

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

SURVEY PLAN

Sheet 1 of 7

REFERENCE MARKS

Stn	To	Origin	Bearing	Dist
3	0 Screw in Kerb	16/SP297497	37°54'	7.784
3a	0 Screw in Kerb	15/SP297497	297°08'	3.957
4	0 Screw in Kerb	17/SP297497	345°17'	2.512
5	0 Screw in Conc	14/SP297497	241°33'	3.585
6	0 Screw in Conc	2/SP283529	307°13'	2.36
6a	0 Screw in Conc	4/SP331771	108°09'	34.47
8	0 D Hole in Conc	3/SP283529	48°44'	3.02
8	0 Screw in Kerb	23/SP291388	107°38'	12.459
9	0 Screw in Pram Ramp	45/SP303713	118°23'30"	9.69
21	0 Screw in Conc	30/SP303713	157°08'	2.882
21	0 Screw in MH	30/SP303713	295°20'	9.459
22	OIP	28/SP303713	238°58'	0.523
22	0 Screw in Kerb	28/SP303713	38°03'	8.451
22	0 Screw in Conc	28/SP303713	93°35'25"	16.046

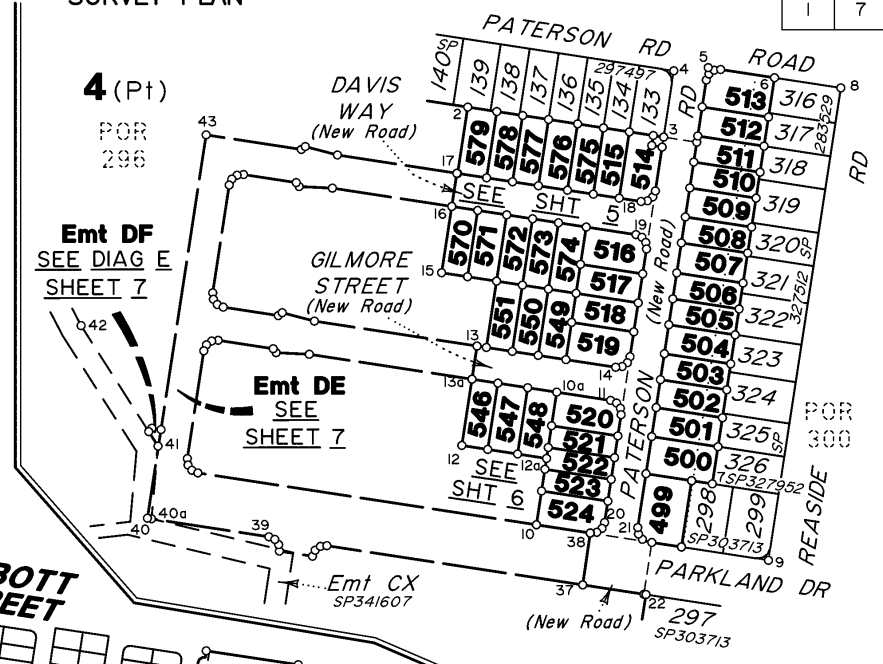
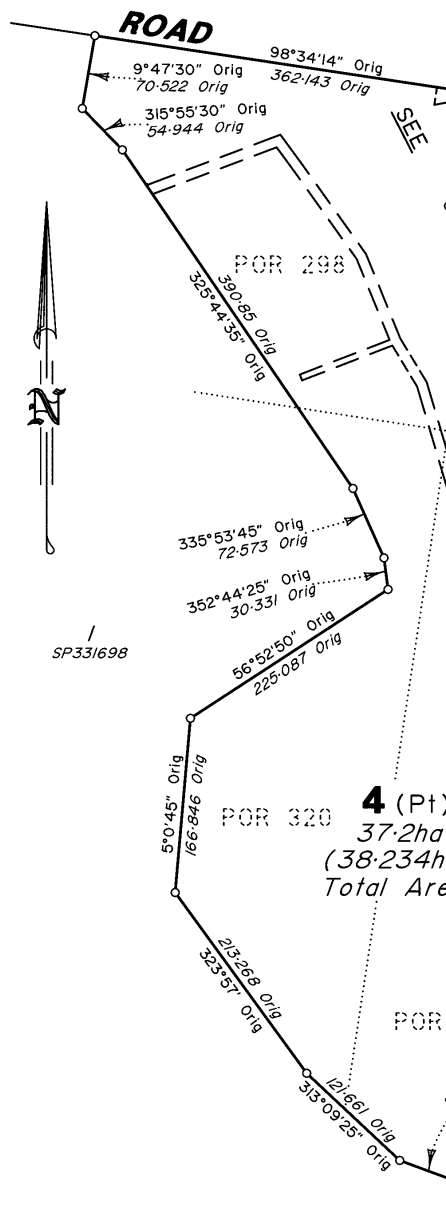


