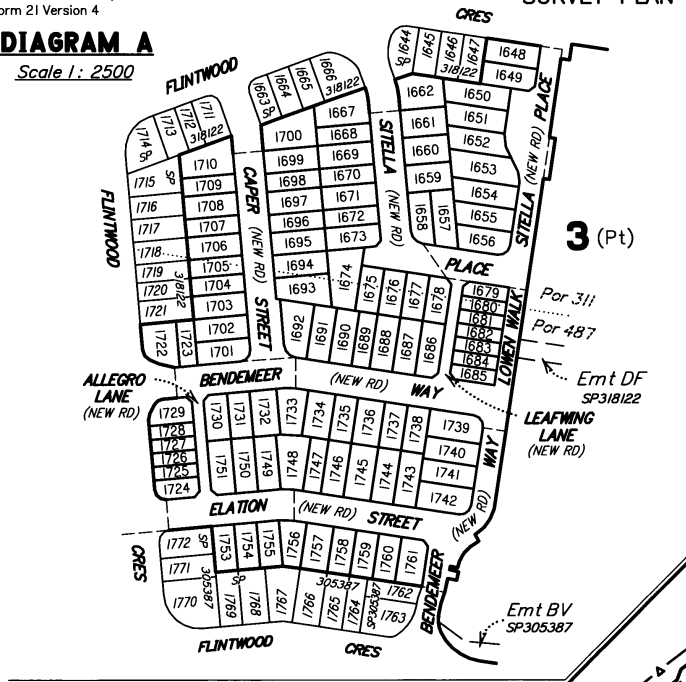


Land Title Act 1994 ; Land Act 1994  
Form 21 Version 4

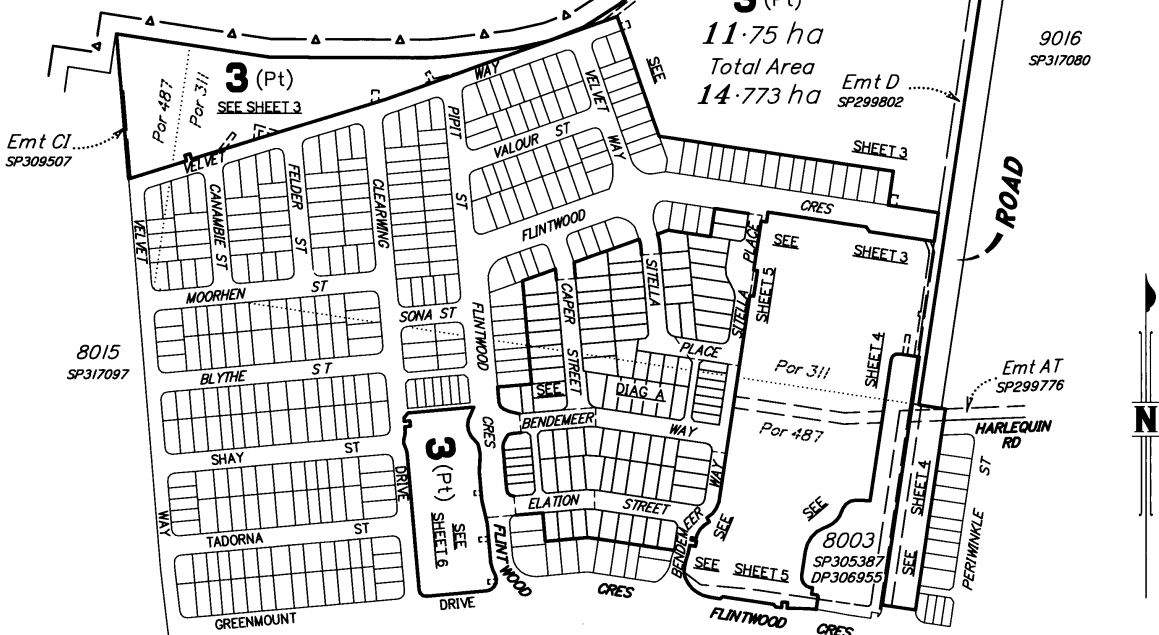
**SURVEY PLAN**

**DIAGRAM A**

Scale 1 : 2500



*For Reinstatement Report See Sheet 5.*  
*For details of Lots 1674-1692 See Sheet 10.*  
*For details of Lots 1693-1710, 1722 & 1723 See Sheet 7.*  
*For details of Lots 1724-1733, 1748-1751 & 1753-1756 See Sheet 11.*  
*For details of Lots 1657-1662 & 1667-1673 See Sheet 8.*  
*For details of Lots 1734-1747 & 1757-1761 See Sheet 12.*  
*For details of Lots 1648-1656 See Sheet 9.*



**Total Area of New Road**  
(SEE SHEETS 7 - 12) ..... **1.5199 ha**

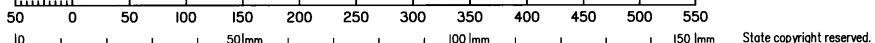
ADDITIONAL REFERENCE MARKS  
TO BE PLACED FOLLOWING ROAD  
CONSTRUCTION (SEE IS289828).

Original information compiled from  
SP319461 in the Department of Natural  
Resources, Mines & Energy.

Pea placed at all new corners, unless  
otherwise stated.

For Reference Marks & MGA  
Coordinates Tables See Sheet 5.

Scale 1:4000 - Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by James Andrew McMAHON, 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 30/11/2020.

*James Andrew McMahon*  
Authorised Delegate  
Date **4/12/2020**

**Plan of**  
**Lots 3, 1648-1662, 1667-1710,**  
**1722-1751 & 1753-1761**  
Cancelling Lot 3 on SP319461

LOCAL **SUNSHINE COAST**  
GOVERNMENT: **REGIONAL COUNCIL** LOCALITY: **PALMVIEW**  
Meridian: **MGA (Zone 56) Vide GNSS** Survey Records: **No**

Scale: **1:4000**  
Format: **STANDARD**



**SP319466**

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

**720499958**

**\$10587.00**  
24/12/2020 15:22

**BE 400 NT**

5. Lodged by

Cooper Grace Ward Lawyers  
Level 21, 400 George Street  
BRISBANE QLD 4000  
GPO Box 834, Brisbane 4001

131B

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

1. Certificate of Registered Owners or Lessees.

By 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 appointed Attorney MARCUS ROY FORD under power of  
attorney number 719830164 who has received no notice of revocation.

