

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

SURVEY PLAN

Sheet **1** of **9**

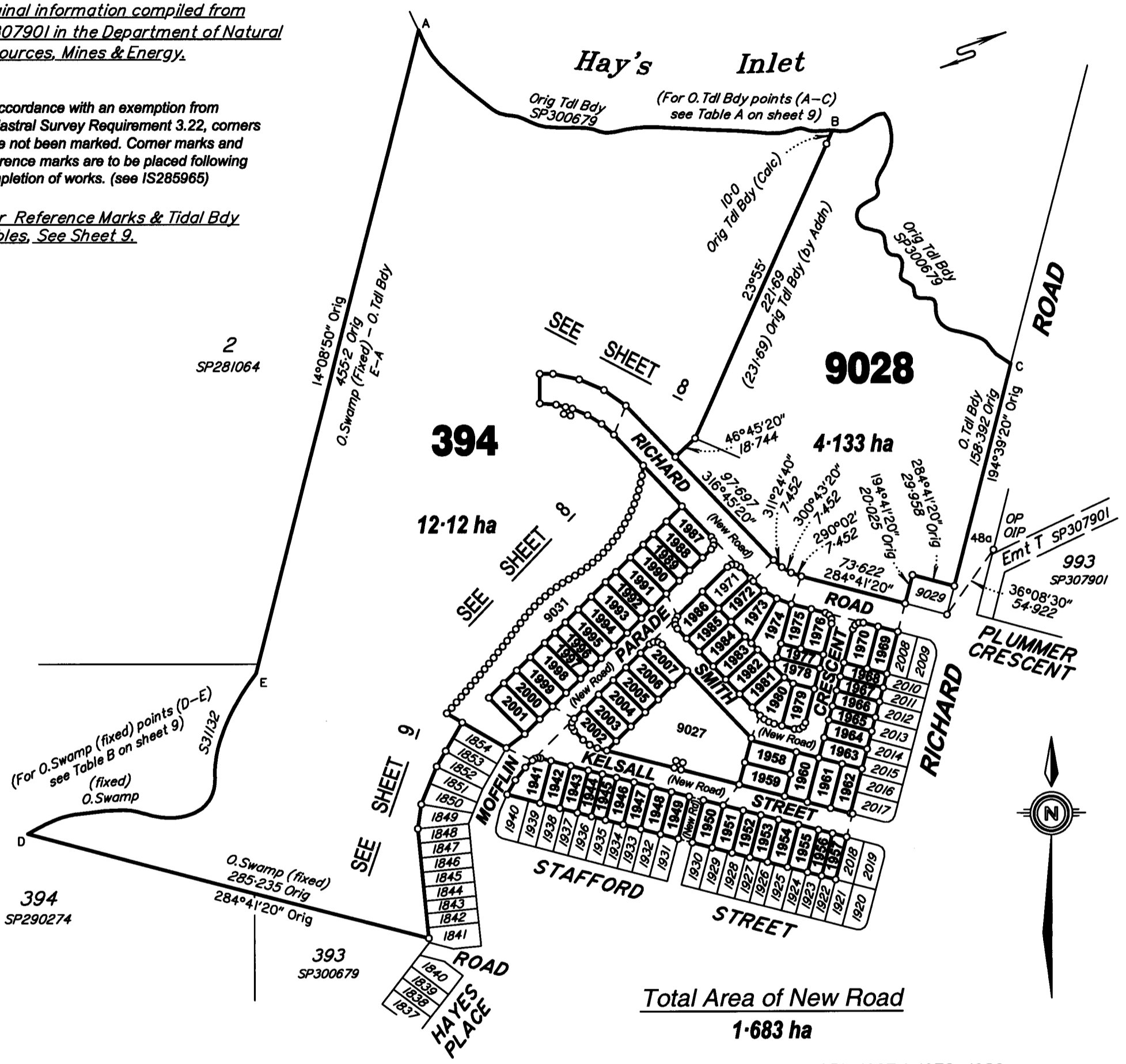
M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM55164	504 767.366	6 987 621.867	56	0-009	Datum	GNSS Base Static	Brass Plaque
OPM203297	504 492.835	6 987 588.065	56	0-012	Datum	GNSS Base Static	Brass Plaque
OPM186075	504 357.328	6 987 665.865	56	0-016	Derived	GNSS Base Static	Brass Plaque
OPM186076	504 836.527	6 987 921.238	56	0-017	Derived	GNSS Base Static	Brass Plaque

Original information compiled from SP307901 in the Department of Natural Resources, Mines & Energy.

In accordance with an exemption from Cadastral Survey Requirement 3.22, corners have not been marked. Corner marks and reference marks are to be placed following completion of works. (see IS285965)

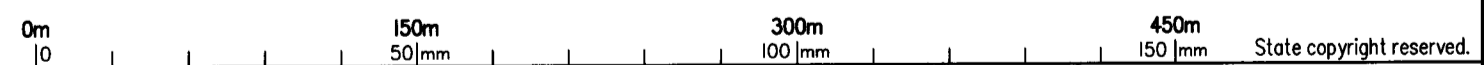
For Reference Marks & Tidal Bdy Tables, See Sheet 9.



