signed: *R Hillard*  
Designation: **Cadastral Surveyor**

11. Insert Plan Number  
**SP303528**

For Traverses Table See Sheet 11.  
Original information compiled from  
SP303528 in the Department of  
Natural Resources, Mines & Energy.



State copyright reserved.  
Insert Plan Number  
**SP303528**



For Traverses Table See Sheet 11.

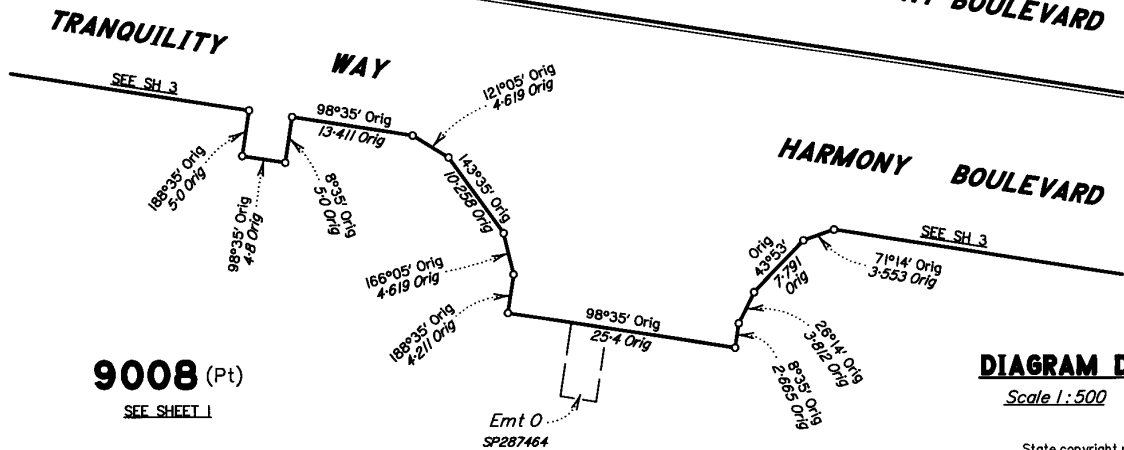
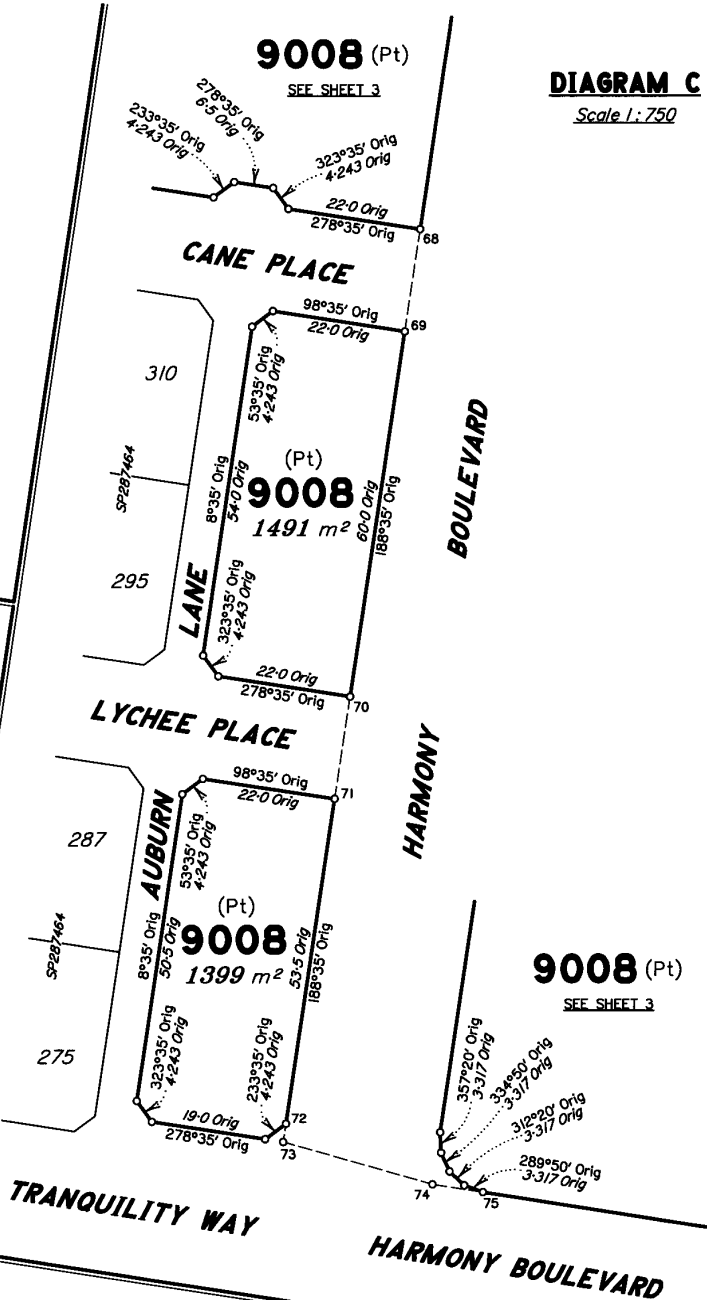
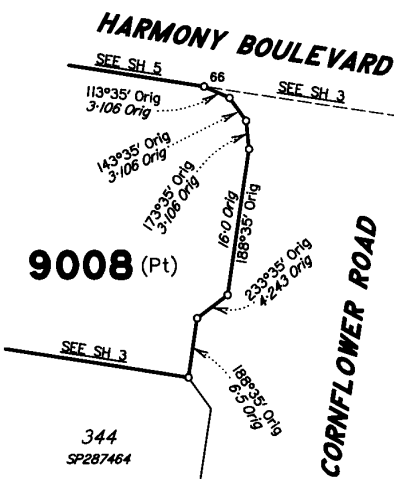
Original information compiled from  
SP303518 in the Department of  
Natural Resources, Mines & Energy.