DIAGRAM A
Scale 1:2500

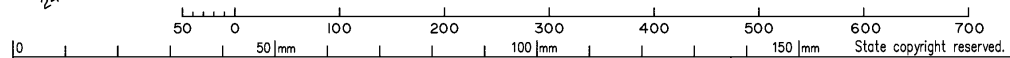


4 (Pt)
37.2ha
(38.234ha)
Total Area

Area of New Road
6575m²

For Permanent Marks & MGA coordinates tables see sheet 3.
In accordance with Section 3.22 of the Cadastral Survey Requirements, corners have not been marked. For corner marks and reference marks see IS322457.
Original information compiled from SP333868 in the Department of Resources.

Scale 1:5000 Lengths are in Metres



VERIS AUSTRALIA PTY LTD (ACN 615 735 727) hereby certify that the land comprised in this plan was surveyed by the corporation, by Daniel Michael John COOK, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Alistair BYROM, Cadastral Surveyor, and that the plan is accurate, and 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 20/7/2023.

Alistair Byrom
Delegate
17 August 2023
Date

Plan of Lots 4, 499-524, 546-551 & 570-579 and Empts DE-DF in Lot 4

Cancelling Lot 4 on SP333868

LOCAL GOVERNMENT: Ipswich City Council LOCALITY: Walloon

Meridian: MGA Zone 56 vide SP333868 Survey Records: Yes

Scale: 1:5000

Format: STANDARD

SP335866

401905-006C11 Version A

722766936

EL 400 \$5,606.75
22/09/2023 15:57:06

(Dealing No.)

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

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51325808	Lot 4 on SP333868	4, 499-524, 546-551 & 570-579	New Rd	Emts DE-DF

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
718848177 (Emt AF on SP297497)	4
718848182 (Emt AM on SP297497)	4
718848199 (Emt AN on SP303633)	4
720329086 (Emts AY & BW on SP309044)	4
720450264 (Emt AX on SP309045)	4
720450286 (Emt BN on SP309045)	4
722311028 (Emt CO on SP336878)	4
722311029 (Emt CN on SP336878)	4
722695908 (Emt CX on SP341607)	4
722702164 (Emt DC on SP333868)	4
722702164 (Emt DD on SP333868)	4

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
722536735	4, 499-524, 546-551 & 570-579	—

SP333868 to register prior to the lodgement of this plan
Emt AO on SP303633 & Emt AV on SP303713 to be surrendered prior to the lodgement of this plan
Emt W on SP291404 & Emt AL on SP297497 fully absorbed by New Road

Reinstatement Report:

This plan is part of a staged development & has been prepared in accordance with section 3.22 of the Cadastral Survey Requirements. This plan is part of the package of survey work relating to Departmental survey advice reference 2022-1722. This plan follows on from initial surround plan IS315959 & SP333868 from which there are no changes in dimensions. Deposited survey records contain MGA GDA-2020 coordinates of Lots 499-524, 546-551 & 570-579 and Emts DE & DF.

4	Pors 296, 298, 300 & 320
500-513	Pors 300 & 296
499, 514-524, 546-551 & 570-579	Por 296
Lots	Orig

2. Orig Grant Allocation:

3. References :
Dept File :
Local Govt :
Surveyor : 401905-006CII Survey Advice: 2022-1722.

5. Passed & Endorsed :

By : Veris Australia Pty Ltd
Date : 22/09/2023
Signed : *Alistair Byrom*
Designation : Delegate

6. 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/Delegate * Date
*delete words not required

