

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

SURVEY PLAN

Sheet 1 of 9

Subsequent new plan of survey under section 86 of the Survey and Mapping Infrastructure Act 2003

Amendments by Veris Australia Pty Ltd. (ACN 615 735 727)
P. J. Sippel, Delegate Cad. Surv.
25/10/2019

Area of New Road
(50-51-52-53-50)..... 24m²
(5-14-15-17-22-19-4-5)..... 3378m²
Total 3402m²

For reinstatement & physical feature boundary report see sheet 8

Original information compiled from:
SP290274 & SP311412 in the Department of Natural Resources, Mines & Energy.

STN	TO	BEARING	DIST
1	6-4/5	270°45'	6-4/5
6	18°22'-45"	18°22'-45"	3-54
10a	154°24'	154°24'	1-955
11a	358°52'-30"	358°52'-30"	3-287
12a	170°15'-30"	170°15'-30"	2-943
14a	188°33'	188°33'	3-70
14b	188°34'-30"	188°34'-30"	2-70
21	89°13'S265989	89°13'S265989	5-408
21a	85°15'S265989	85°15'S265989	1-65
29	50°15'S265989	50°15'S265989	2-226
30	See 5/1/SP300679	See 5/1/SP300679	18°38'15"
31	See 5/1/SP300679	See 5/1/SP300679	10°28'20"
31a	152°7'53.33	152°7'53.33	6-667
40	152°7'53.33	152°7'53.33	4-97

DIAGRAM A
Scale 1:2000

SEE SHEET	SEE SHEET	SEE SHEET	SEE SHEET
SEE SHEET 3	2120	2121	2122
2123	2124	2125	2126
2127	2128	2129	2130
2131	2132	2133	2134
2135	2136	2137	2138
2140	2141	2142	2143
2144	2145	2146	2147
2148	2149	2150	2151
2152	2153	2154	2155
2156	2157	2158	2159

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	15253519	25°14'08"	178-32	106775	Standard
1-OPM	15280107	269°4'40"	404-512	203305	Standard
13-OPM	SP281039	108°28'30"	26-3	186075	Standard
25-OPM	SP281039	85°46'30"	436-344	55164	Standard
29-OPM	See 5/1/SP300679	146°54'50"	39-48	203297	Standard

STATION	EASTING	NORTHING	ZONE	P.L.U.	LINEAGE	METHOD	REMARKS
OPM55164	504 767-368	6 987 621-870	56	0-009	Datum	GNSS Base Static	Brass Plaque
OPM203297	504 492-837	6 987 588-068	56	0-011	Datum	GNSS Base Static	Brass Plaque
OPM203305	503 730-045	6 987 587-555	56	0-012	Datum	GNSS Base Static	Brass Plaque
PM186075	504357-328	6 987 665-865	56	0-016	Derived	GNSS Base Static	Brass Plaque
OPM106775	503 965-604	6 987 532-363	56	0-015	Derived	GNSS Base Static	Brass Plaque

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 John COOK, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Peter John SIPPPEL, 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 23/07/2019

P. J. Sippel Delegate
6/8/2019 Date

Plan of Lots 394, 468, 2120-2138, 2140-2159 & 9025

Cancelling Lot 394 on SP290274, Lot 393 on SP300679 & Lot 394 on SP311412

LOCAL MORETON BAY
GOVERNMENT: REGIONAL COUNCIL LOCALITY: MANGO HILL

Meridian: MGA, Zone 56, Vide SP311412

Scale: 1:4000
Format: STANDARD

SP307894

Survey Records: Yes

430105-188100

719743677

\$4625.00
19/11/2019 13:52

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

J. Ward, M.A. J.L.A.

(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, MANUEL BOURNARD PTY LTD
PURSUANT TO POWER OF ATTORNEY
NO. 719252199 AND
NO. 706793381

Signature of * Registered Owners * Lessees

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51080310	Lot 394 on SP290274	468, 2120-2138, 2140-2159 & 9025	New Rd	
51145738	Lot 393 on SP300679	468, 2138, 2140-2142 & 9025	New Rd	Emt A
51194887	Lot 394 on SP311412	394 & 9025		

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708139356	394, 468, 2120-2138, 2140-2159 & 9025	

ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
708962360	394, 468, 2120-2138, 2140-2159 & 9025

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
717691231 (Emt.B on SP290286)	468
719596261	394 & 9025
718755015	9025

Emt.717788012 & Emt.718755013 ~~to be~~ & Emt. 718755015 to be surrendered prior to lodgement of plan.