**DIAGRAM C**

Scale 1:750

**DIAGRAM B**

Scale 1:500

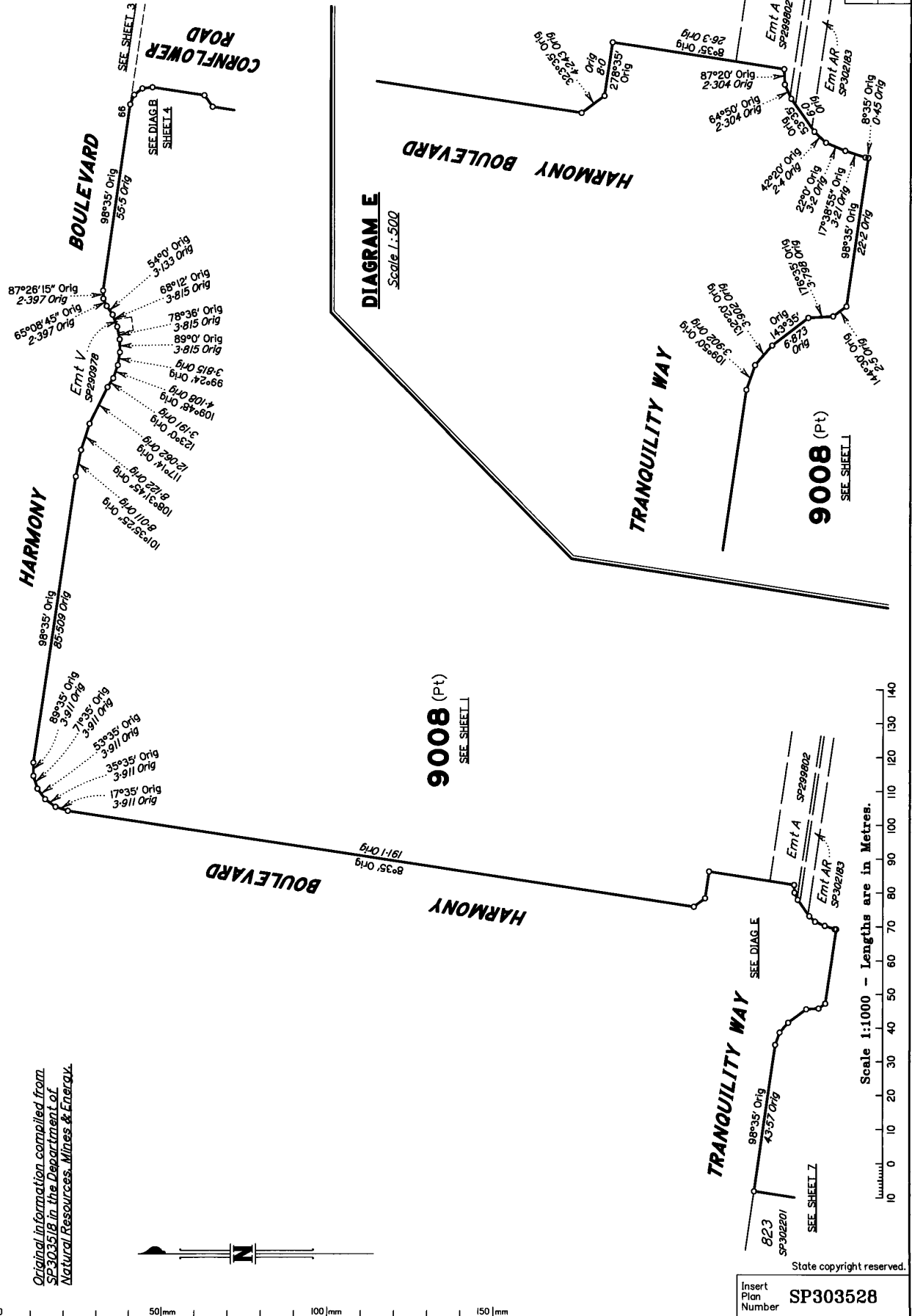


**DIAGRAM D**

Scale 1:500

State copyright reserved.

