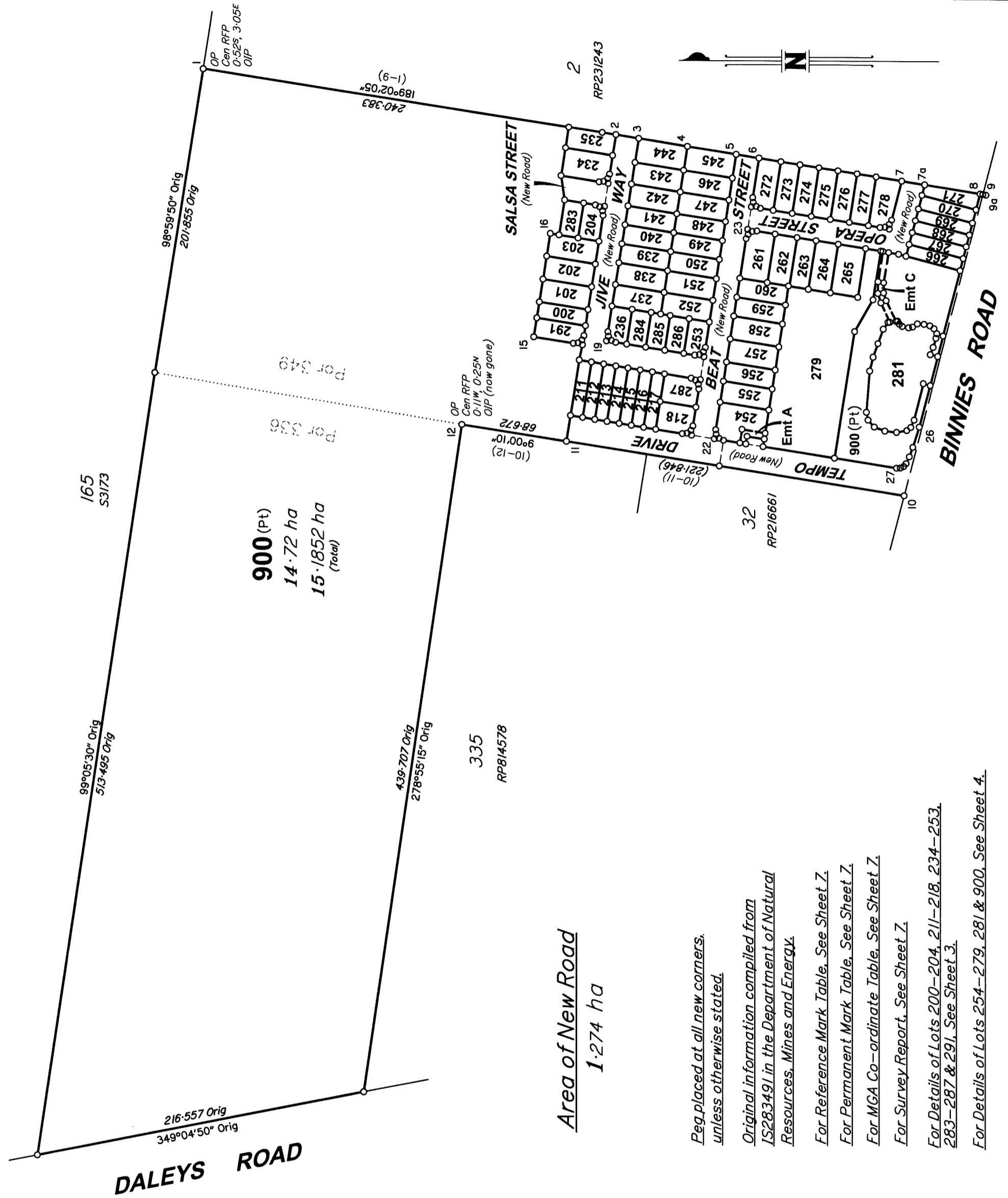


Land Title Act 1994; Land Act 1994  
Form 21 Version 4

SURVEY PLAN



Area of New Road  
1.274 ha

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

*Original information compiled from  
IS283491 in the Department of Natural  
Resources, Mines and Energy.*