Marcus Roy Ford

\* 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 **TWENTY-FIRST** day of **DECEMBER 2020**

DELEGATED OFFICER  
**RICHARD MACGILLIVRAY**  
COORDINATOR - ENGINEERING & ENVIRONMENTAL  
ASSESSMENT UNIT  
SUNSHINE COAST REGIONAL COUNCIL

\* 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 : **RAL20/0067**  
Local Govt : **22520/0304**  
**07/20/0266**  
Surveyor : **PR107461-31**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51240403	Lot 3 on SP319461	3, 1648-1662, 1667-1710, 1722-1751 & 1753-1761	New Rd	-

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	3, 1648-1662, 1667-1710, 1722-1751 & 1753-1761	

*Emt BW on SP305387 (719363360), Emt DF on SP318122 (720314211) and Emts DG & DH on SP318122 (720314230) are fully absorbed by New Road.*

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
718405961 (Emts C & D on SP299802)	3
719363352 (Emts CA & CB on SP305387)	3
719363362 (Emts BU & BV on SP305387)	3
719602085 (Emt CI on SP309507)	3
720314211 (Emts DD, DF & DM on SP318122)	3
720314230 (Emts DC, DI-DK & DN on SP318122)	3
720445942 (Emts DU-DW on SP319461)	3

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	3, 1648-1662, 1667-1710, 1722-1751 & 1753-1761

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 \$ .....

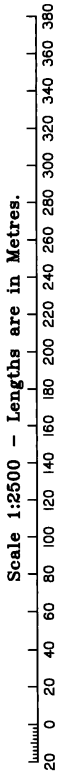
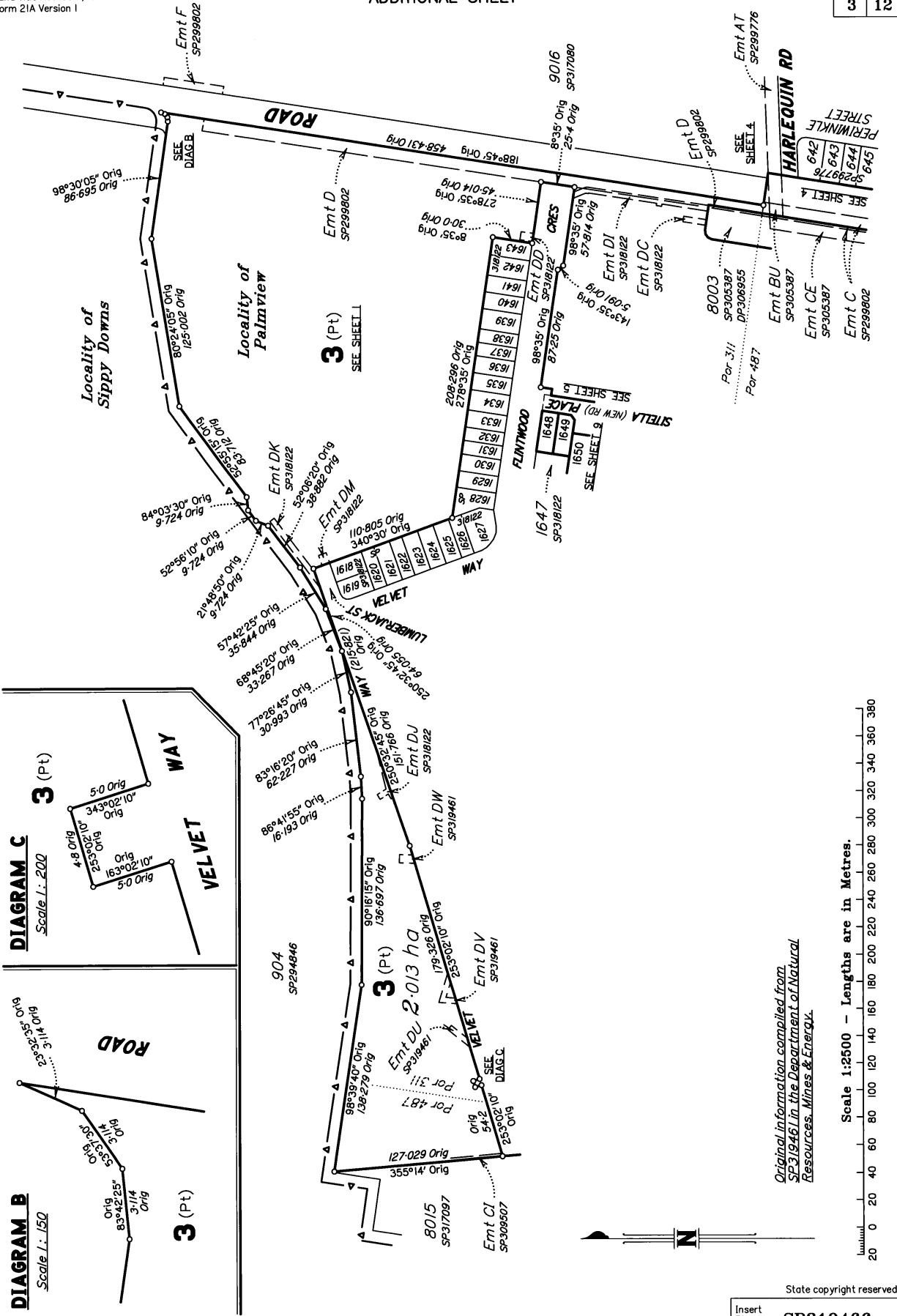
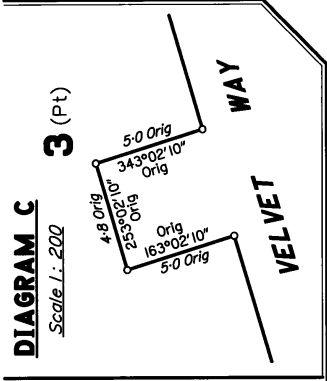
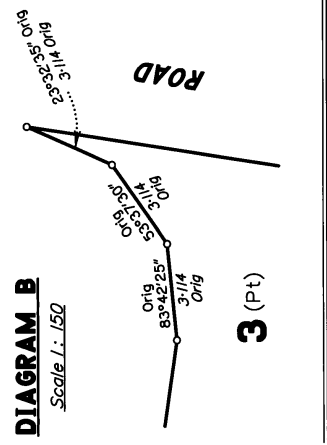
1648-1662, 1667-1673, 1679, 1695-1700 & 1707-1710	Por 311
3, 1674-1678, 1680, 1693, 1694, 1705 & 1706	Por 311 & Por 487
1681-1692, 1701-1704, 1722-1751 & 1753-1761	Por 487
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : **RPS Australia East Pty Ltd**  
Date : **4/12/2020**  
Signed : *AKB*  
Designation : **Cadastral Surveyor**