SP311412 is to register prior to the lodgement of this plan

* 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 15th day of NOVEMBER 2019

A 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 : DA35579/2019/15/1
Surveyor : 430105-18B100

7. Orig Grant Allocation :

Lots	Orig
394	Pors.392
468	Pors.391, 393, 394 & 468
2120-2136 & 2143-2159	Por.394
2137, 2138 & 2140-2142	Pors.393 & 394
9025	Pors.392-394

8. Passed & Endorsed :

By : VERIS AUSTRALIA PTY LTD
A.C.N. 615 735 727
Date : 6/8/2019 24/9/2019 17/10/2019
Signed : P.P. Dwyer P.J. Dwyer P.J. Dwyer
Designation : Delegate P.J. Dwyer

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

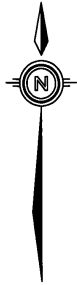
Cadastral Surveyor/Director * Date
* delete words not required

10. Lodgement Fees :

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

11. Insert Plan Number

SP307894



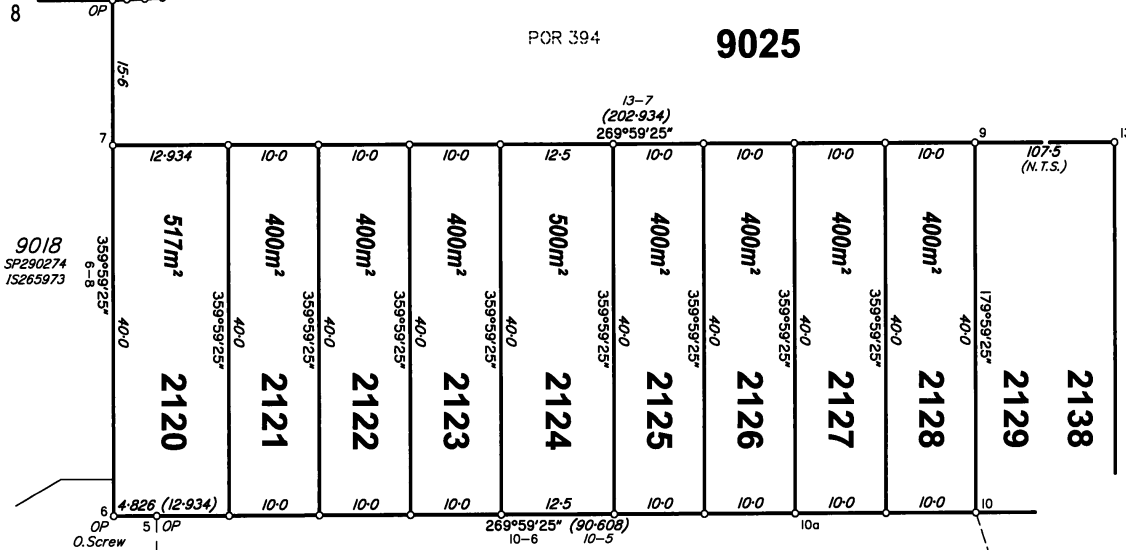
468

SEE SHEET 8
VIDE DIAG B
(Sheet 7)