Insert Plan Number SP303528



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

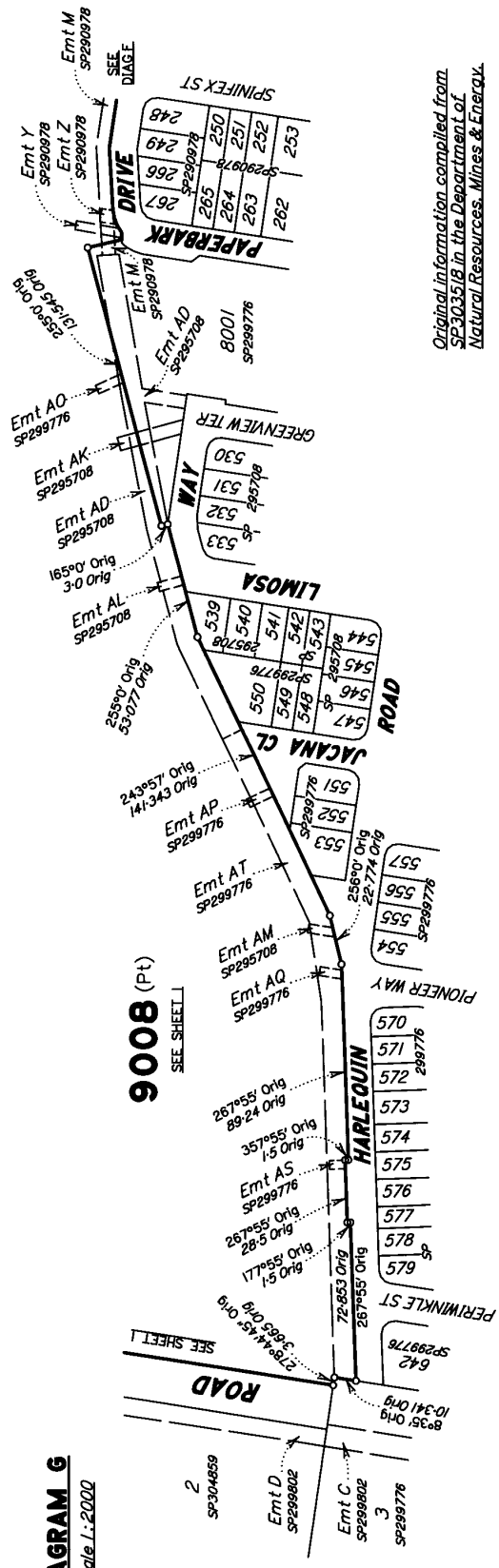
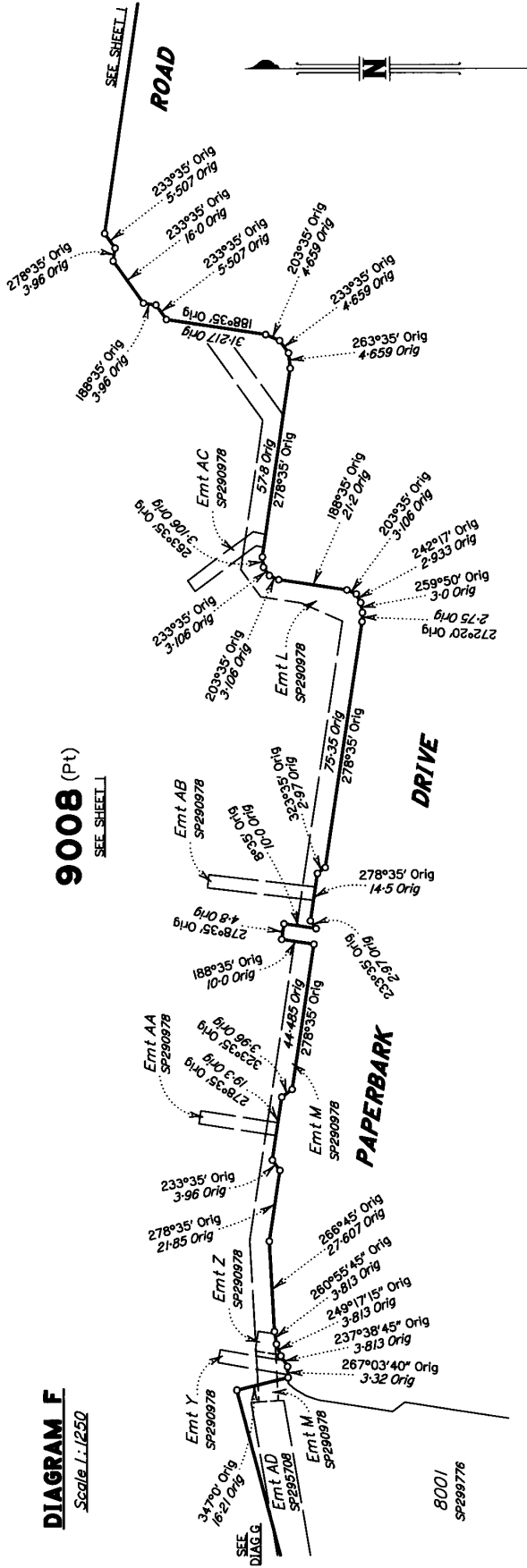


0 50mm 100mm 150mm

Scale 1:1000 - Lengths are in Metres.  
10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

State copyright reserved.