Total Area of New Road
1.683 ha

- See Sheet 3 for Lots 1951-1967 & 1978-1980.
- See Sheet 4 for Lots 1941-1950, 2000-2002 & 9027.
- See Sheet 5 for Lots 1981-1986, 1991-1999 & 2003-2007.
- See Sheet 6 for Lots 1968-1970 & 1972-1977.
- See Sheet 7 for Lots 1971 & 1987-1990.
- See Sheet 8 for Lot 9031.

Subsequent new plan of survey under section 85 of the Survey and Mapping Infrastructure Act 2003.



VERIS AUSTRALIA PTY LTD (A.C.N. 615 735 727) hereby certify that the land comprised in this plan was surveyed by the corporation, by Daniel Michael COOK, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Peter John Sippel, 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 16/07/2019.

P.J. Sippel Delegate
19/7/2019 Date

Plan of Lots 394, 1941-2007, 9027, 9028 & 9031

Cancelling Lot 394 on SP307901

LOCAL GOVERNMENT: **MORETON BAY REGIONAL COUNCIL** LOCALITY: **MANGO HILL**
Meridian: **MGA, Zone 56, Vide SP307901** Survey Records: **No**

Scale: **1:3000**
Format: **STANDARD**

SP311412

430105-18A100

719596252

\$7554.00
30/08/2019 15:09

BE 400 NT

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

5. Lodged by

James Varitimos

221A

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

1. Certificate of Registered Owners or Lessees.

I/We **KINSELLA HEIGHTS DEVELOPMENTS PTY LTD**
A.C.N. 100 373 368

(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.
KINSELLA HEIGHTS DEVELOPMENTS PTY LTD ACN 100 373 368 BY ITS DULY APPOINTED ATTORNEY MANGO BOULEVARD PTY LTD ACN 101 544 601 UNDER POWER OF ATTORNEY No. 706793381 & No. 719252299

Signature of * Registered Owners * Lessees
PETER SHERRIE

General Manager - Ulbox

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **MORETON BAY REGIONAL COUNCIL**
hereby approves this plan in accordance with the :
% **PLANNING ACT 2016**

Dated this **27th** day of **AUGUST 2019**

AMY WHITE
DELEGATED OFFICER
TEAM LEADER PLANNING

* 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 :
Local Govt : **DA/3667/2018/179/1**
Surveyor : 430105-18A100

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51180306	Lot 394 on SP307901	394, 1941-2007, 9027, 9028 & 9031	New Rd	

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708139356	394, 1941-2007, 9027, 9028 & 9031	-

ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
708962360	394, 1941-2007, 9027, 9028 & 9031

Emt.R on SP307901 & Emt.S on SP300679 fully absorbed by New Road.

Emts.P & Q on SP307901 to be surrendered prior to the lodgement of this plan.

Reinstatement Report

Plans used SP307901

This plan is part of a staged development.

This plan is in accordance with 3.22 of Cadastral Survey Requirements.

This plan follows on from SP307901.

There are no differences in dimensions from SP307901.

Subsequent New Plan of Survey under Section 85 (4) of the Survey and Mapping Infrastructure Act 2003

A first new plan of survey SP300679 was registered for the subject land on 23/03/2018 pursuant to s82 of the SMI Act. On the first new plan of survey, the top of the bank (A-B) and edge of salt flats (B-C) of Hay's Inlet was adopted as the boundary. Site inspection and measurements have confirmed that the bank and edge of salt flats to the greatest practicable extent are in the same location as surveyed on SP300679.

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

394, 1941-2007, 9027, 9028 & 9031	Por.392
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