POR 394

9025

9018
SP290274
15265973

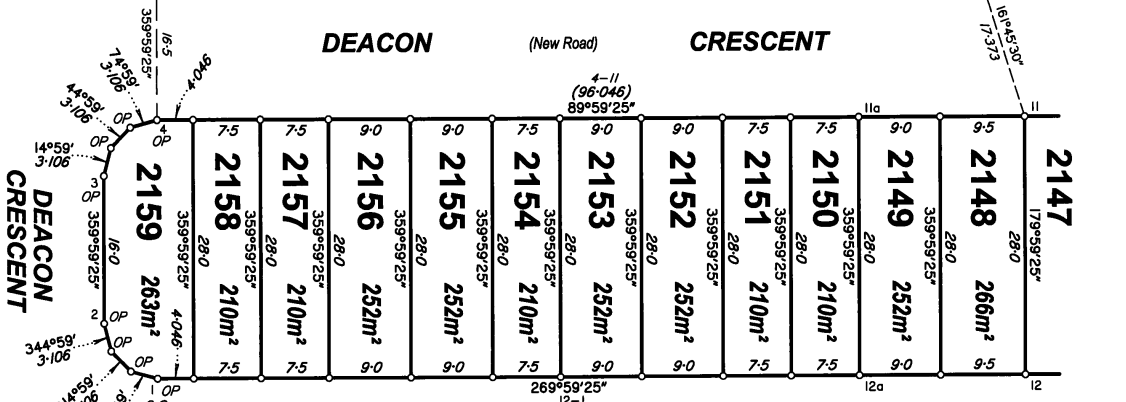


SEE SHEET 4

DEACON

(New Road)

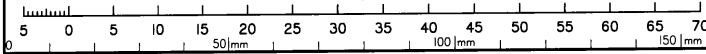
CRESCENT



NAPIER

AVENUE

Scale 1:500 - Lengths are in Metres.