7. Lodgement Fees :

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

8. Insert Plan Number **SP335866**

SEE SHT 1

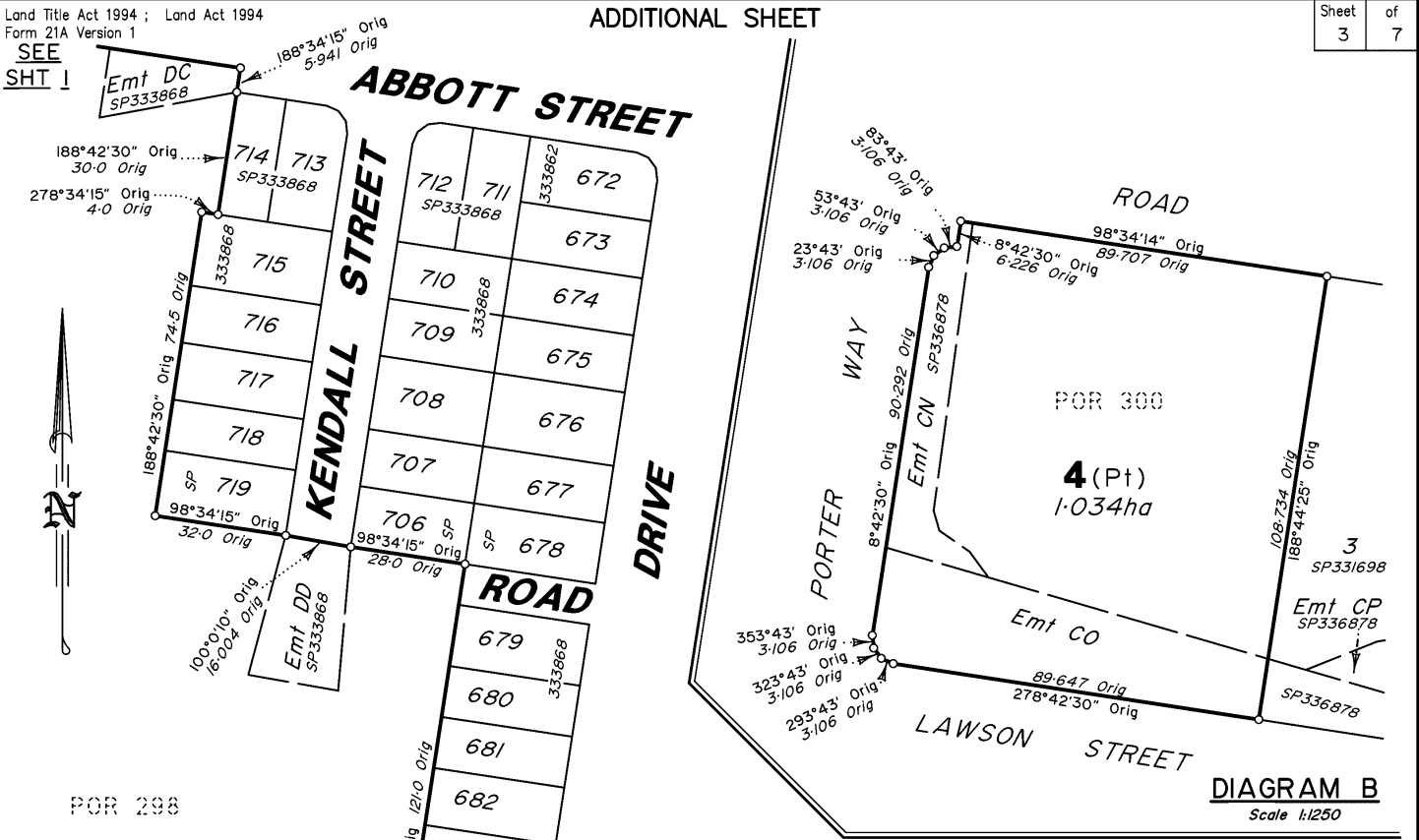


DIAGRAM B
Scale 1:1250

POR 298

4 (Pt)

PERMANENT MARKS

PM	Origin	Bearing	Distance	Number
1 - OPM	25/SP297497	9°40'30"	45.973	193840
8 - OPM	3/SP283529	9°44'	88.507	193875
13a - OPM (New Conn)	10/SP291390	103°17'	517.162	193877
13a - OPM (New Conn)	4/SP179238	255°11'35"	842.357	133149

MGA COORDINATES GDA2020

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
PM133149	464 972.239	6 946 532.095	56	0.019	Datum		
PM193875	466 020.631	6 947 056.720	56	0.015	Datum		