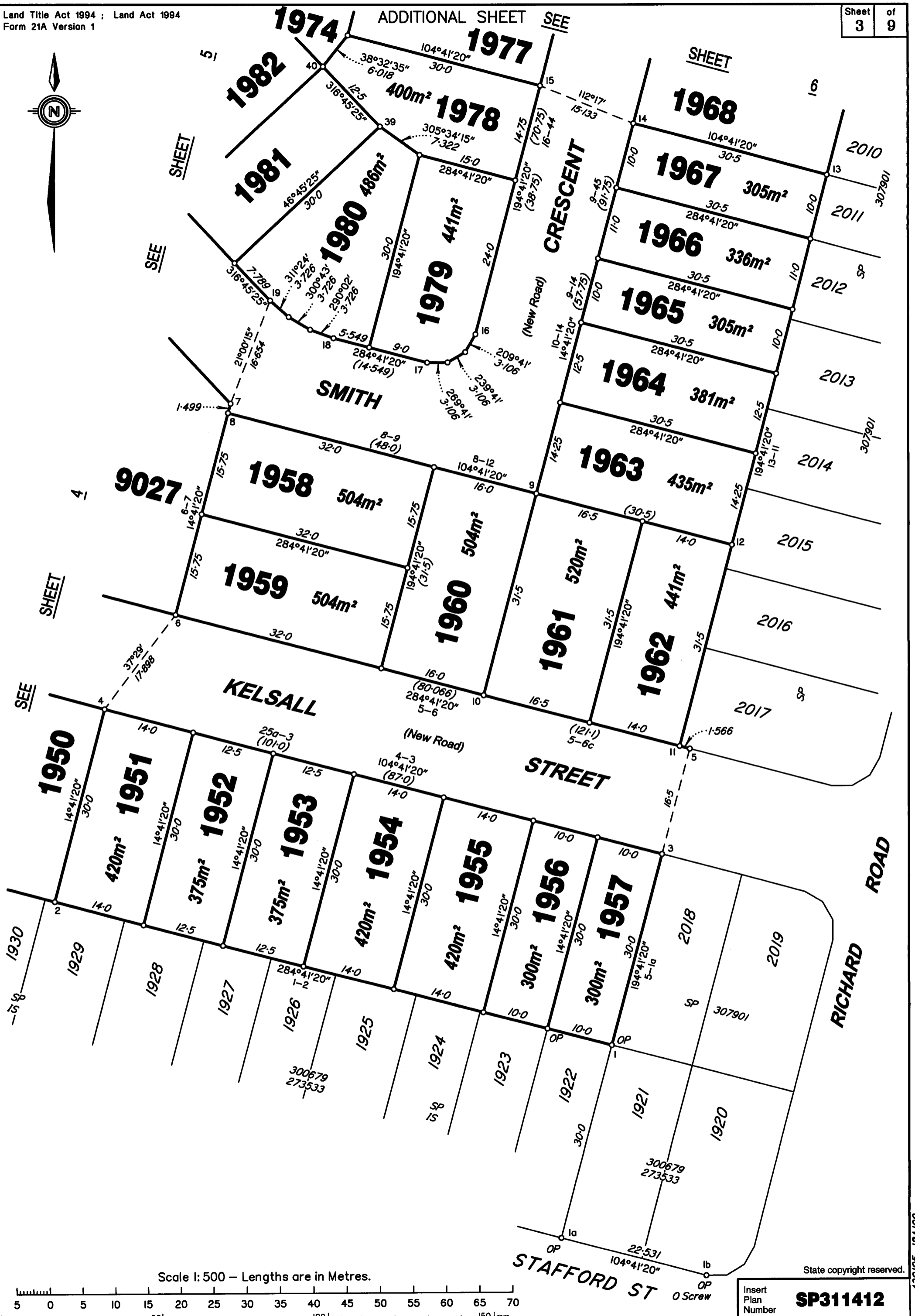
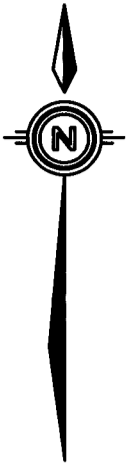
By : **VERIS AUSTRALIA PTY LTD**
A.C.N. 615 735 727
Date : **19/7/2019**
Signed : **P.J. Huppel**
Designation : Delegate

10. Lodgement Fees :

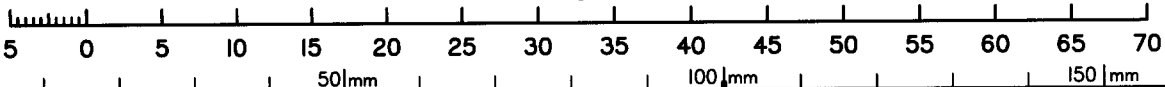
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert Plan Number

SP311412



Scale 1: 500 - Lengths are in Metres.