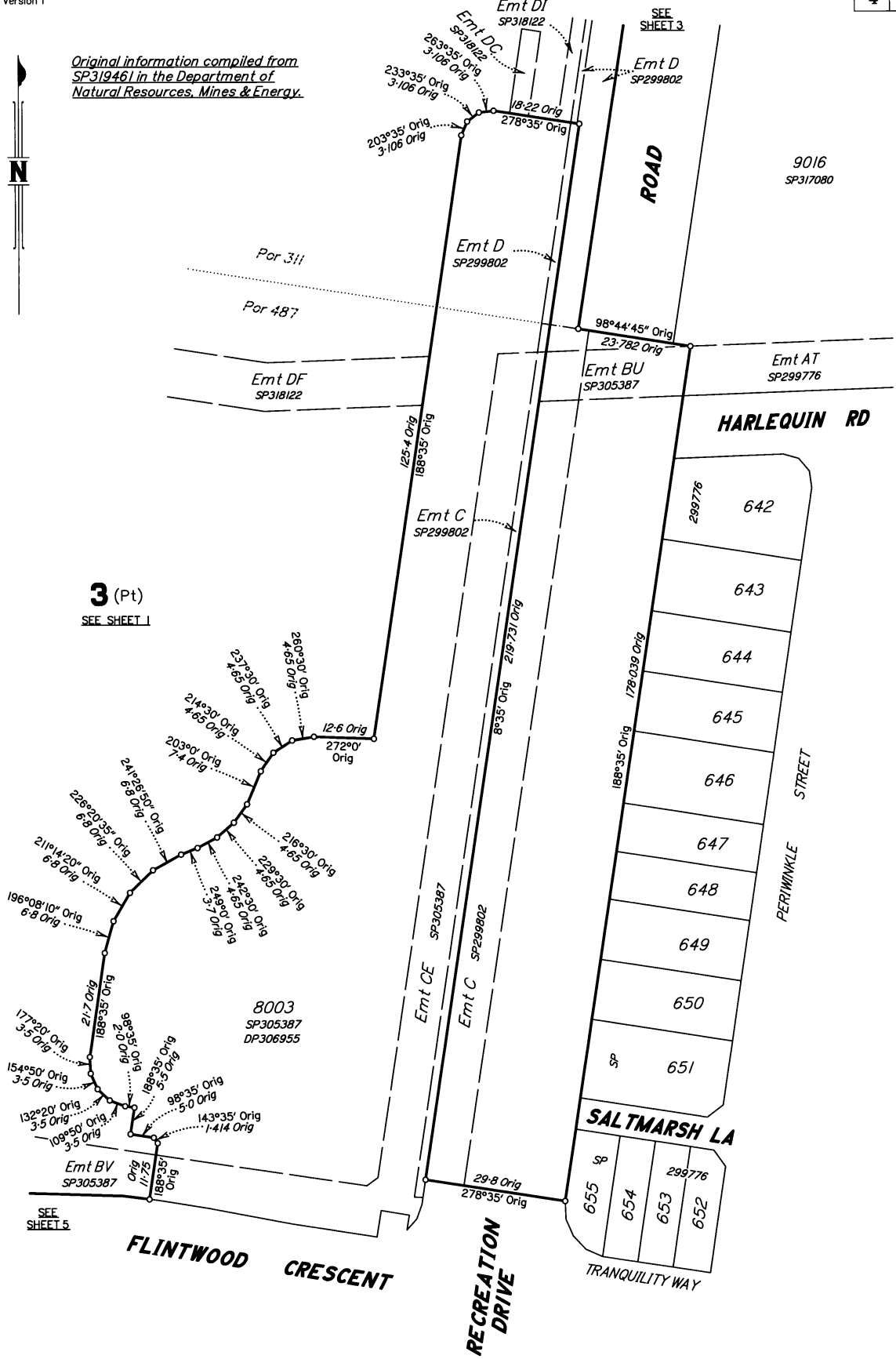
11. Insert Plan Number **SP319466**



Original information compiled from  
SP319461 in the Department of Natural  
Resources, Mines & Energy.



Original information compiled from  
SP319461 in the Department of  
Natural Resources, Mines & Energy.



**3** (Pt)  
SEE SHEET 1

8003  
SP305387  
DP306955

9016  
SP317080

FLINTWOOD CRESCENT

RECREATION DRIVE

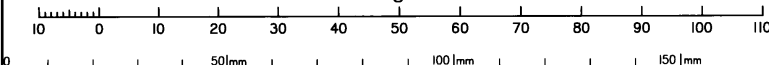
HARLEQUIN RD

PERIMINKLE STREET

SALTMARSH LA

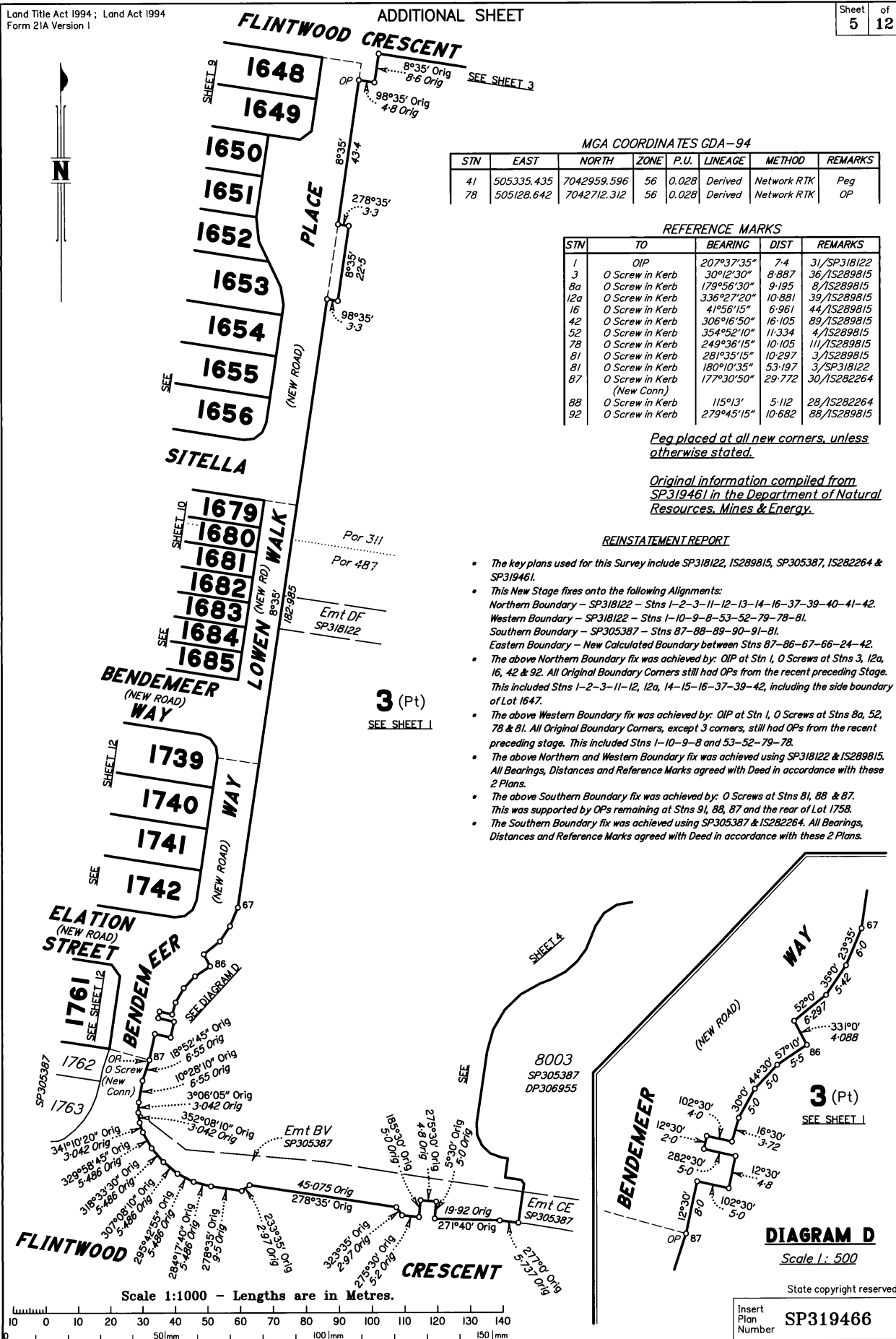
TRANQUILITY WAY

Scale 1:750 - Lengths are in Metres.