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Insert Plan Number

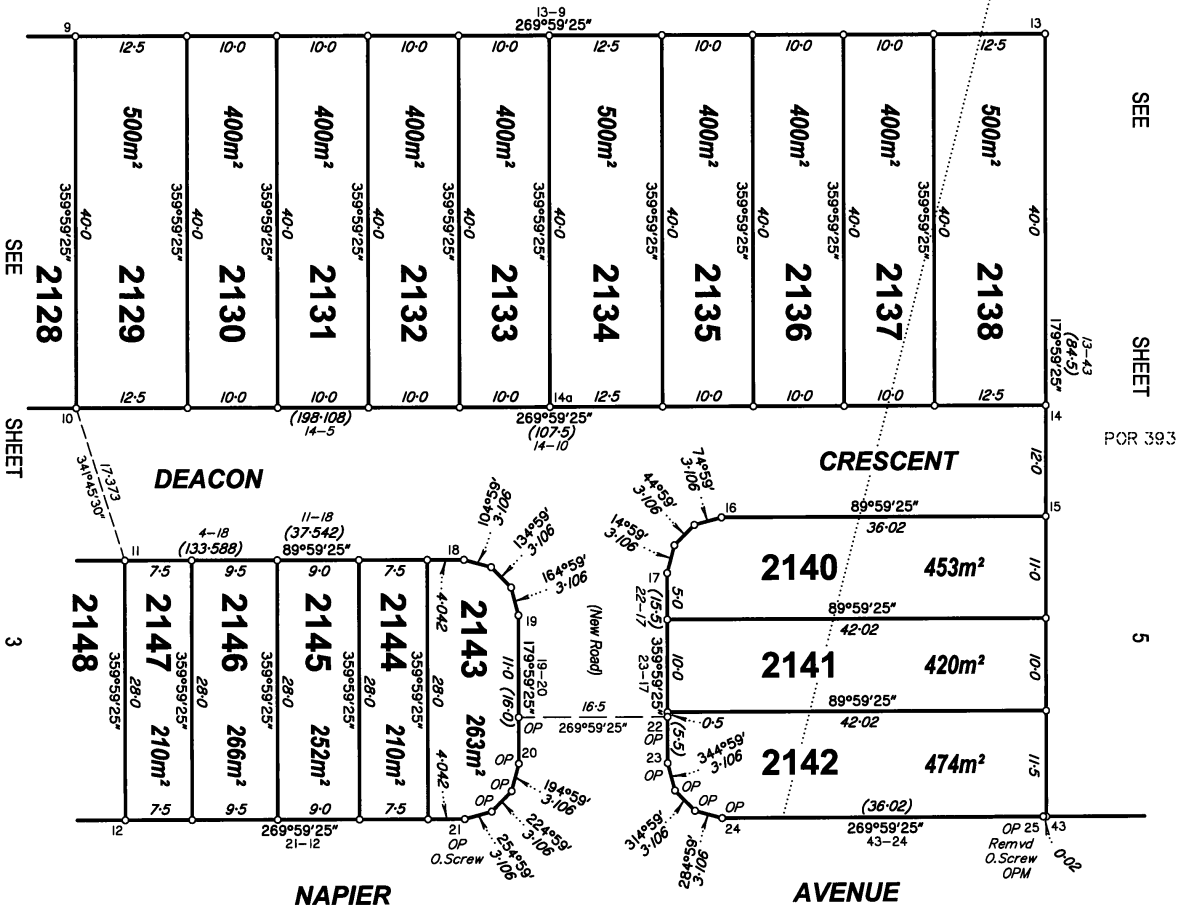
SP307894

001891-501054



POR 394

9025



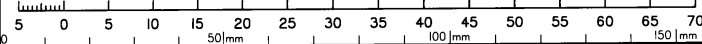