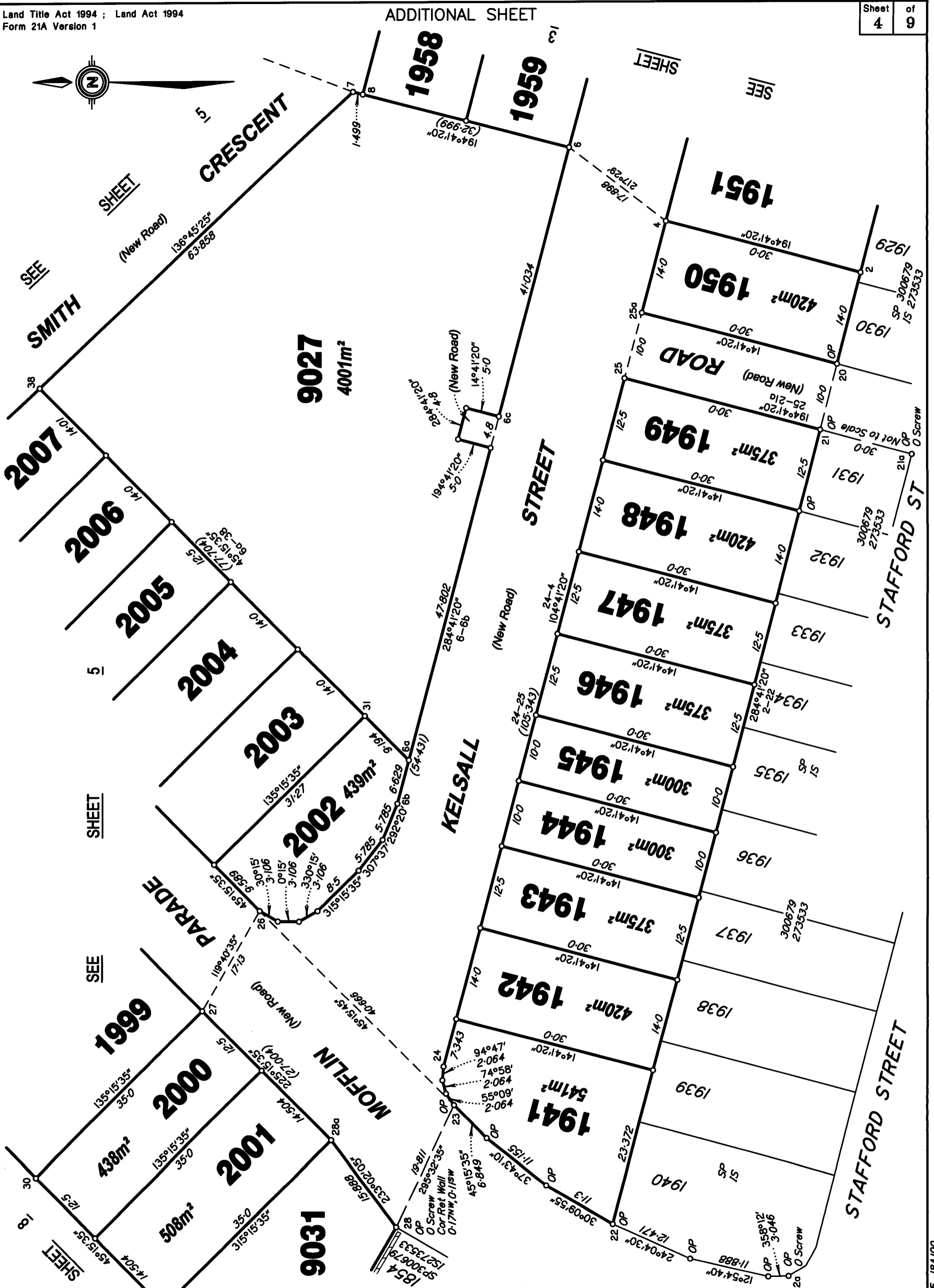


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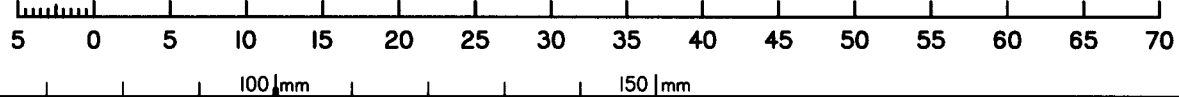
Insert
Plan
Number

SP311412

430105-18A100



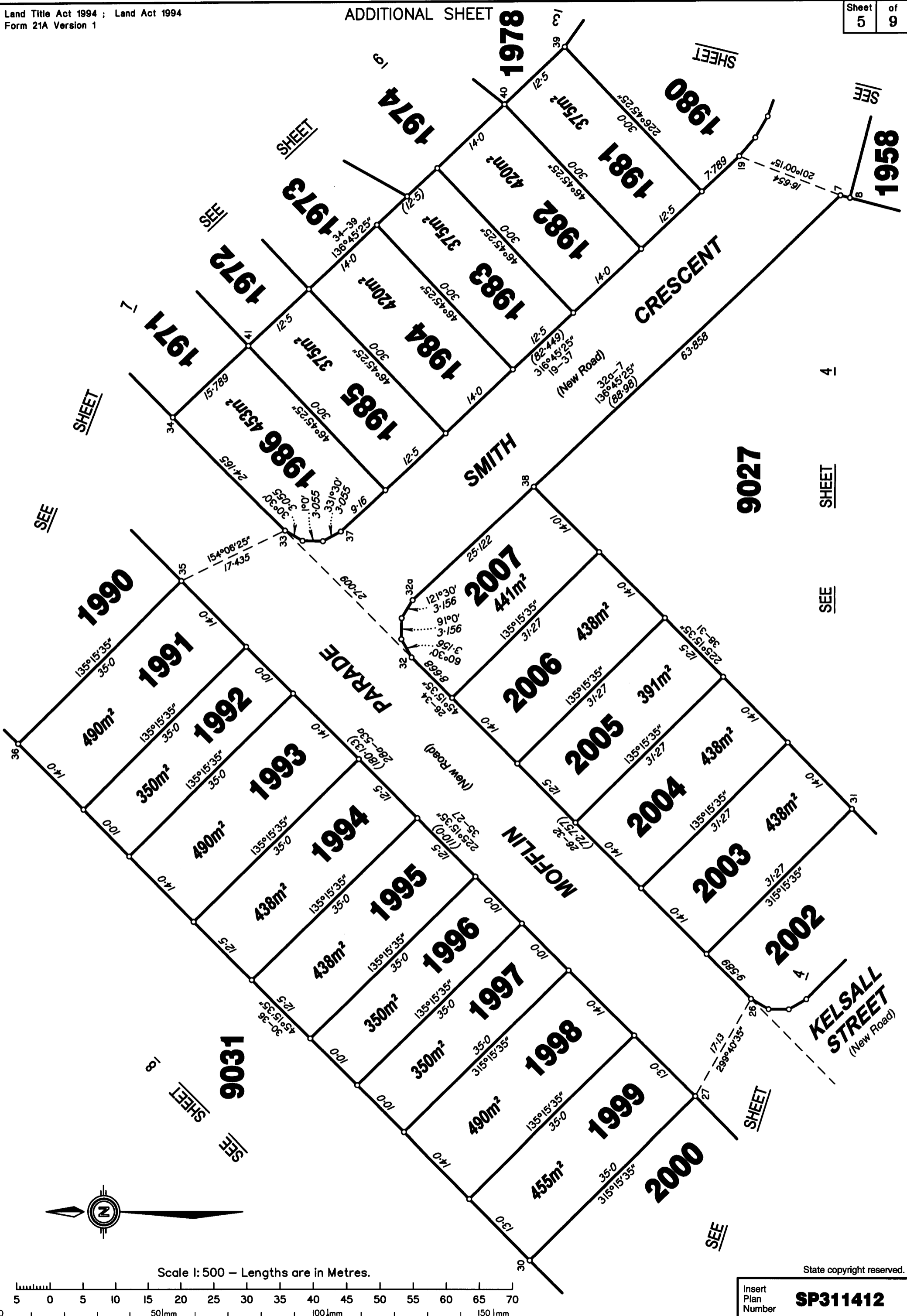
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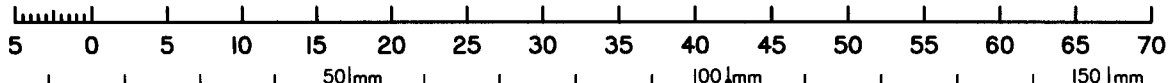
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Insert Plan Number **SP311412**