Insert Plan Number  
**SP303528**

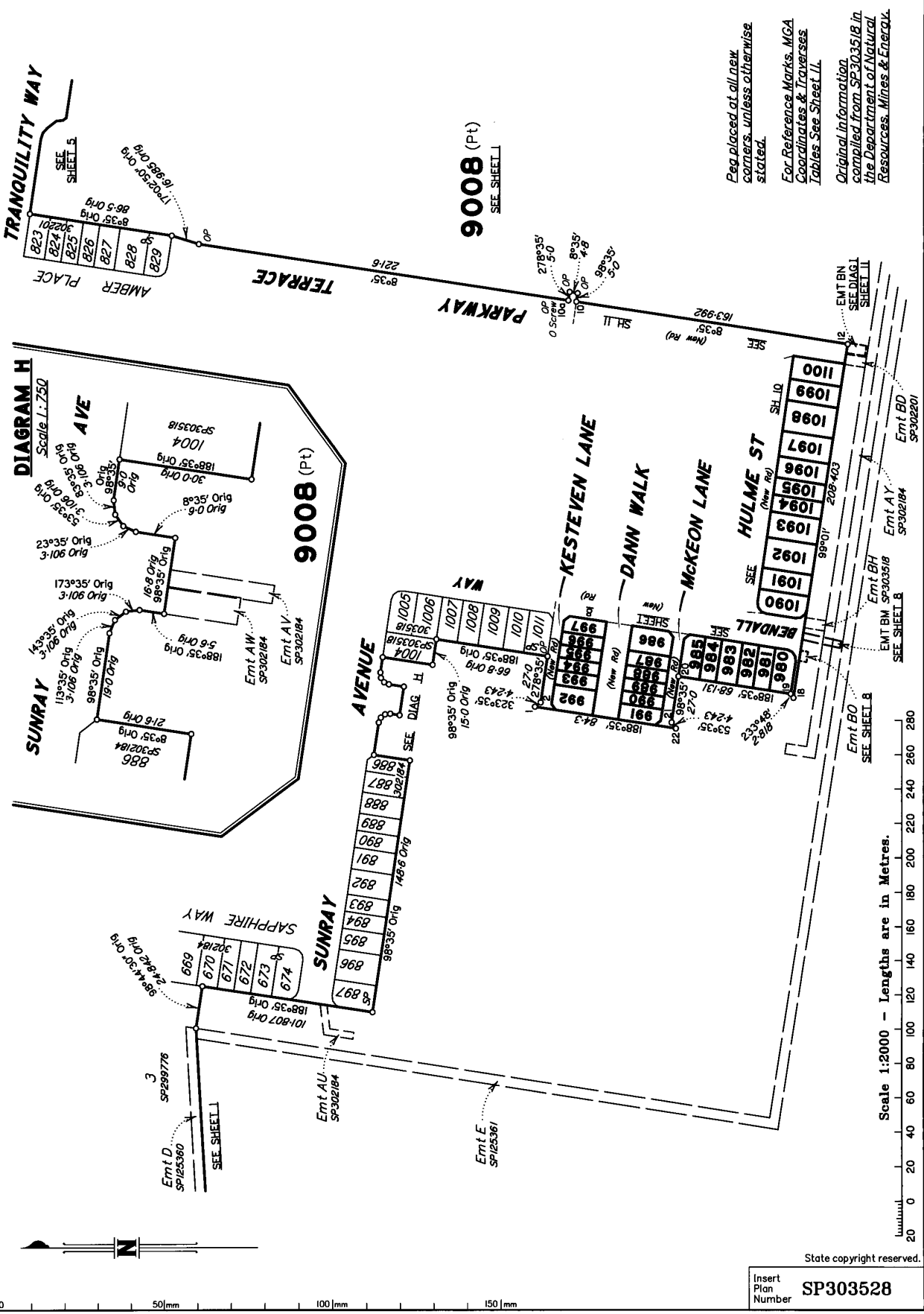


Original information compiled from  
SP303528 in the Department of  
Natural Resources, Mines & Energy.

State copyright reserved.

Insert Plan Number  
**SP303528**





Peg placed at all new corners, unless otherwise stated.  
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet II.  
Original Information compiled from SP303518 in the Department of Natural Resources, Mines & Energy.

Scale 1:2000 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number **SP303528**

0 50mm 100mm 150mm

ADDITIONAL SHEET

**Area of New Road**

(1-2-3-4-39-38-17-18-19-37-35-22-23-33-31-24-25-30-28-26-1)..... 4237 m<sup>2</sup>