SEE SHEET 2128

SEE SHEET 2138

SEE SHEET 2148

SEE SHEET 2140

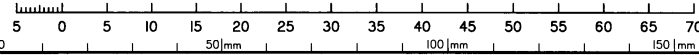
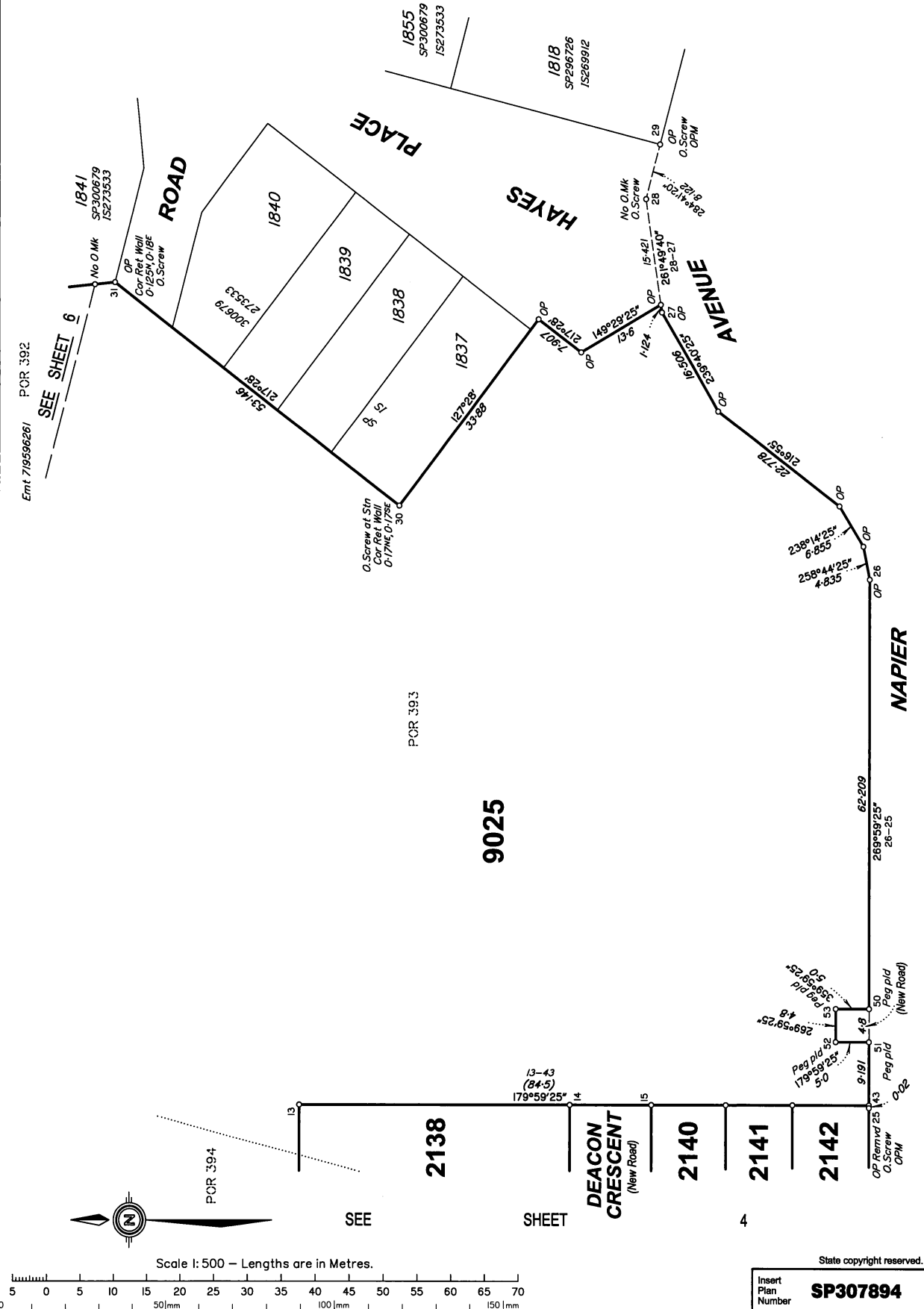
Scale 1:500 - Lengths are in Metres.