430105-18A100



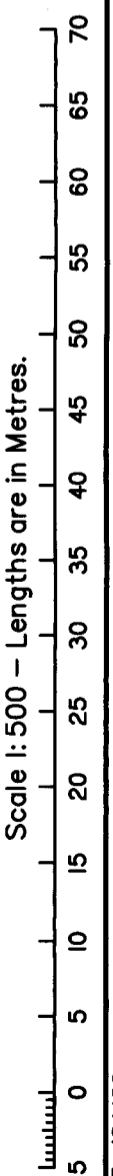
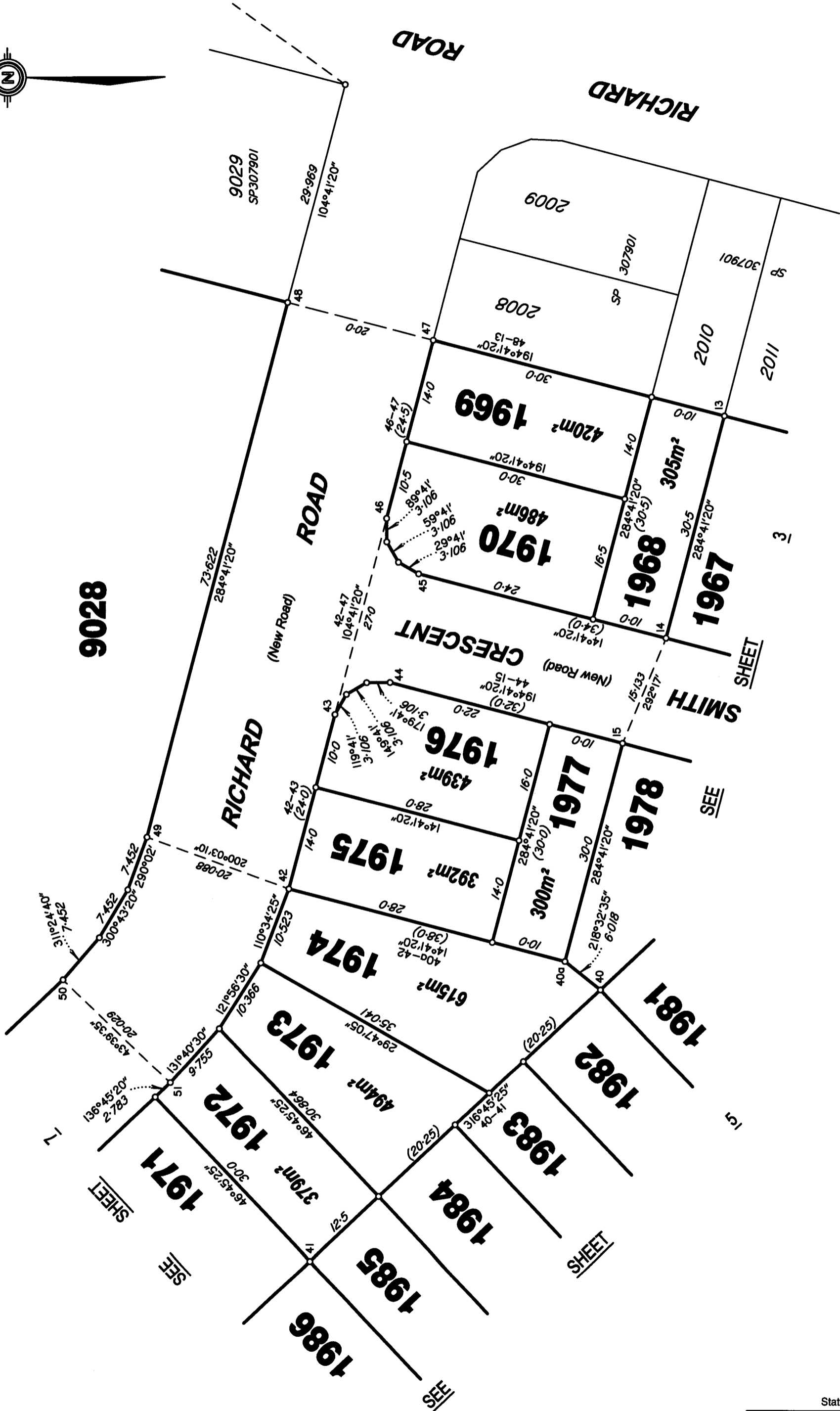
Scale 1:500 - Lengths are in Metres.