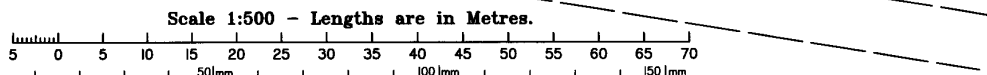
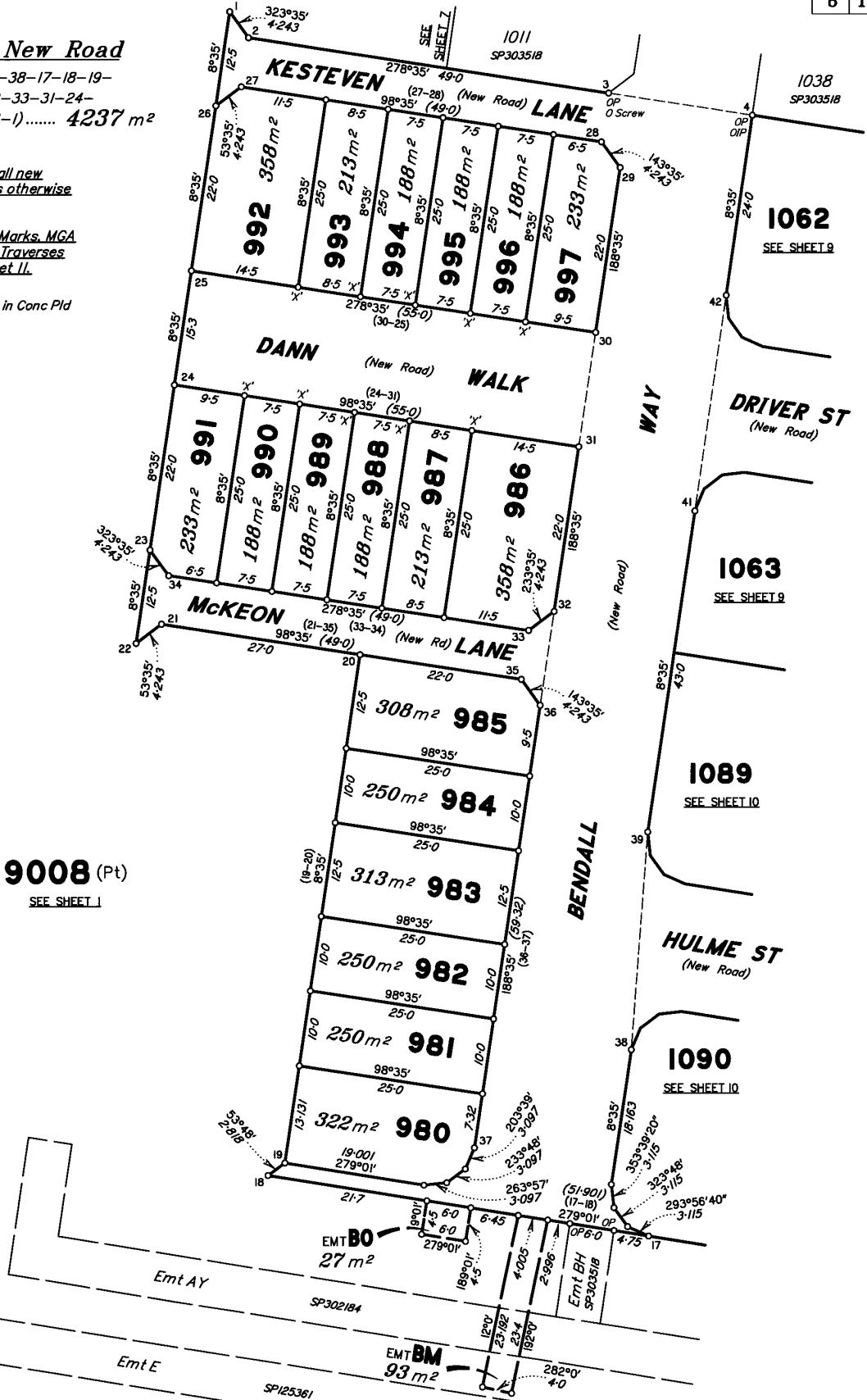
*Peg placed at all new corners, unless otherwise stated.*