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001881-501054

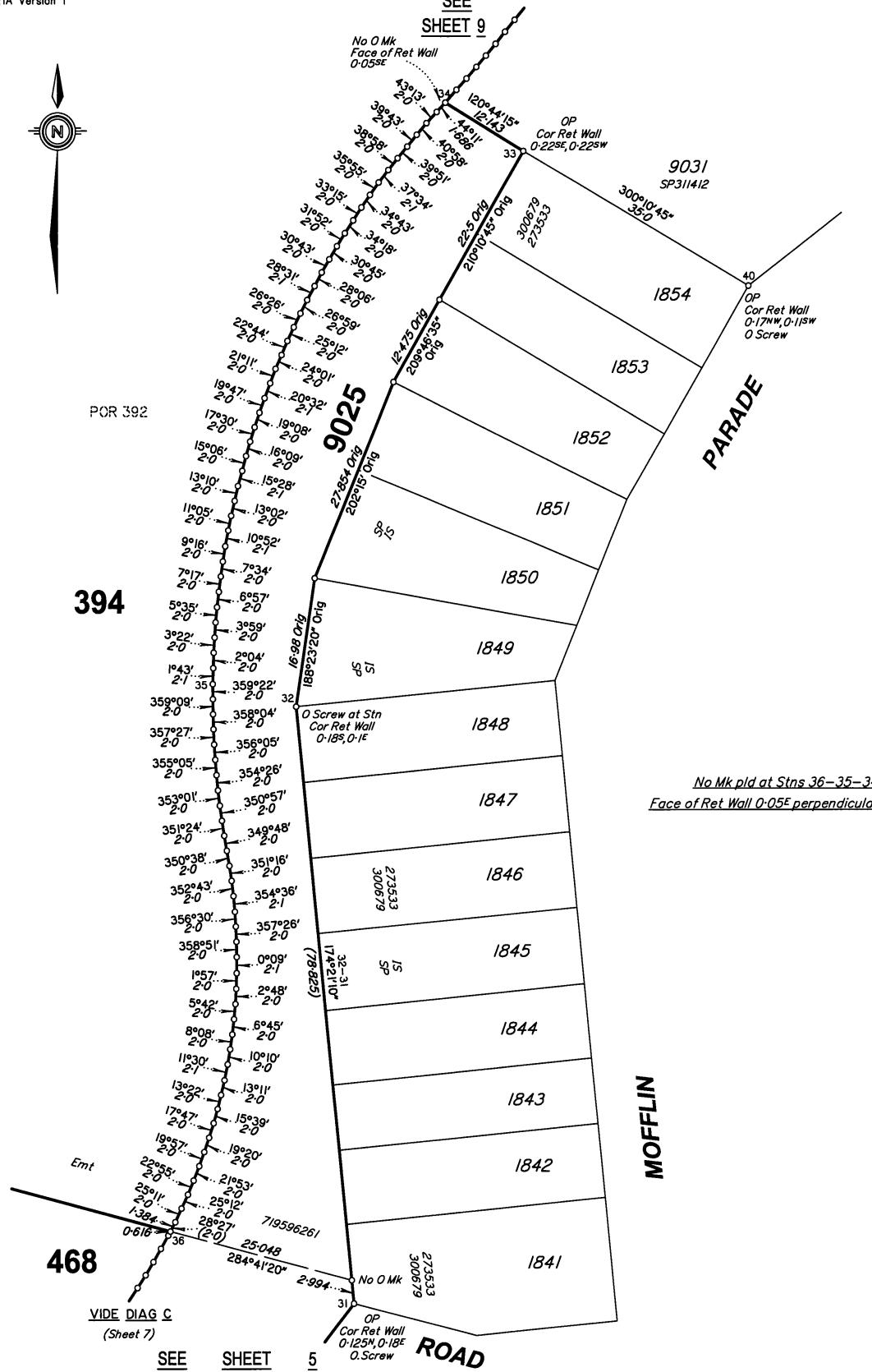


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SEE ADDITIONAL SHEET

SEE SHEET 9



POR 392

394

468

VIDE DIAG C
(Sheet 7)

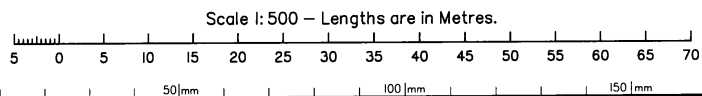
SEE SHEET 5

ROAD

PARADE

MOFFLIN

No Mk pld at Stns 36-35-34
Face of Ret Wall 0-05E perpendicular to bdy



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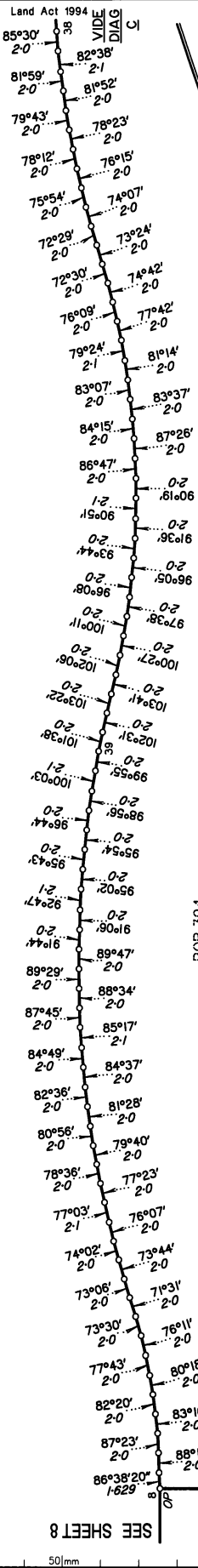
Insert Plan Number **SP307894**

43005-188100

DIAGRAM B
Scale 1:400

No Mk. Mid at Stns. 8-39-38
Face of Ret. Wall 0.055 perpendicular to body

468



SEE SHEET 8
9018
SP290274

POR 394

9025

PCR 392

Emt 719596261

SEE SHEET 6

394

ADDITIONAL SHEET

468

PCR 393

No Mk. Mid at Stns. 38-37-36
Face of Ret. Wall 0.055 perpendicular to body

DIAG B

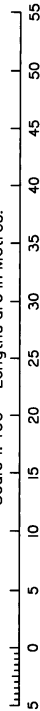
DIAG C

POR 394

9025

DIAGRAM C
Scale 1:400

Scale 1:400 - Lengths are in Metres.