*For Reference Mark Table. See Sheet Z.*

*For Permanent Mark Table. See Sheet Z.*

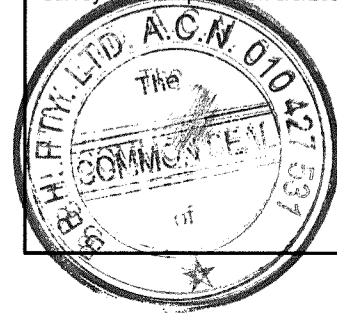
*For MGA Co-ordinate Table. See Sheet Z.*

*For Survey Report. See Sheet Z.*

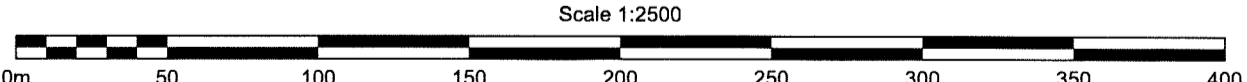
*For Details of Lots 200-204, 211-218, 234-253,  
283-287 & 291. See Sheet 3.*

*For Details of Lots 254-279, 281 & 900. See Sheet 4.*

B.B.H. PTY. LTD. (ACN 010 427 531) (trading as Bennett and Bennett Group) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brian Neil Wright, Surveying Associate & Maurice William Ford, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Jeremy James Hammant, 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 8/9/2020.



*Ch. Wright*  
Director  
*M. Ford*  
Director  
18/9/2020  
Date



**Plan of Lots 200-204, 211-218, 234-279, 281, 283-287, 291, 900, Easement A in Lot 254 and Easement C in Lot 900**

Cancelling Lots 336 & 349 on S3173  
LOCAL GOVERNMENT: **IPSWICH CITY COUNCIL**  
LOCALITY: **RIPLEY**  
Meridian: MGA Zone 56 *vide* GNSS  
Survey Records: No

Scale: **1:2500**  
Format: **STANDARD**



**SP311156**

Bennett + Bennett 08070\_010\_SFP.DWG BRU 16/09/2020

**720325903**

EC 400 \$7,349.00  
13/10/2020 16:29:25

(Dealing No.)

**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

*HWL EBSWATH Lawyers*  
*Ref: JSE: KKB: KWM: 877226*

*88A*

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

1. Certificate of Registered Owners or Lessees.

I/We **AVJENNINGS PROPERTIES LIMITED**  
**A.C.N. 004 601 503**

(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

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* **IPSWICH CITY COUNCIL** as Delegate for Economic  
Development Queensland

hereby approves this plan in accordance with the :

% **Economic Development Act 2012**

Dated this *12<sup>th</sup>* day of *October 2020*

*Dejnno*

#

**Authorised Local  
Government Officer**

\* 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 :  
Surveyor : **08070**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
14969144	Lot 336 on S3173	900		
14969145	Lot 349 on S3173	200-204, 211-218, 234-279, 281, 283-287, 291 & 900	New Rd	Emts A & C

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718923753	200-204, 211-218, 234-279, 281, 283-287, 291 & 900	

900	Por 336 & Por 349
200-204, 211-218 234-279, 281, 283-287 & 291	Por 349
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **B.B.H. PTY LTD ACN 010 427 531**  
Date: *18/9/2020*  
Signed: *Ch. W*  
Designation: **Cadastral Surveyor/Director**