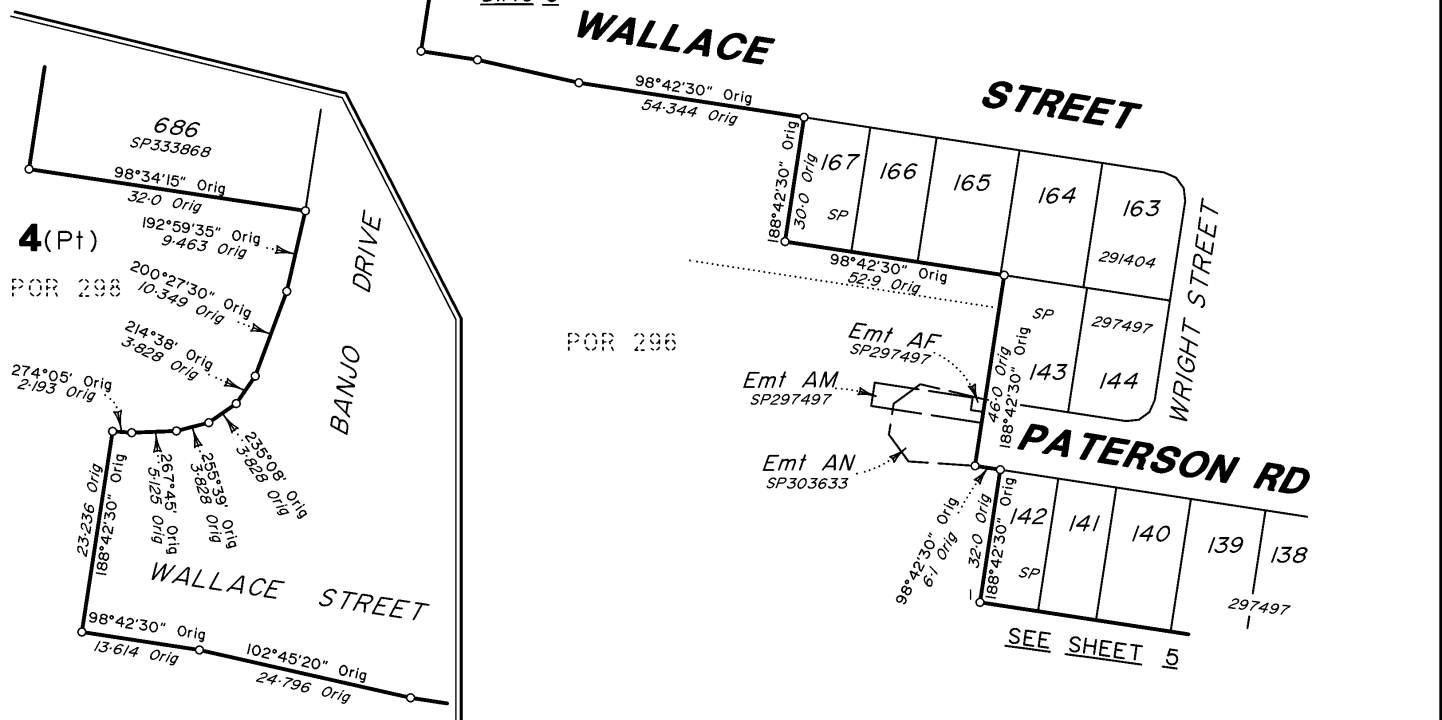
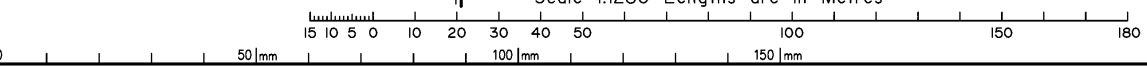


DIAGRAM C
Scale 1:600

Scale 1:1250 Lengths are in Metres

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Insert Plan Number **SP335866**

190903-00601

PARKLAND
(New Road)