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Insert
Plan
Number

SP307894

430105-188100

Physical Feature Boundary Report

Subsequent New Plan of Survey under Section 86 of the Survey and Mapping
Infrastructure Act 2003

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 follows on from SP290274, SP300679 & SP311412 from which there are no changes in dimensions.

Deposited survey records contain MGA GDA-94 coordinates of lots 2120-2138, 2140-2159, 9025.

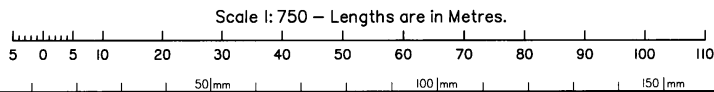
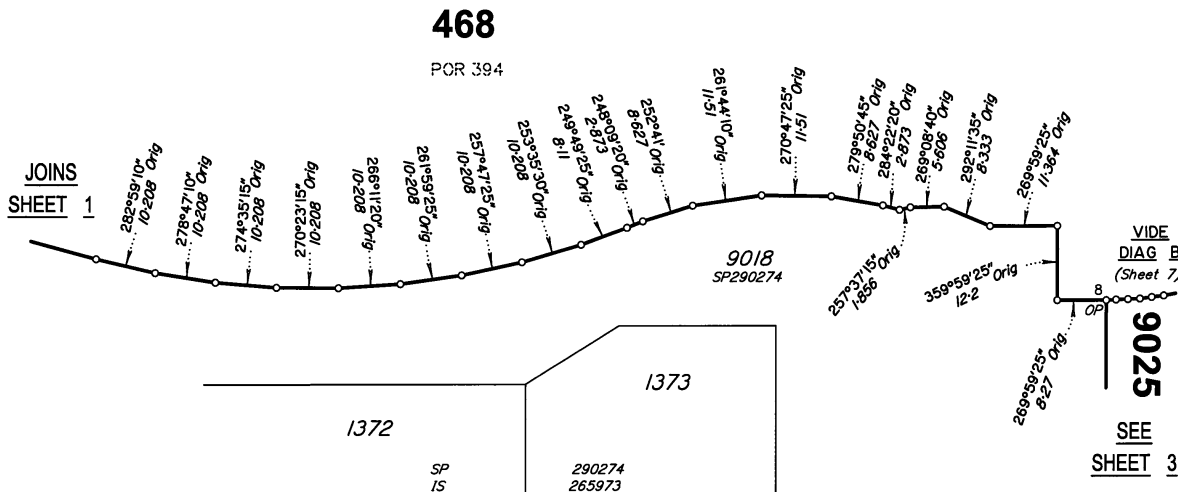
A first new plan of survey SP300679 was registered for the subject land on the 23/03/2018 pursuant to s82 of the SMI Act.
On the first new plan of survey, the top of the bank (A-B) of Hay's Inlet was adopted as the boundary.
Site inspection and measurements have confirmed that the bank is to the greatest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

TABLE A
O. TIDAL BDY 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	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	Orig