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Insert Plan Number **SP319466**



MGA COORDINATES GDA-94

STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
41	505335.435	7042959.596	56	0.028	Derived	Network RTK	Peg OP
78	505128.642	7042712.312	56	0.028	Derived	Network RTK	

REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
1	OIP	207°37'35"	7.4	31/SP318122
3	O Screw in Kerb	30°12'30"	8.887	36/IS289815
8a	O Screw in Kerb	179°56'30"	9.195	8/IS289815
12a	O Screw in Kerb	336°27'20"	10.881	39/IS289815
16	O Screw in Kerb	41°56'15"	6.961	44/IS289815
42	O Screw in Kerb	306°16'50"	16.105	89/IS289815
52	O Screw in Kerb	354°52'10"	11.334	4/IS289815
78	O Screw in Kerb	249°36'15"	10.105	111/IS289815
81	O Screw in Kerb	281°35'15"	10.297	3/IS289815
81	O Screw in Kerb	180°10'35"	53.197	3/SP318122
87	O Screw in Kerb	177°30'50"	29.772	30/IS282264
88	O Screw in Kerb	115°13'	5.112	28/IS282264
92	O Screw in Kerb	279°45'15"	10.682	88/IS289815

Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP319461 in the Department of Natural Resources, Mines & Energy.

REINSTATEMENT REPORT

- The key plans used for this Survey include SP318122, IS289815, SP305387, IS282264 & SP319461.
- This New Stage fixes onto the following Alignments:  
 Northern Boundary - SP318122 - Stns 1-2-3-11-12-13-14-16-37-39-40-41-42.  
 Western Boundary - SP318122 - Stns 1-10-9-8-53-52-79-78-81.  
 Southern Boundary - SP305387 - Stns 87-88-89-90-91-81.  
 Eastern Boundary - New Calculated Boundary between Stns 87-86-67-66-24-42.
- The above Northern Boundary fix was achieved by: OIP at Stn 1, O Screws at Stns 3, 12a, 16, 42 & 92. All Original Boundary Corners still had OPs from the recent preceding Stage. This included Stns 1-2-3-11-12, 12a, 14-15-16-37-39-42, including the side boundary of Lot 1647.
- The above Western Boundary fix was achieved by: OIP at Stn 1, O Screws at Stns 8a, 52, 78 & 81. All Original Boundary Corners, except 3 corners, still had OPs from the recent preceding stage. This included Stns 1-10-9-8 and 53-52-79-78.
- The above Northern and Western Boundary fix was achieved using SP318122 & IS289815. All Bearings, Distances and Reference Marks agreed with Deed in accordance with these 2 Plans.
- The above Southern Boundary fix was achieved by: O Screws at Stns 81, 88 & 87. This was supported by OPs remaining at Stns 91, 88, 87 and the rear of Lot 1758.
- The Southern Boundary fix was achieved using SP305387 & IS282264. All Bearings, Distances and Reference Marks agreed with Deed in accordance with these 2 Plans.

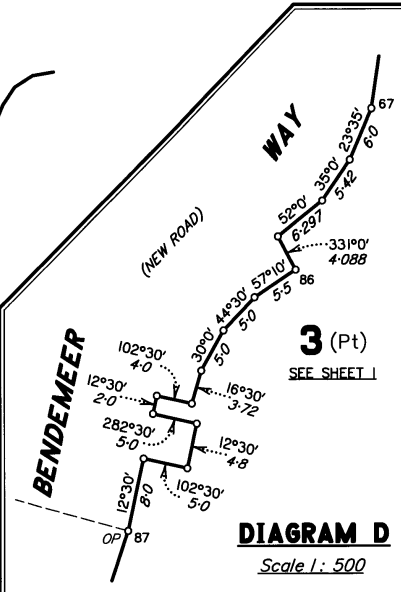
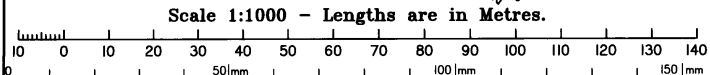