DR

SEE
SHEET 6

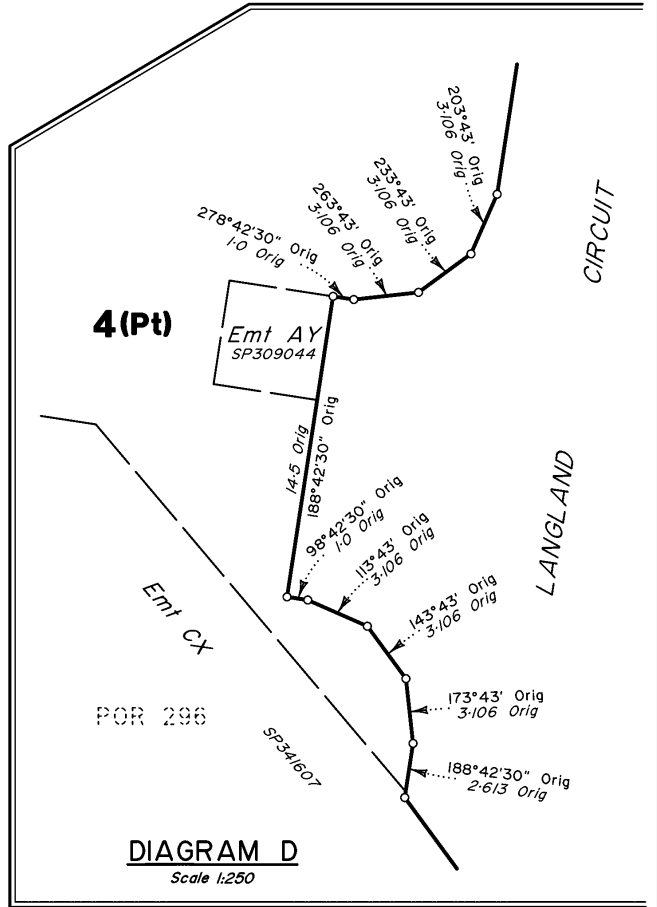
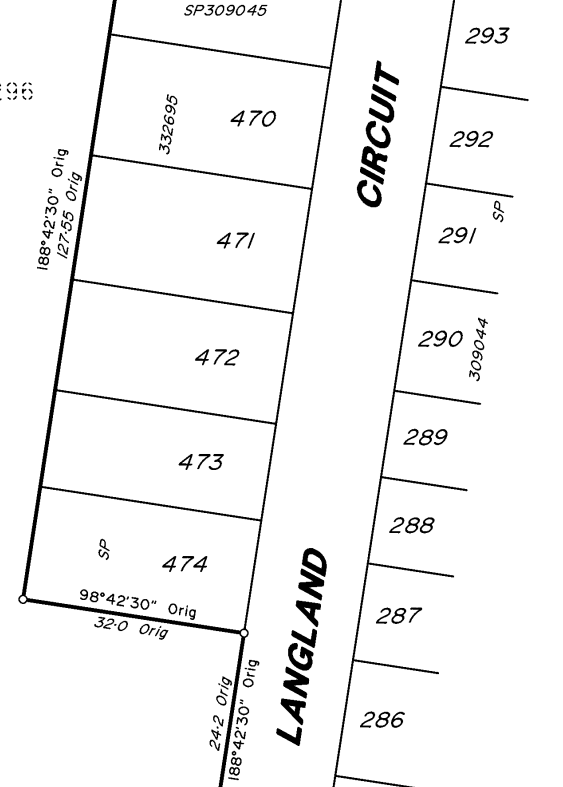
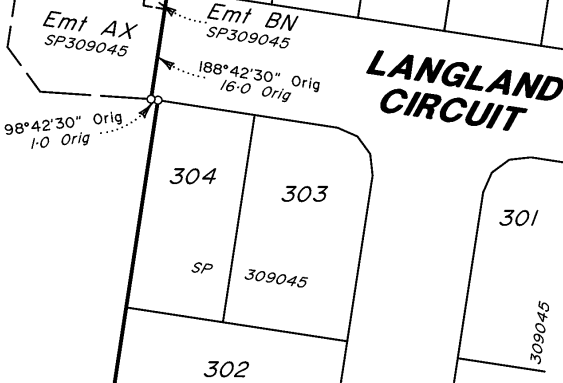
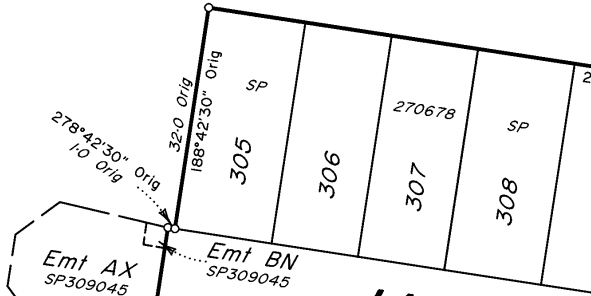
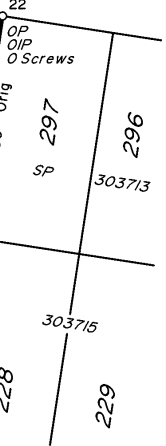
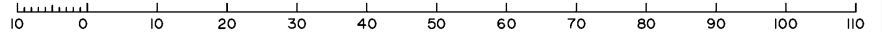