*For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 11.*

'X' Denotes Nail in Conc Pld



**9008 (Pt)**  
SEE SHEET 1



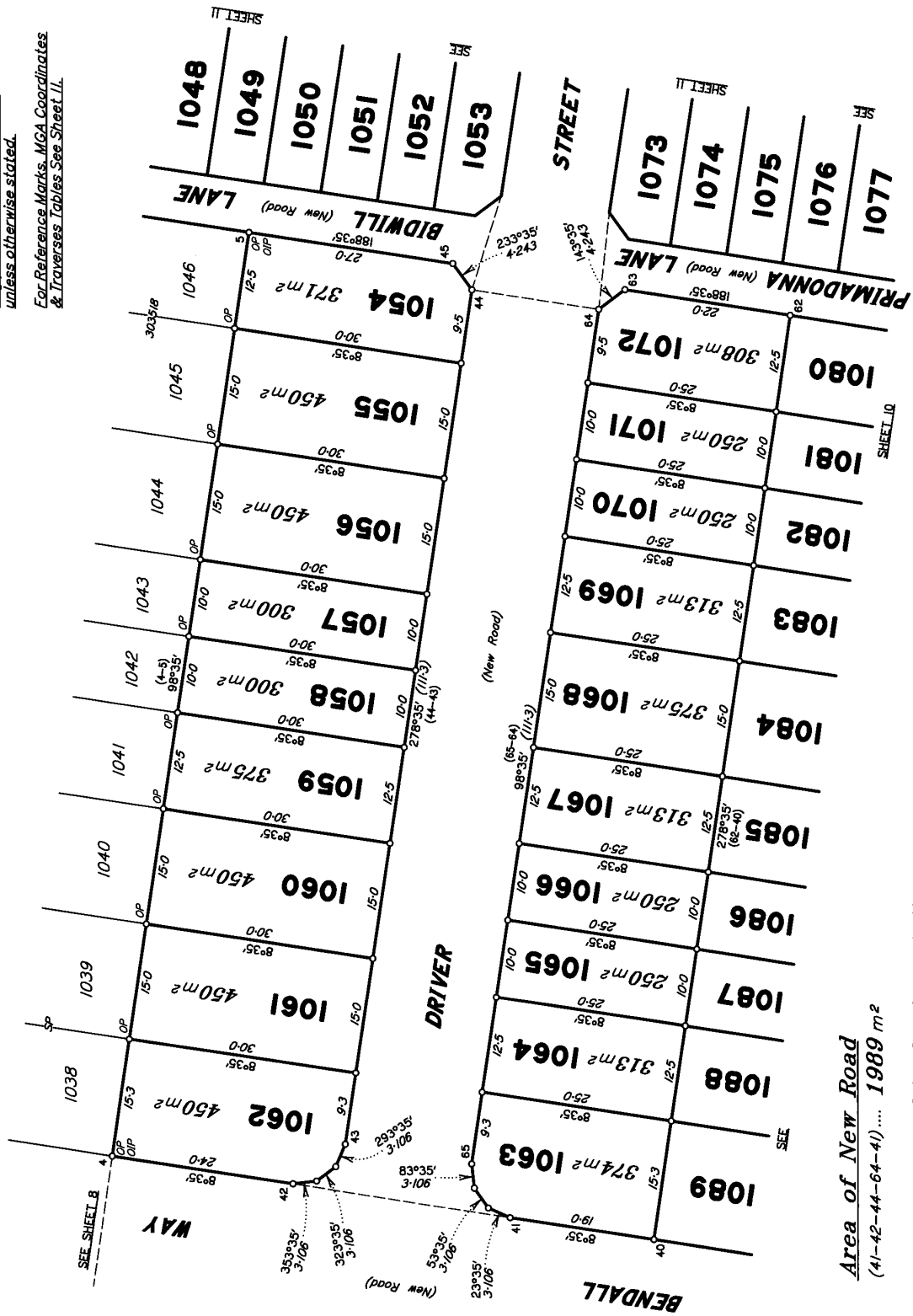
State copyright reserved.

Insert Plan Number **SP303528**



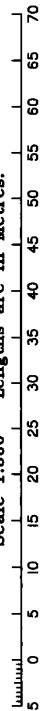


Be placed at all new corners,  
unless otherwise stated.  
For Reference Marks, MGA Coordinates  
& Traverses Tables See Sheet II.



Area of New Road  
(41-42-44-64-41) ... 1989 m<sup>2</sup>

Scale 1:500 - Lengths are in Metres.