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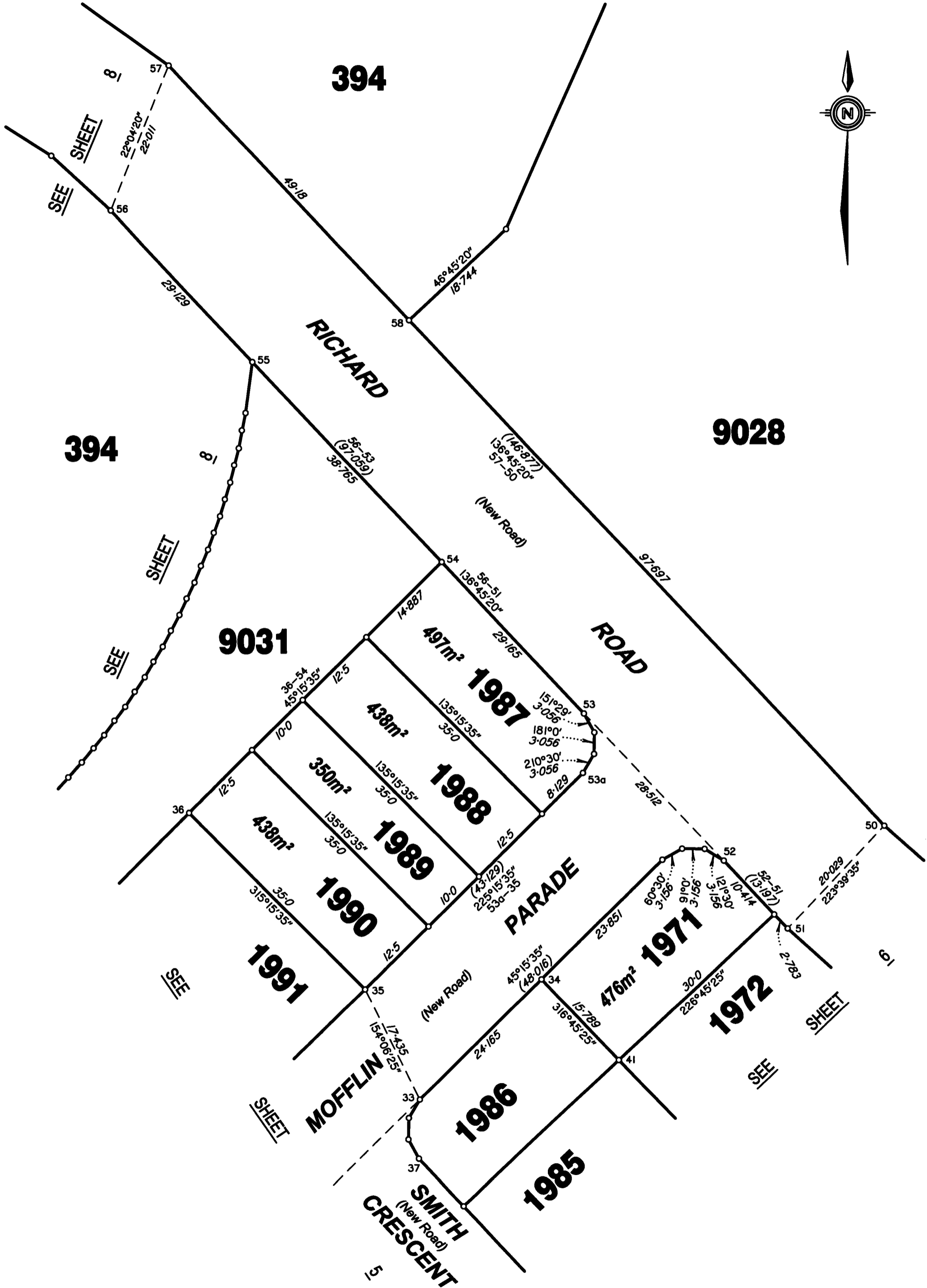
430105-18A100



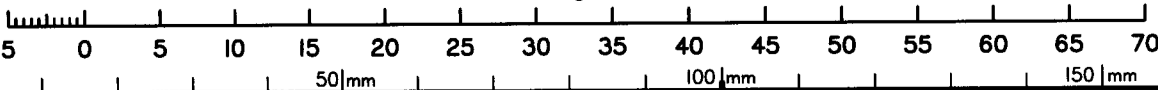
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430105-18A100