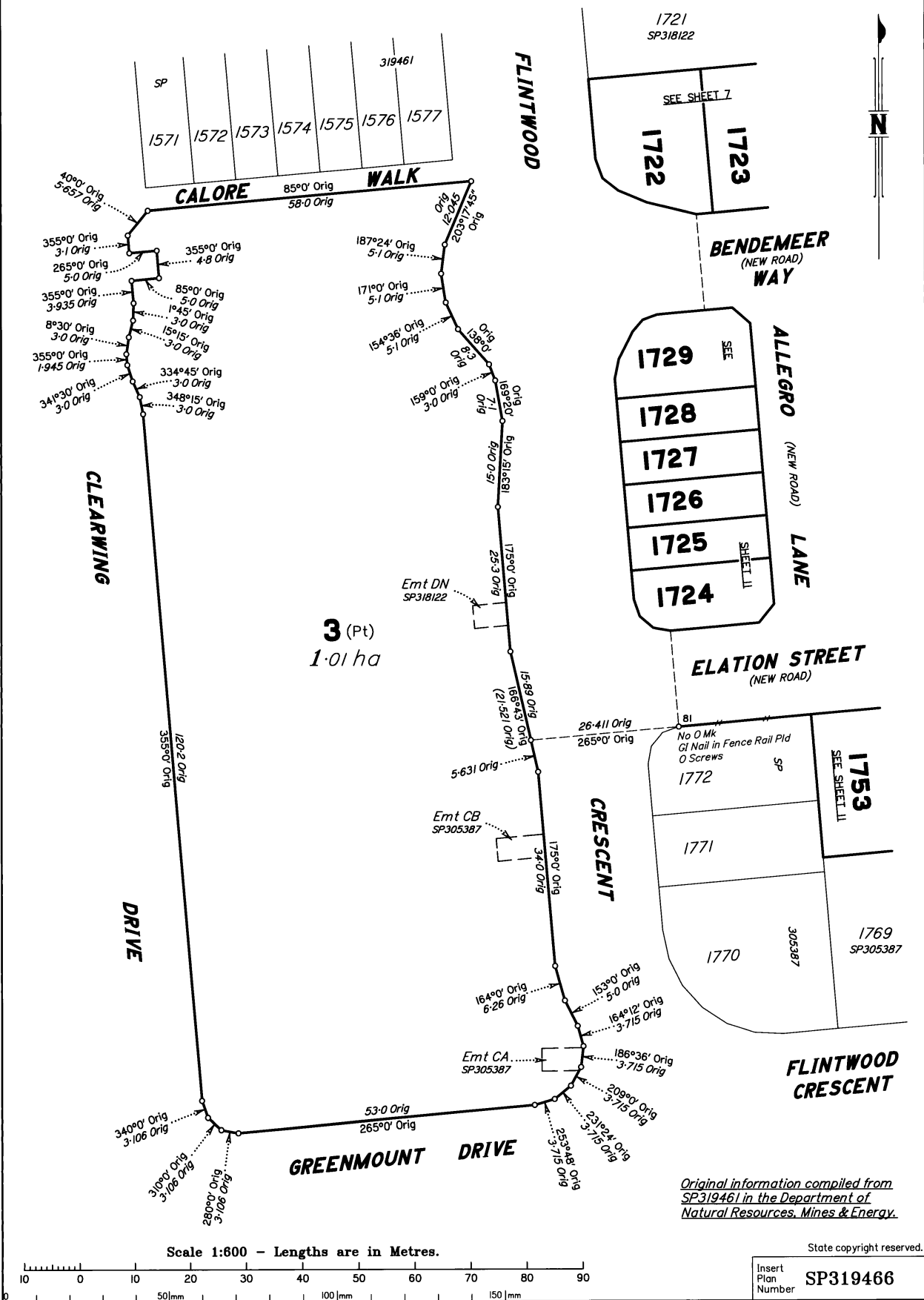
DIAGRAM D

Scale 1:500

State copyright reserved.

Insert Plan Number SP319466

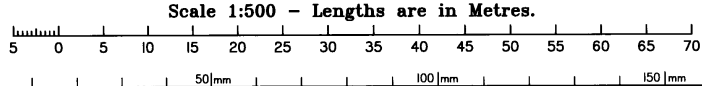
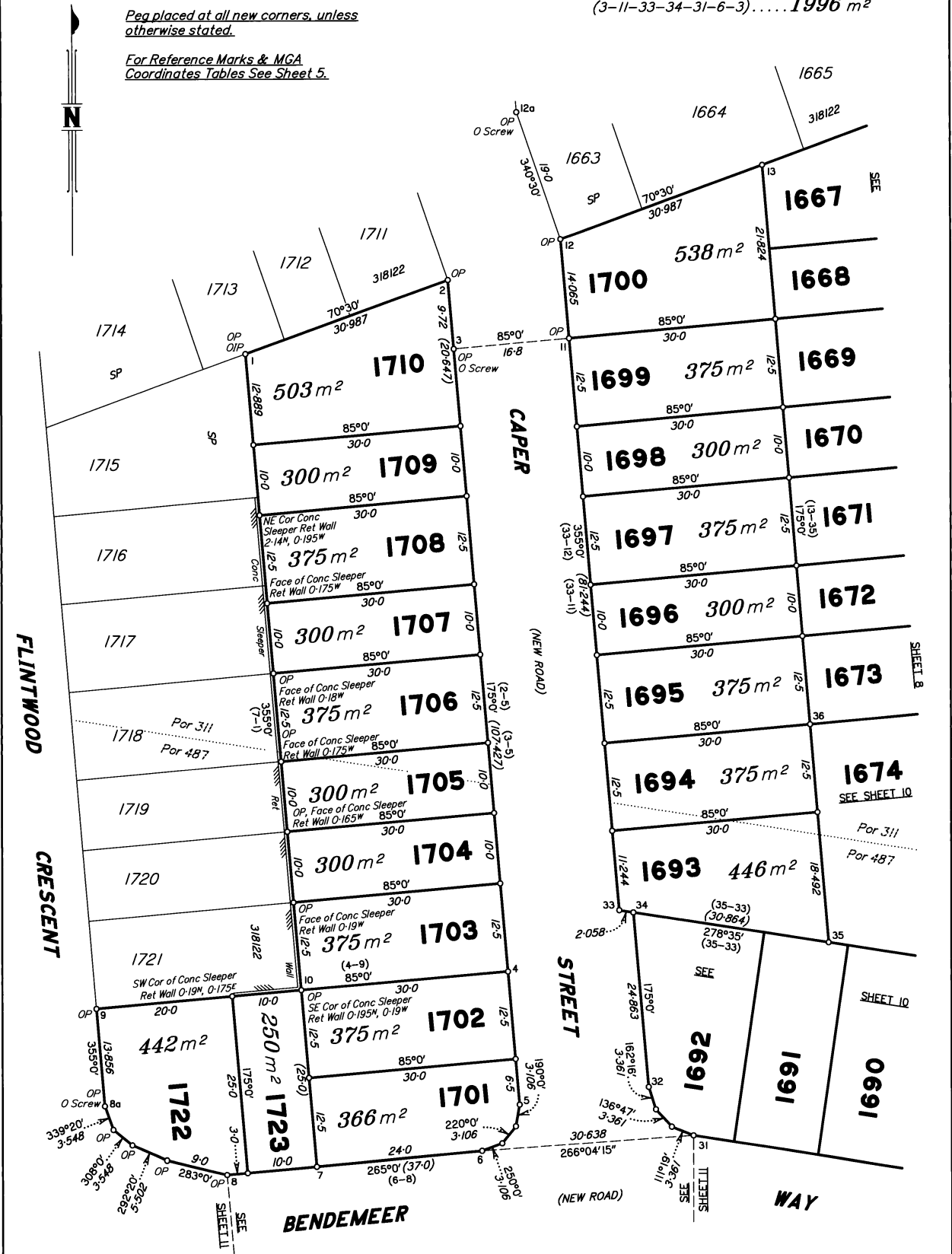