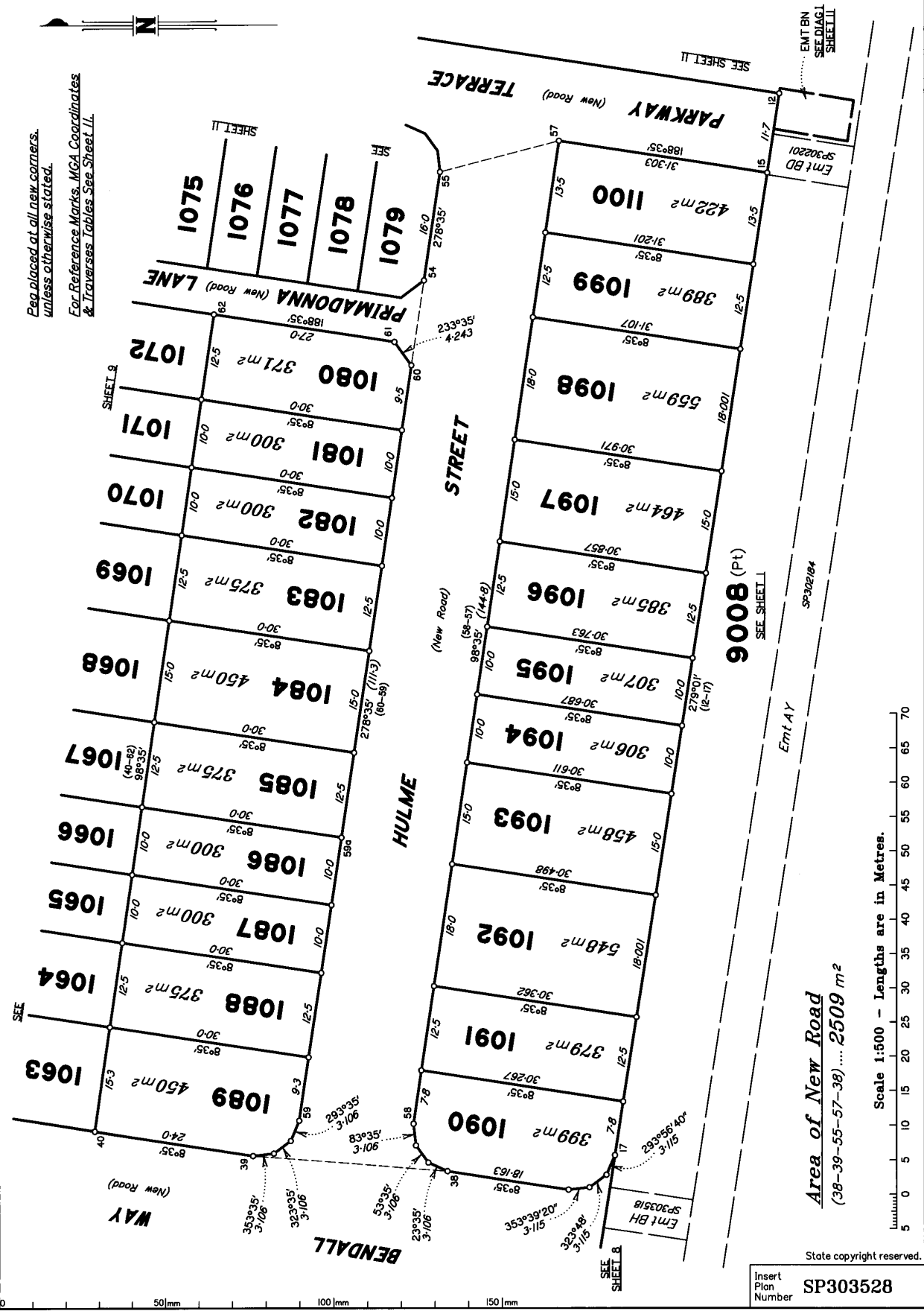


State copyright reserved.

Insert Plan Number  
SP303528

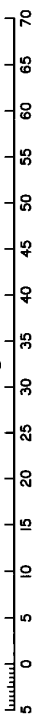
50mm 100mm 150mm

Placed at all new corners,  
unless otherwise stated.  
For Reference Marks, MGA Coordinates  
& Traverses Tables See Sheet 11.



Area of New Road  
(38-39-55-57-38) ... 2509 m<sup>2</sup>

Scale 1:500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number  
**SP303528**

MGA COORDINATES GDA-94

STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
4	505684-862	7042198-731	56	0-027	Derived	Network RTK	OP
57	505818-300	7042058-691	56	0-027	Derived	Network RTK	Peg

REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
3	O Screw in Kerb	98°27'30"	18-201	17a/SP303518
4	OIP	103°40'45"	23-894	16/SP303518
5	OIP	246°04'40"	14-403	15/SP303518
6	O Screw in Kerb (New Conn)	10°25'35"	16-396	34/SP303518
8	O Screw in Kerb	32°0'	9-648	14/SP303518
10a	O Screw in Kerb	351°06'30"	10-327	12/SP303518
12	Pin	288°30'40"	27-978	
18	Pin	77°42'40"	19-349	
59a	Pin	9°13'50"	32-164	

TRAVERSES ETC

LINE	BEARING	DISTANCE
3-4	98°35'	19.8
6-7	95°34'15"	9.513
9-10	98°35'	12.8
30-31	188°35'	15.3
32-36	188°35'	12.5
38-39	4°24'45"	28.876
41-42	8°35'	28.8
44-48	107°40'25"	12.659
44-64	188°35'	16.8
49-50	188°35'	14.3
51-64	276°17'35"	12.51
54-60	278°35'	12.5
55-57	165°40'25"	18-239
66-67	98°35' Orig	29.9 Orig
68-69	188°35' Orig	16.8 Orig
70-71	188°35' Orig	16.8 Orig
72-73	188°35' Orig	3.0 Orig
73-74	105°34'10" Orig	25.59 Orig
74-75	98°35' Orig	8.5 Orig