DIAGRAM D
Scale 1:250

Scale 1:750 Lengths are in Metres

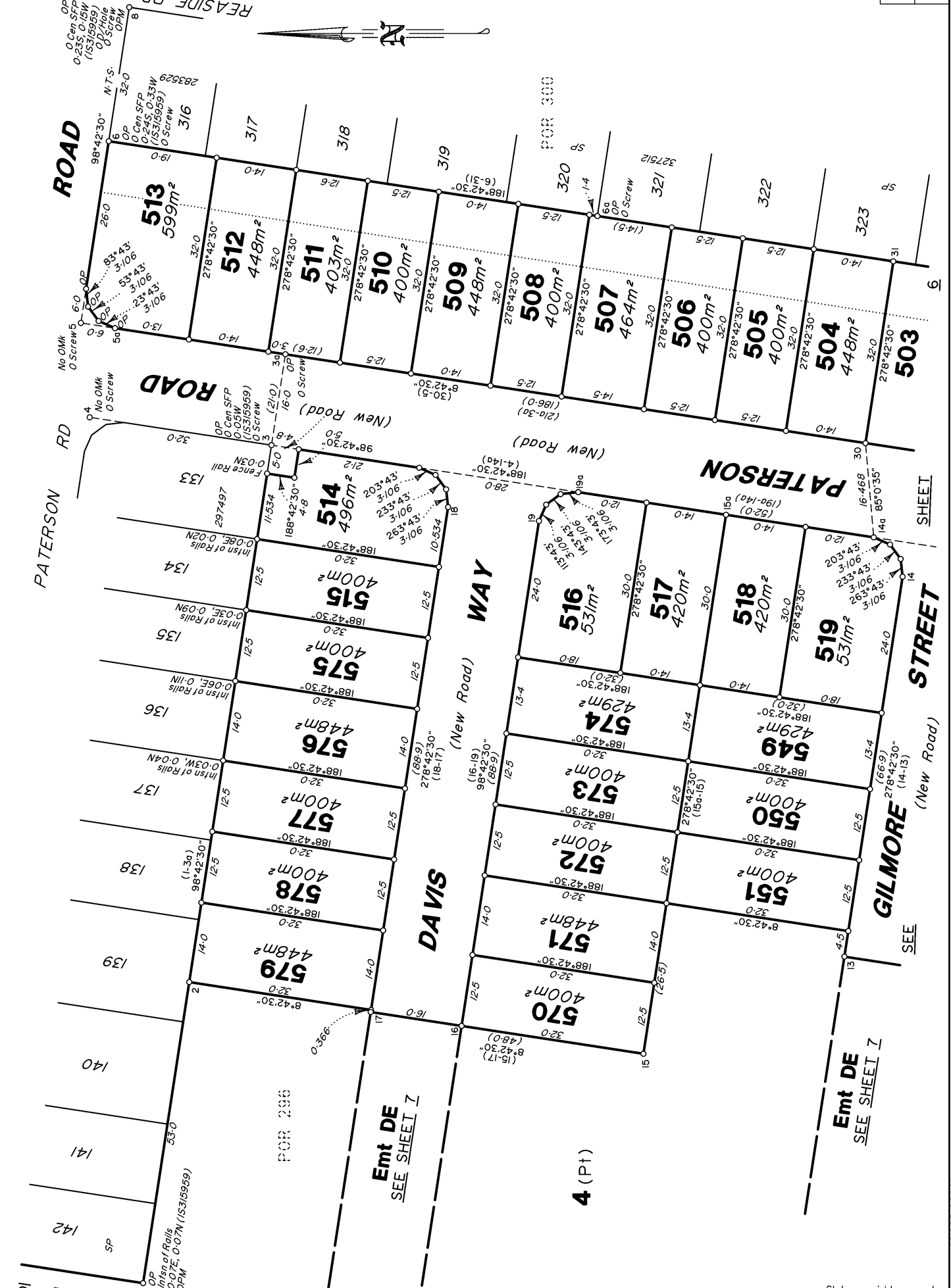


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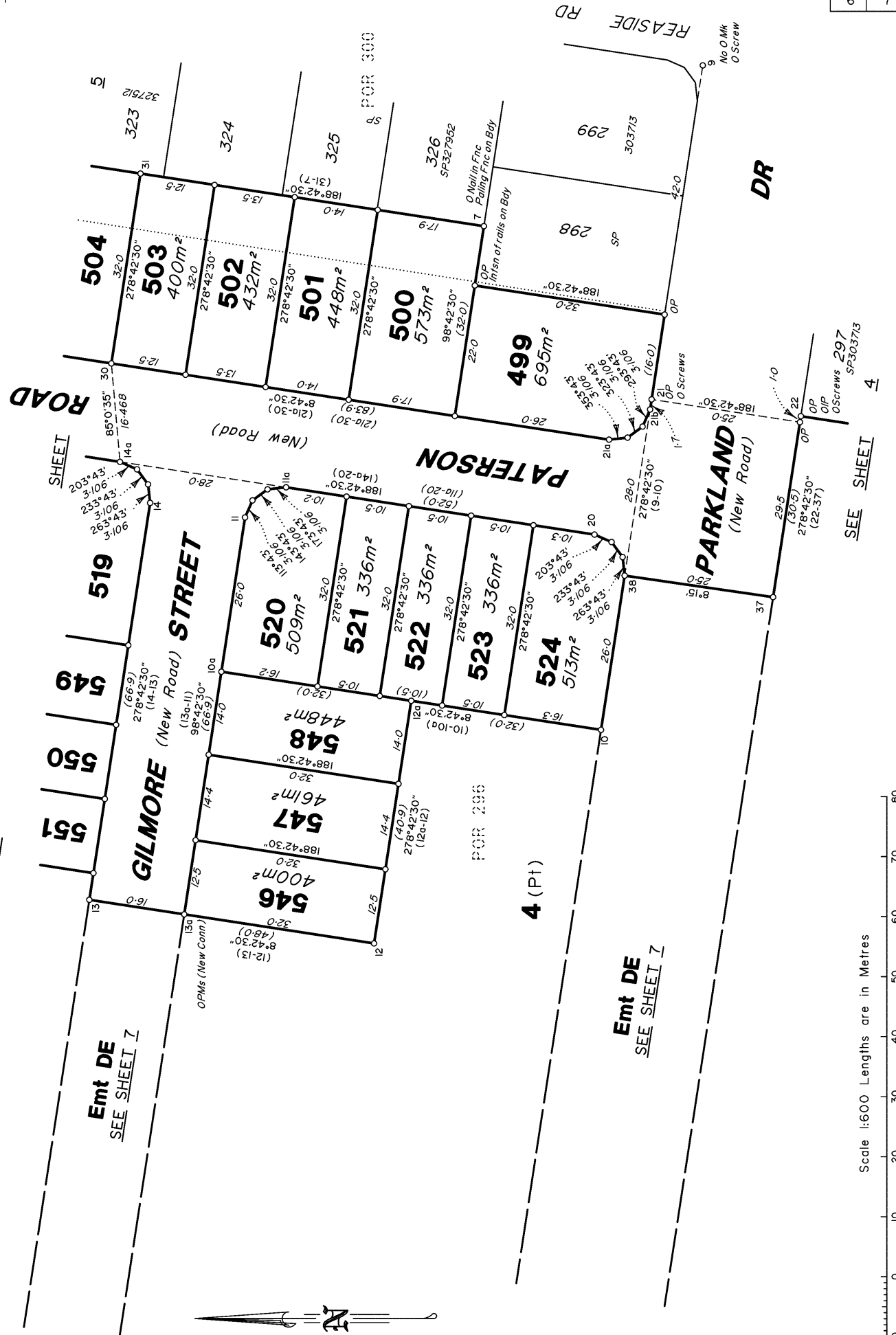


Scale 1:600 Lengths are in Metres

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Insert Plan Number **SP335866**

401805-006C1



SEE

Emt DE
SEE SHEET 1

Emt DE
SEE SHEET 1

SEE SHEET 4

Scale 1:600 Lengths are in Metres

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Insert Plan Number **SP335866**