**Area of New Road**  
(3-11-33-34-31-6-3).....1996 m<sup>2</sup>

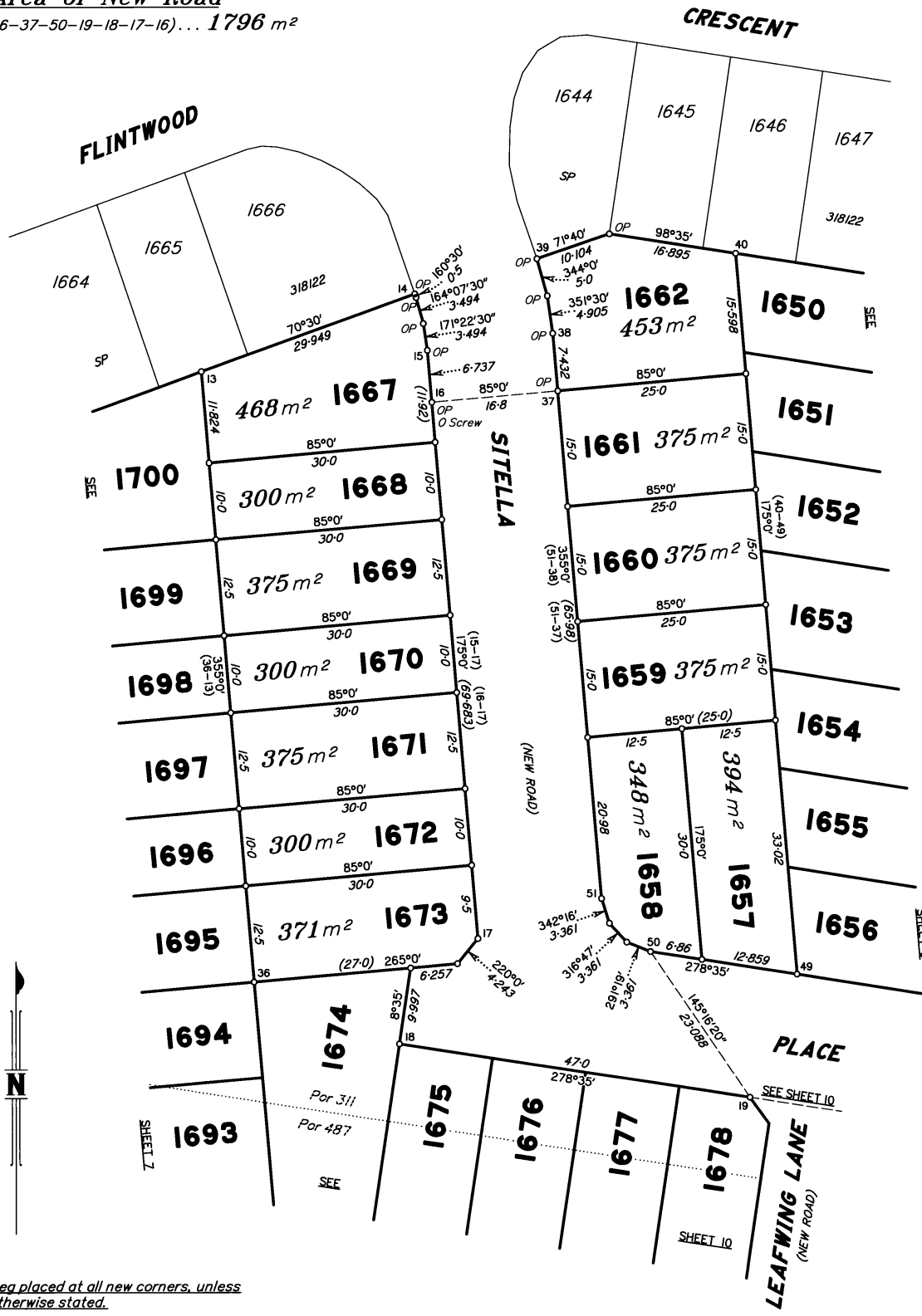
*Peg placed at all new corners, unless otherwise stated.*

*For Reference Marks & MGA Coordinates Tables See Sheet 5.*



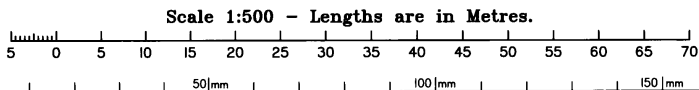
State copyright reserved.  
Insert Plan Number **SP319466**

**Area of New Road**  
(16-37-50-19-18-17-16)... 1796 m<sup>2</sup>



Peg placed at all new corners, unless otherwise stated.

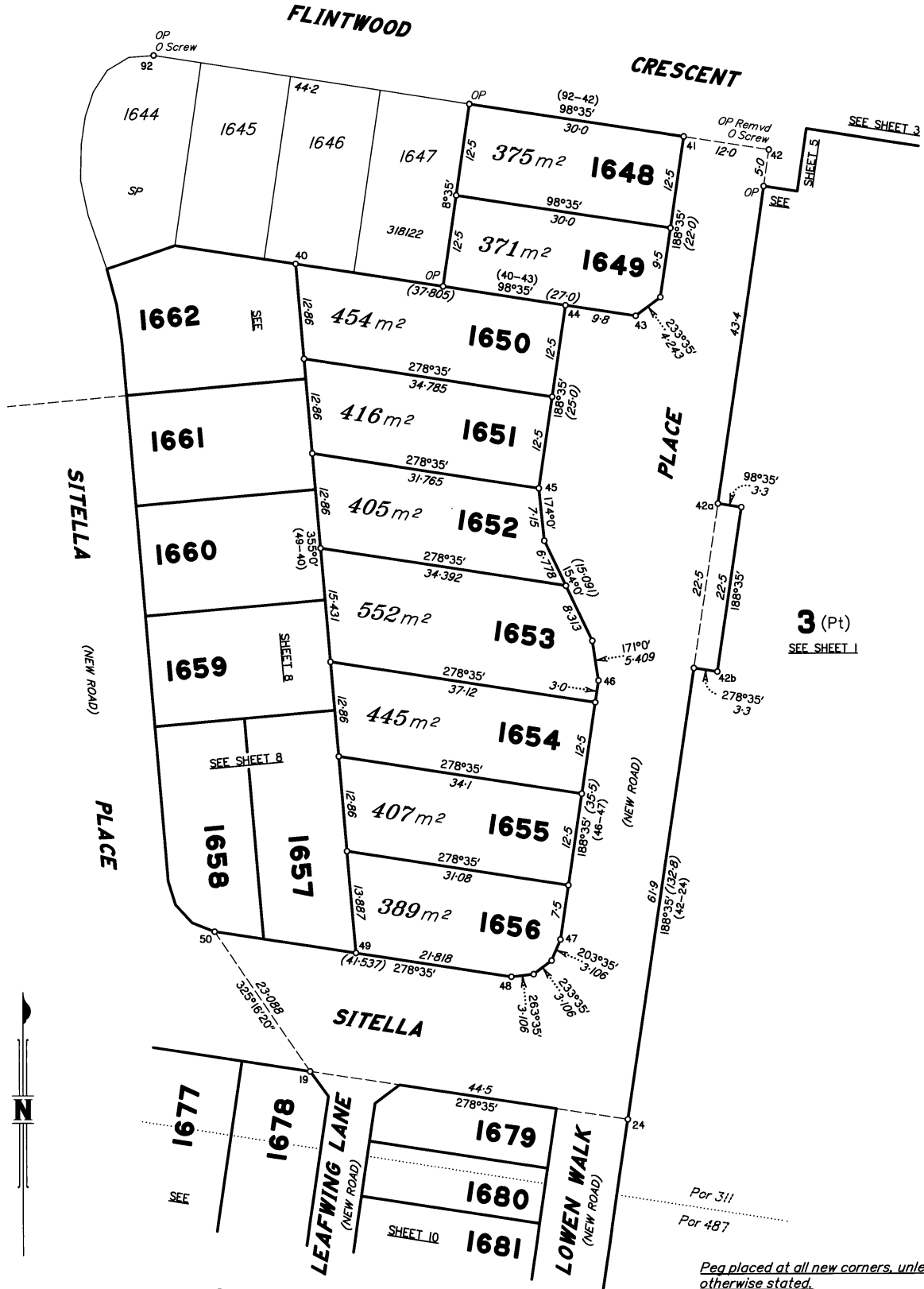
For Reference Marks & MGA Coordinates Tables See Sheet 5.