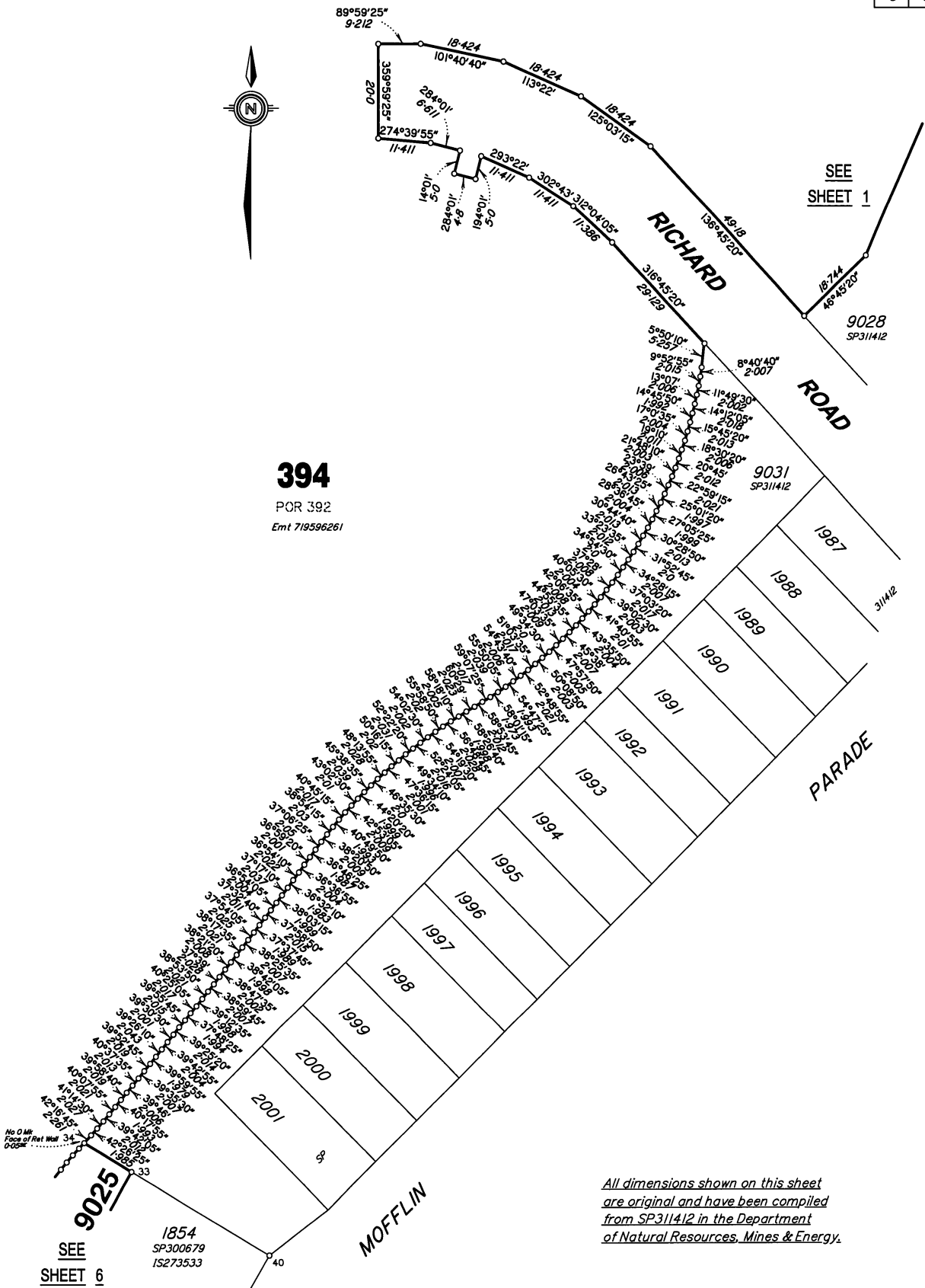


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4-30-2015-188100



394
POR 392
Emt 719596261



SEE SHEET 1

9031 SP311412

1987

1988

1989

1990

1991

1992

1993

1994

1995

1996

1997

1998

1999

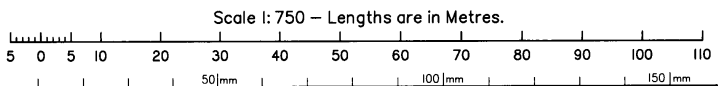
2000

2001

SEE SHEET 6

1854
SP300679
IS273533

All dimensions shown on this sheet are original and have been compiled from SP311412 in the Department of Natural Resources, Mines & Energy.



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430103-188100