50mm 100mm 150mm

401905-006C1

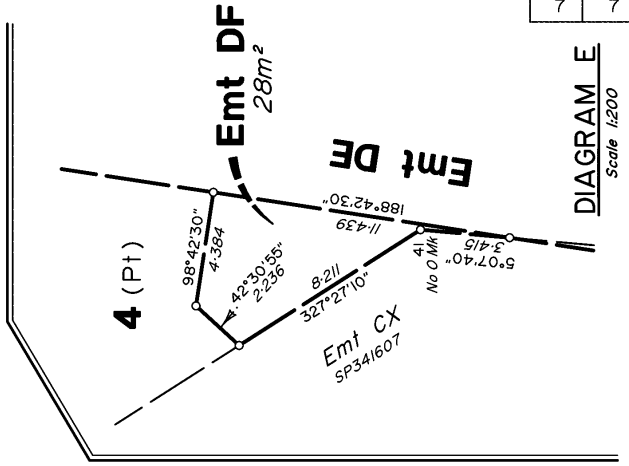
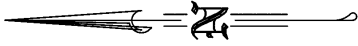
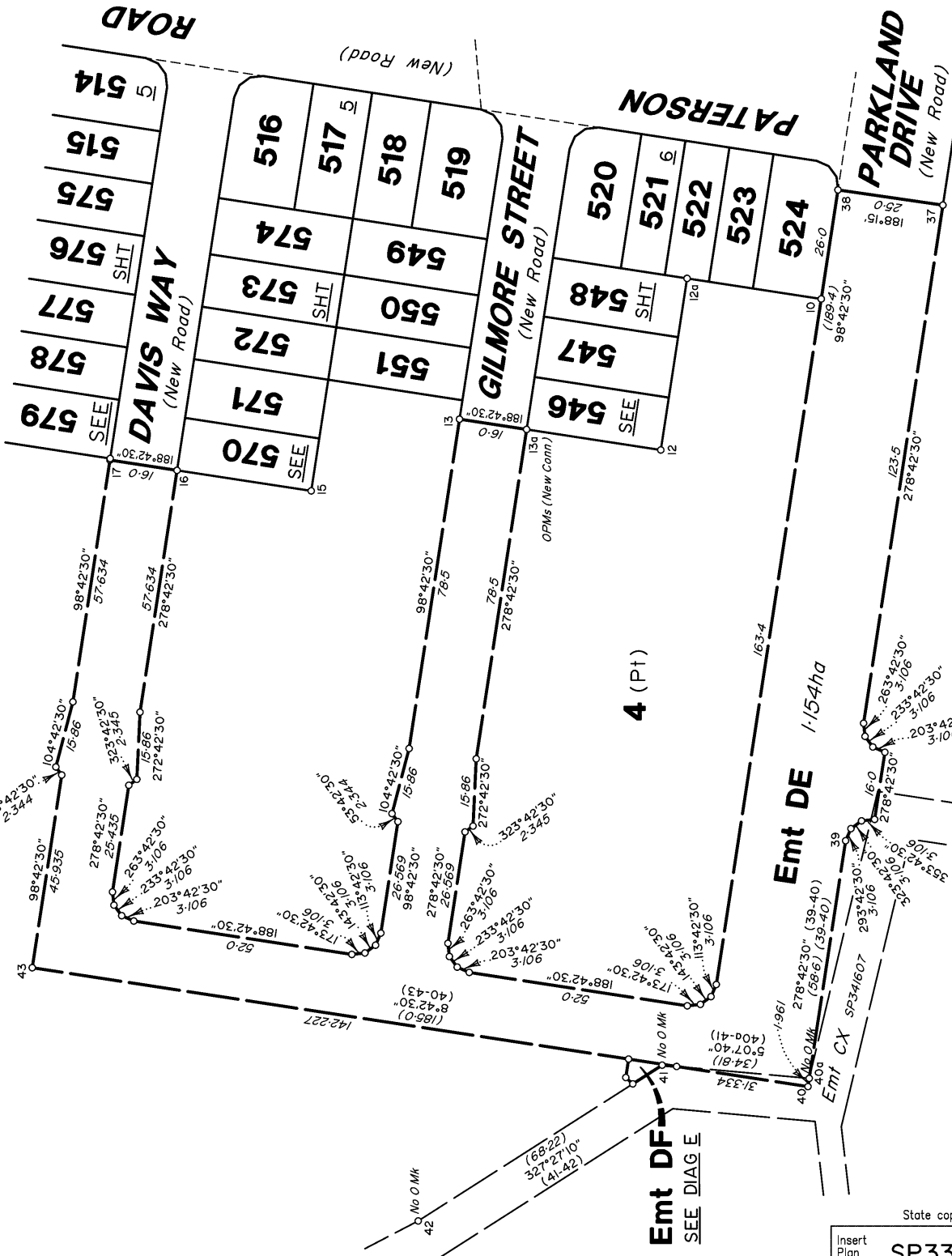


DIAGRAM E
Scale 1:200



Scale 1:1000 Lengths are in Metres

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Insert Plan Number SP335866

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