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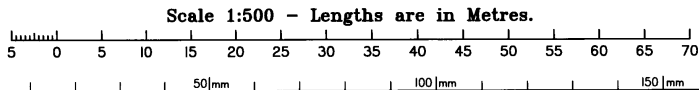
Insert Plan Number **SP319466**





**3 (Pt)**  
SEE SHEET I

Area of New Road  
(19-50-47-46-44-41-42-42a-42b-24-19) ... 2888 m<sup>2</sup>



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

*For Reference Marks & MGA Coordinates Tables See Sheet 5.*

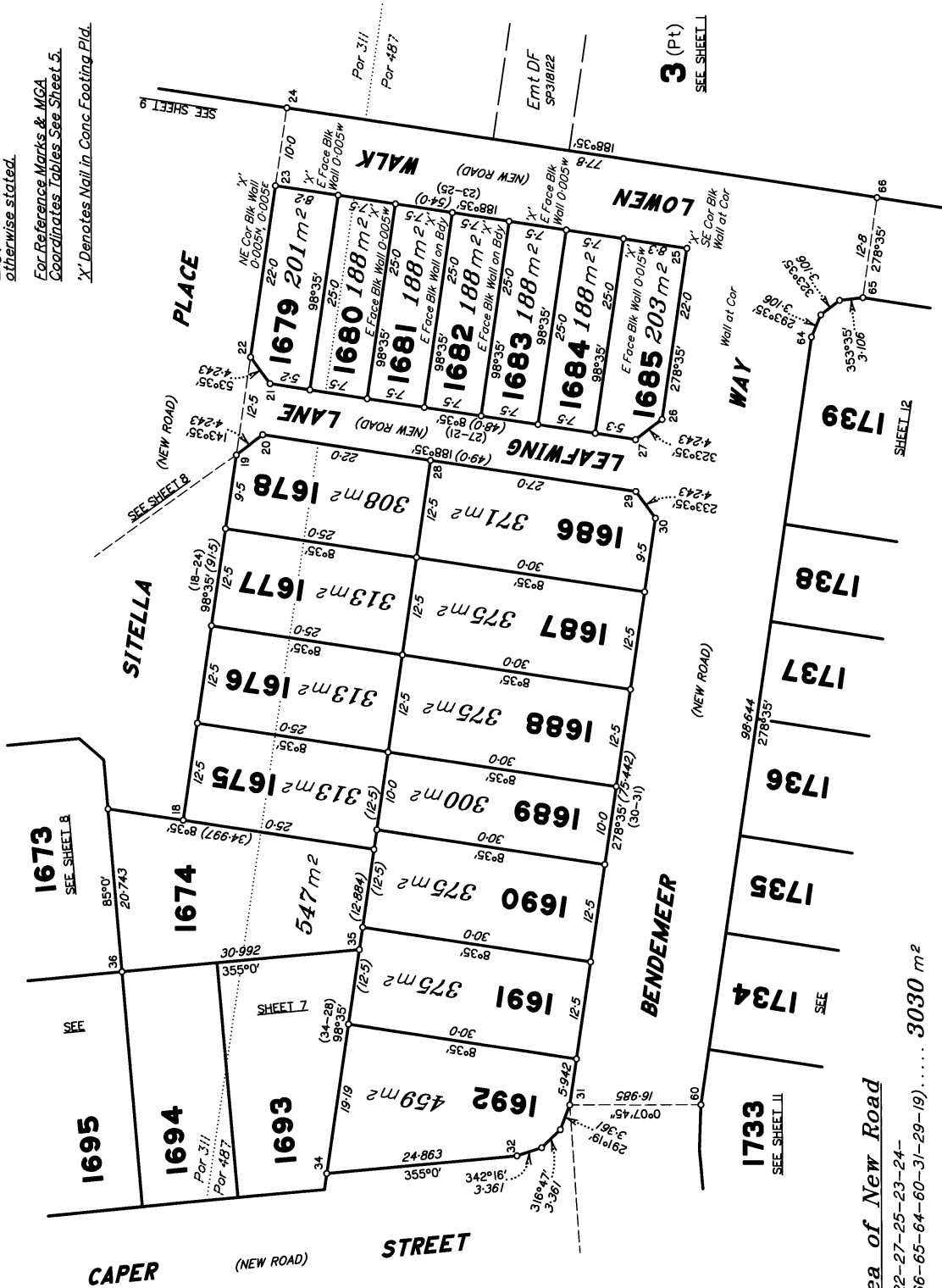
State copyright reserved.

Insert Plan Number **SP319466**

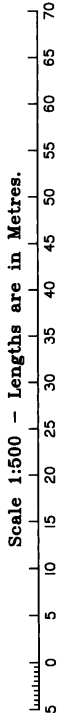
Peg placed at all new corners, unless otherwise stated.

For Reference Marks & MGA Coordinates Tables See Sheet 5.

'X' Denotes Nail in Conc. Footing Pld.