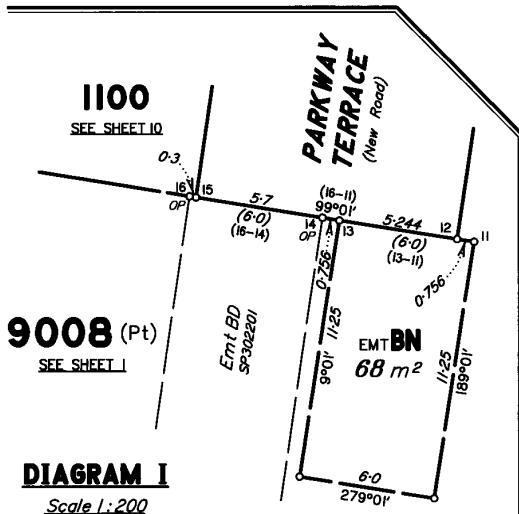
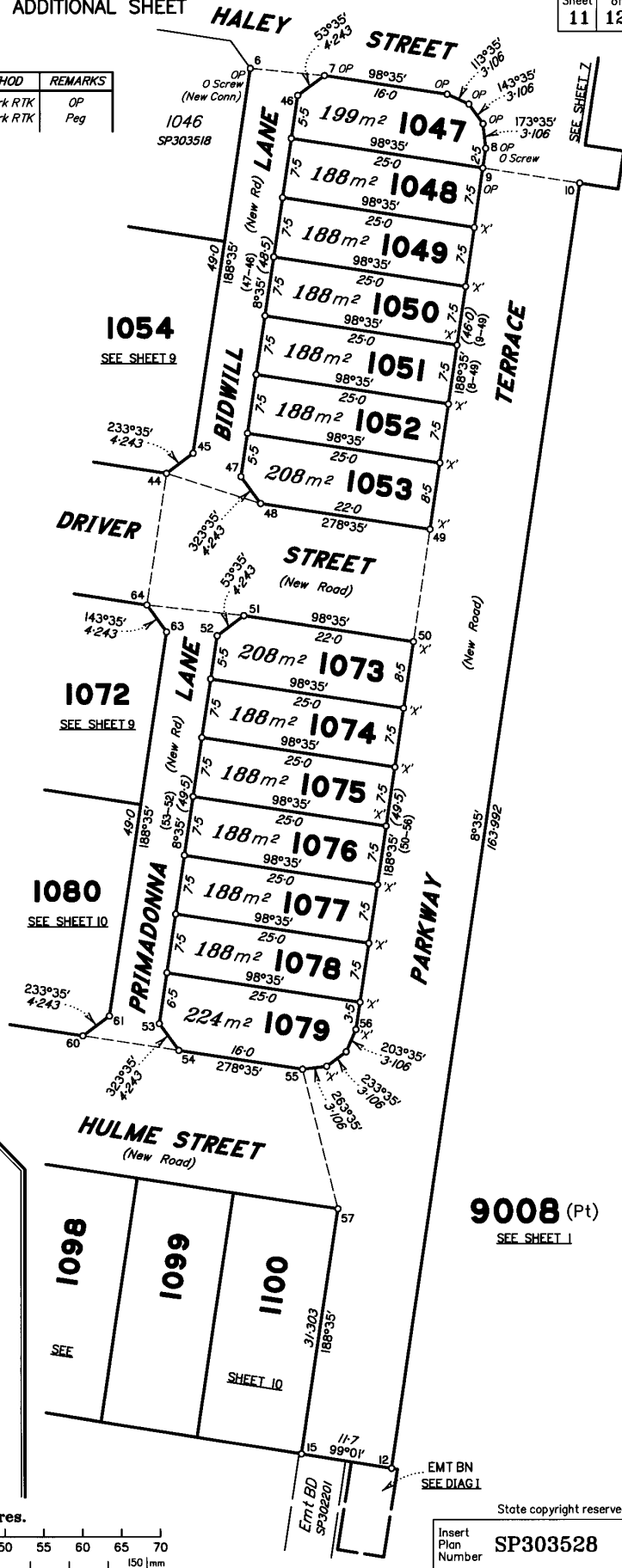
Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP303518 in the Department of Natural Resources, Mines & Energy.

'x' Denotes Nail in Conc Pld

Area of New Road

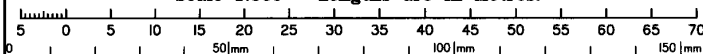
(6-7-47-49-9-10-12-15-57-55-50-52-54-60-63-64-44-6).... 3359 m<sup>2</sup>



**DIAGRAM I**

Scale 1:200

Scale 1:500 - Lengths are in Metres.



**9008 (Pt)**  
SEE SHEET 1

State copyright reserved.

Insert Plan Number **SP303528**

REINSTATEMENT REPORT

- This Plan represents the 10th Subdivision Stage (following SP287464, SP290972, SP290978, SP295708, SP304859, SP299776, SP302184, SP302201 and SP303518) of a Master Planned Residential Estate and comprises of a 1 into 73 Lot Subdivision.
- The key plans used for this Survey include CG1687(Sippy Creek), SP294850 (First New Plan of Survey), SP302201 and SP303518.
- 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 SP303518. This was achieved from the following Original Cadastral Marks:
  - The Northern abutment with the preceding stage was fixed by the O Screw at Stn 3, OIPs at Stns 4 and 5, and O Screws at Stns 6 and 8.
  - These marks were supported by OPs at: SW Cor of Lot 101; Stns 3 & 4; All Corners between Stns 4-5; and All Corners between Stns 6-7-8-9. These OPs came from the recent preceding SP303518.
  - The Eastern boundary of the Stage was primarily fixed from the OP and O Screw at Stn 10a, the 2 x OPs around the PMT cutout between Stns 10-10a and the OP which is 221.6m the north of Stn 10a.
  - OPs from Emt BD on SP302201 at Stns 14 & 16 and from Emt BH on SP303518 (See Sheet 8) confirmed the pre-calculated southern extents of the Stage.
- All Bearings and Distances from these Cadastral Marks are Deed, and follow SP 302201 and SP303518.

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.
- SP303528 is a 10th Subsequent New Plan of Survey under Section 113 of the SMIA 2003, following our previous Plans SP287464, SP290972, SP290978, SP295708, SP304859, SP299776, SP302184, SP302201 and SP303518. It follows approximately 18 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 SP303528 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.

State copyright reserved.

Insert Plan Number **SP303528**