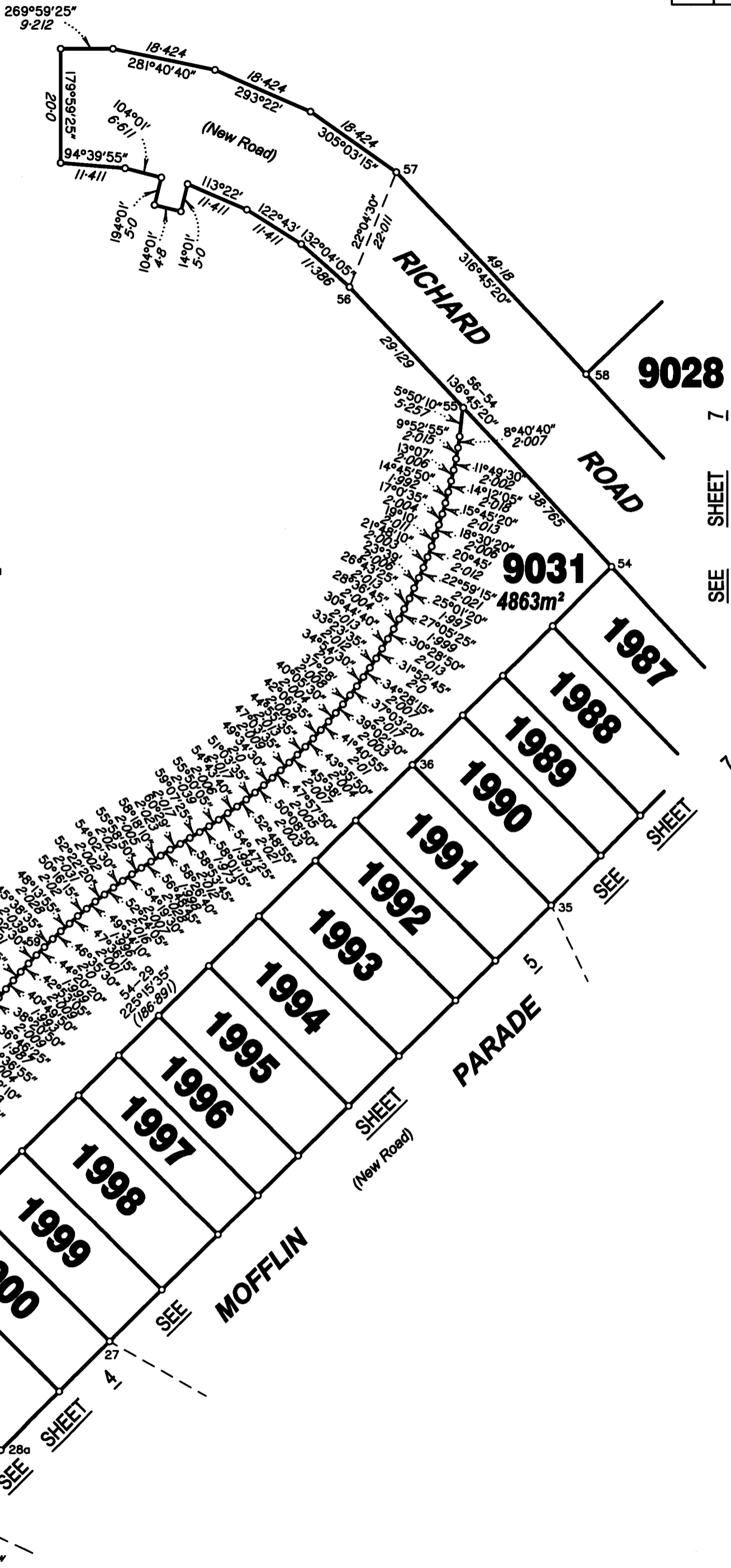
Scale 1: 500 – Lengths are in Metres.



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430105-18A100



394

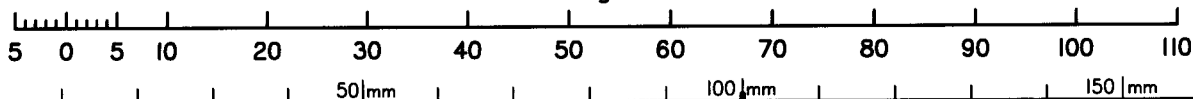
No Mk pld at Stns 60-59-55
Face of Ret Wall 0-05SE

SEE SHEET 9

1854
SP300679
IS273533

OP
0 Screw
Cor Ret Wall
0-17NW, 0-11SW

Scale 1: 750 - Lengths are in Metres.



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Insert Plan Number **SP311412**

430105-18A100

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NUMBER	TYPE	
3-OPM	SP307901	168°47'40"	154.70	55164	Standard	New Conn.
28-OPM	SP307901	182°42'26"	247.71	203297	Standard	New Conn.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1b	O Screw in conc	IS273533	100°56'	5.865
21a	O Screw in kerb	IS273533	136°07'30"	5.91
22a	O Screw in conc	IS273533	157°40'15"	14.282
28	O Screw in conc	IS273533	146°44'30"	4.97
48a	OIP	RC162267	166°43'10"	10.59