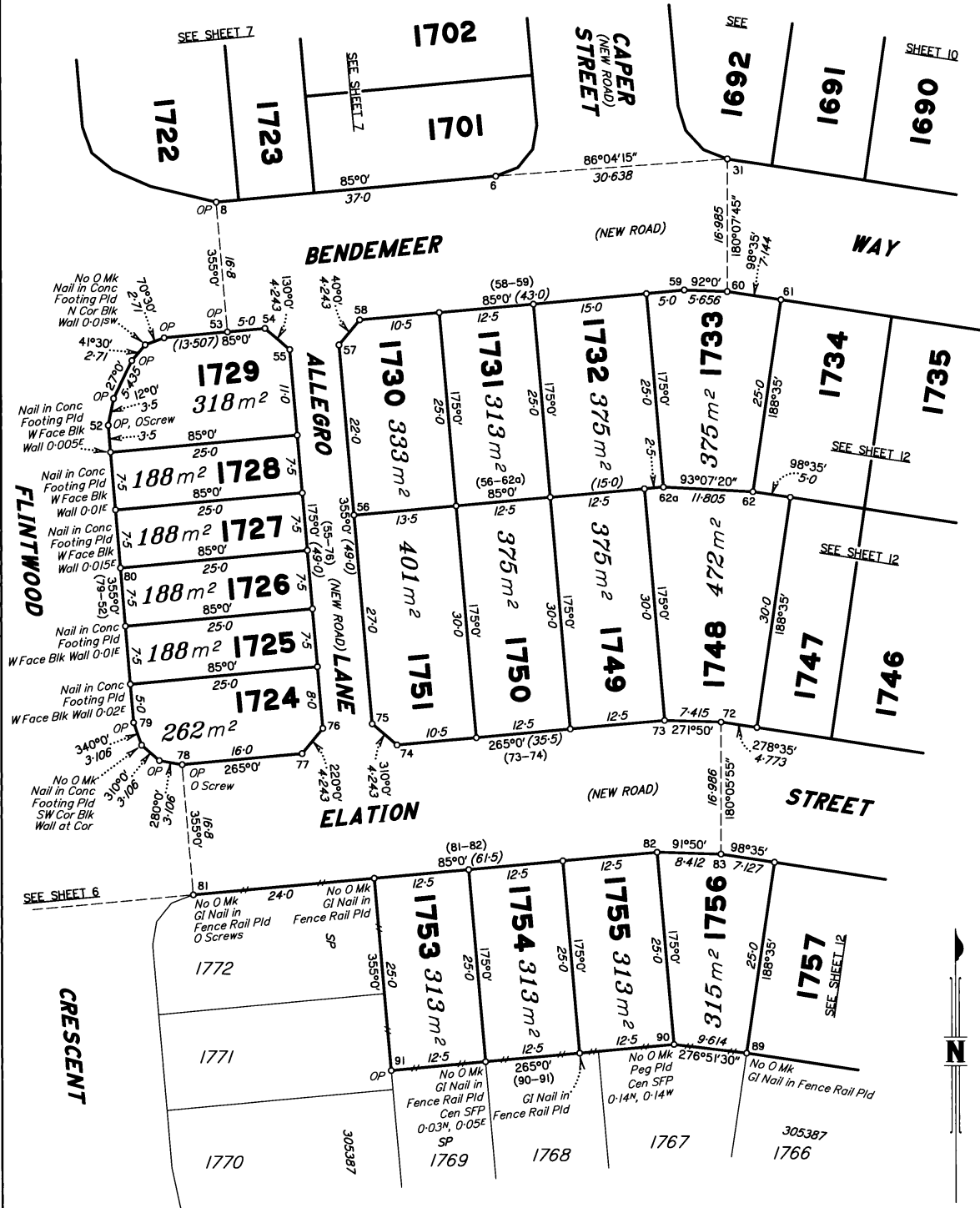


Area of New Road  
(19-22-27-25-23-24-  
66-65-64-60-31-29-19)..... 3030 m<sup>2</sup>



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Insert Plan Number SP319466



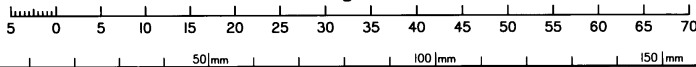
**Area of New Road**

(8-31-60-58-75-72-83-  
81-78-76-54-53-8).....2682 m<sup>2</sup>

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

*For Reference Marks & MGA Coordinates Tables See Sheet 5.*

Scale 1:500 - Lengths are in Metres.

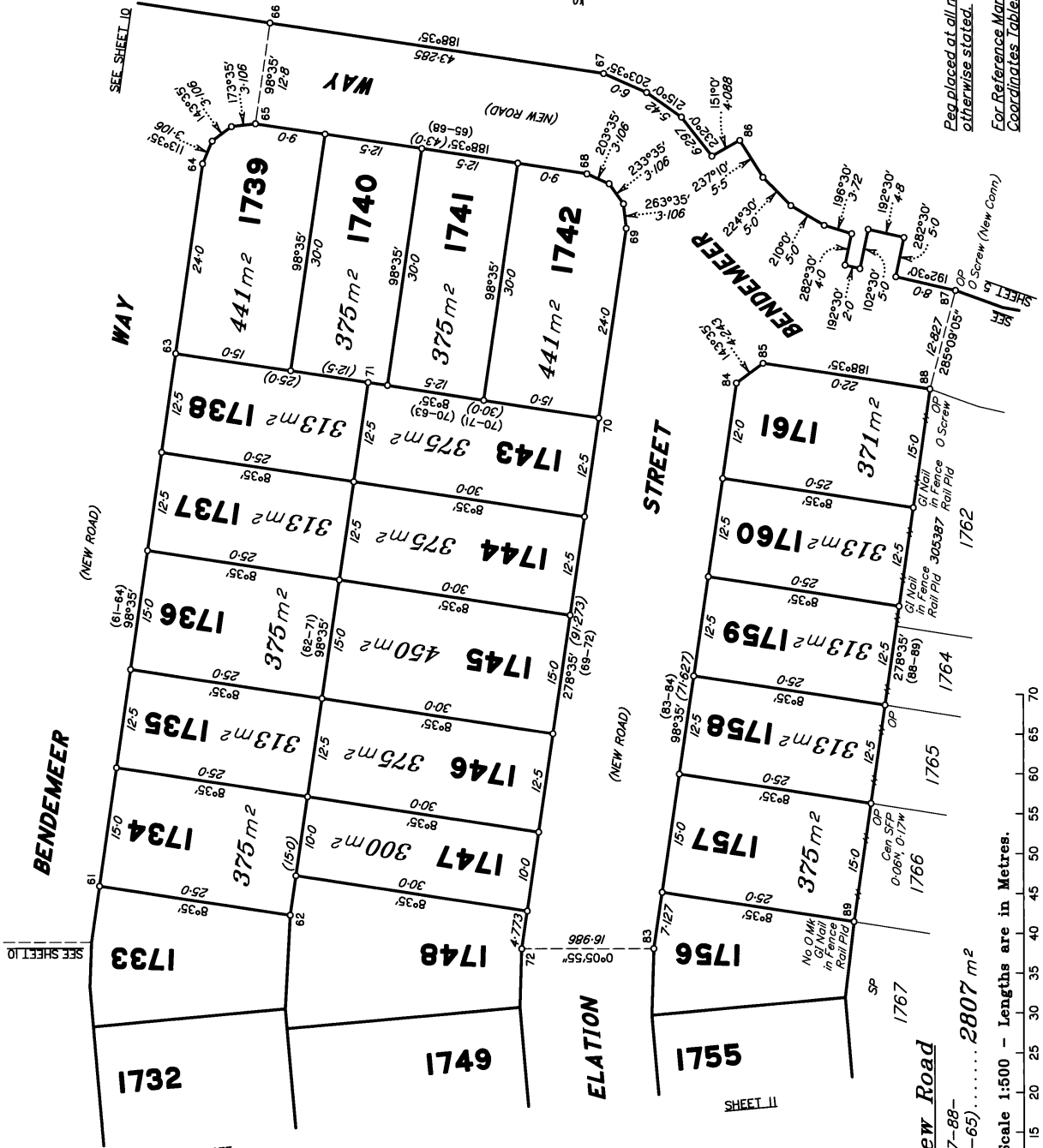


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Insert Plan Number **SP319466**



3 (Pt)  
SEE SHEET 1



Peg placed at all new corners, unless otherwise stated.  
For Reference Marks & MGA Coordinates Tables See Sheet 5.

Scale 1:500 - Lengths are in Metres.  
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Area of New Road  
(65-66-67-86-87-88-84-83-72-68-65)..... 2807 m²

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Insert Plan Number  
**SP319466**

0 50mm 100mm 150mm