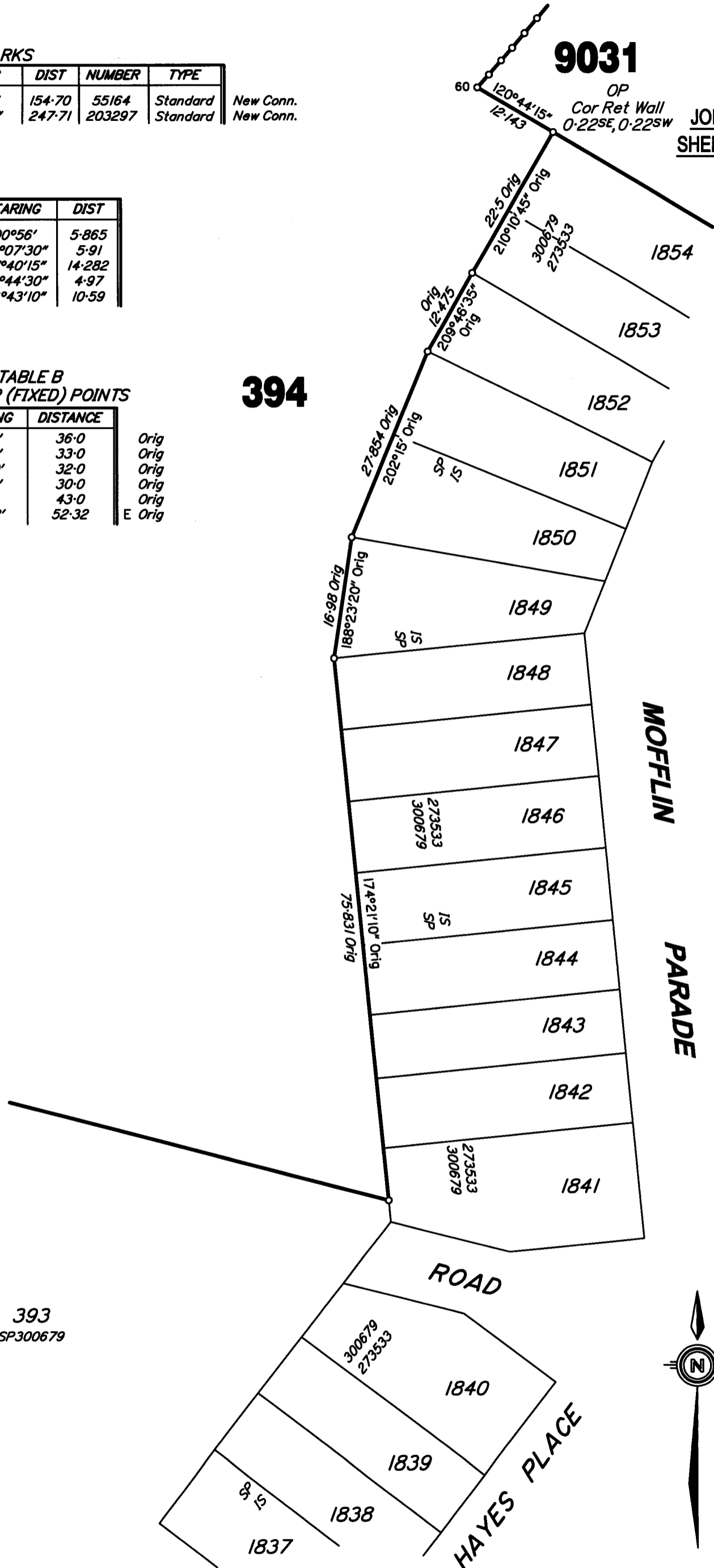
TABLE A
O. TIDAL BDP POINTS

BEARING	DIST	
152°55'	6.13	Orig
154°30'	10.12	Orig
138°53'	17.63	Orig
129°40'30"	22.25	Orig
130°16'	13.9	Orig
121°06'	11.83	Orig
98°37'	10.56	Orig
112°20'	16.03	Orig
95°29'	18.07	Orig
90°43'	14.67	Orig
99°0'	5.12	Orig
108°33'	6.73	Orig
83°23'30"	16.1	Orig
89°38'	41.97	Orig
92°12'	32.57	Orig
93°23'30"	9.16	Orig
89°41'	28.3	Orig
76°03'	8.13	Orig
107°03'	6.13	Orig
88°13'	13.65	Orig
93°44'	1.996	B Calc
93°44'	9.974	B Calc
68°23'	15.06	Orig
68°44'	13.92	Orig
153°58'30"	4.52	Orig
188°29'	9.15	Orig
192°38'30"	12.23	Orig
184°53'	12.72	Orig
201°22'	9.82	Orig
169°24'	6.37	Orig
231°11'	17.54	Orig
173°05'	11.67	Orig
112°08'30"	16.89	Orig
168°44'30"	9.65	Orig
143°43'	5.6	Orig
96°25'	4.74	Orig
156°27'	8.53	Orig
188°06'	7.76	Orig
122°44'	4.075	Orig
127°18'	6.58	Orig
168°09'	6.23	Orig
101°15'	13.0	Orig
169°23'	9.92	Orig
137°50'	14.87	Orig
101°17'	7.08	Orig
106°06'	10.47	Orig
112°24'	6.9	Orig
146°38'	12.39	Orig
115°38'	13.3	C Orig

TABLE B
O. SWAMP (FIXED) POINTS

BEARING	DISTANCE	
68°0'	36.0	Orig
85°0'	33.0	Orig
100°0'	32.0	Orig
68°0'	30.0	Orig
11°0'	43.0	Orig
28°12'	52.32	E Orig

394



9031

OP
Cor Ret Wall
0.22SE, 0.22SW

JOINS
SHEET 8

MOFFLIN
PARADE

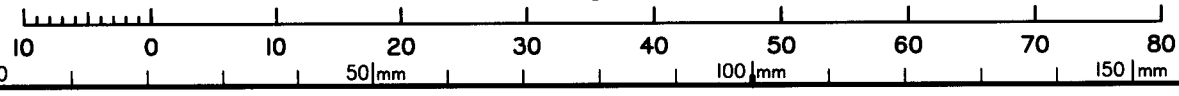
ROAD

HAYES PLACE

393
SP300679



Scale 1: 600 - Lengths are in Metres.



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