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

**SP311156**

SEE SHEET 1

SEE SHEET 4

**Legend**

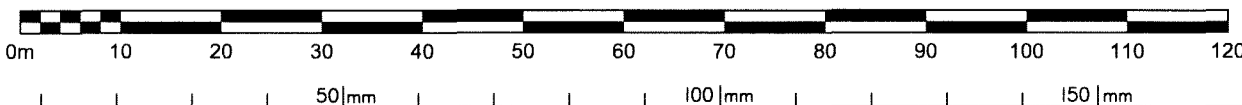
Denotes concrete sleeper retaining wall

# Denotes Drill hole Pld in Conc sleeper Ret wall  
For retaining wall details, see Sheet 5

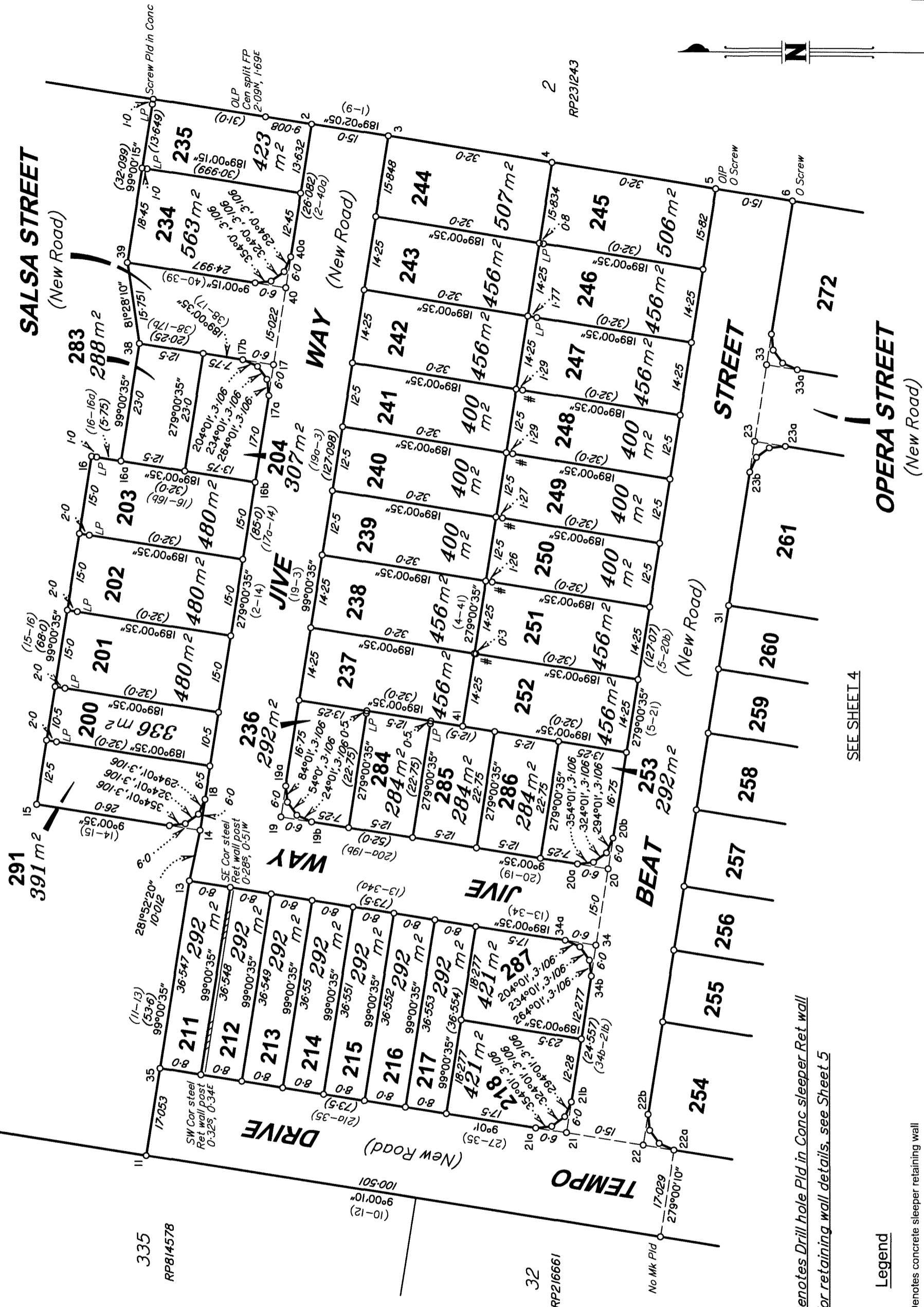
State copyright reserved.

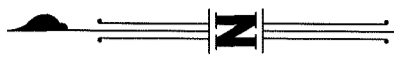
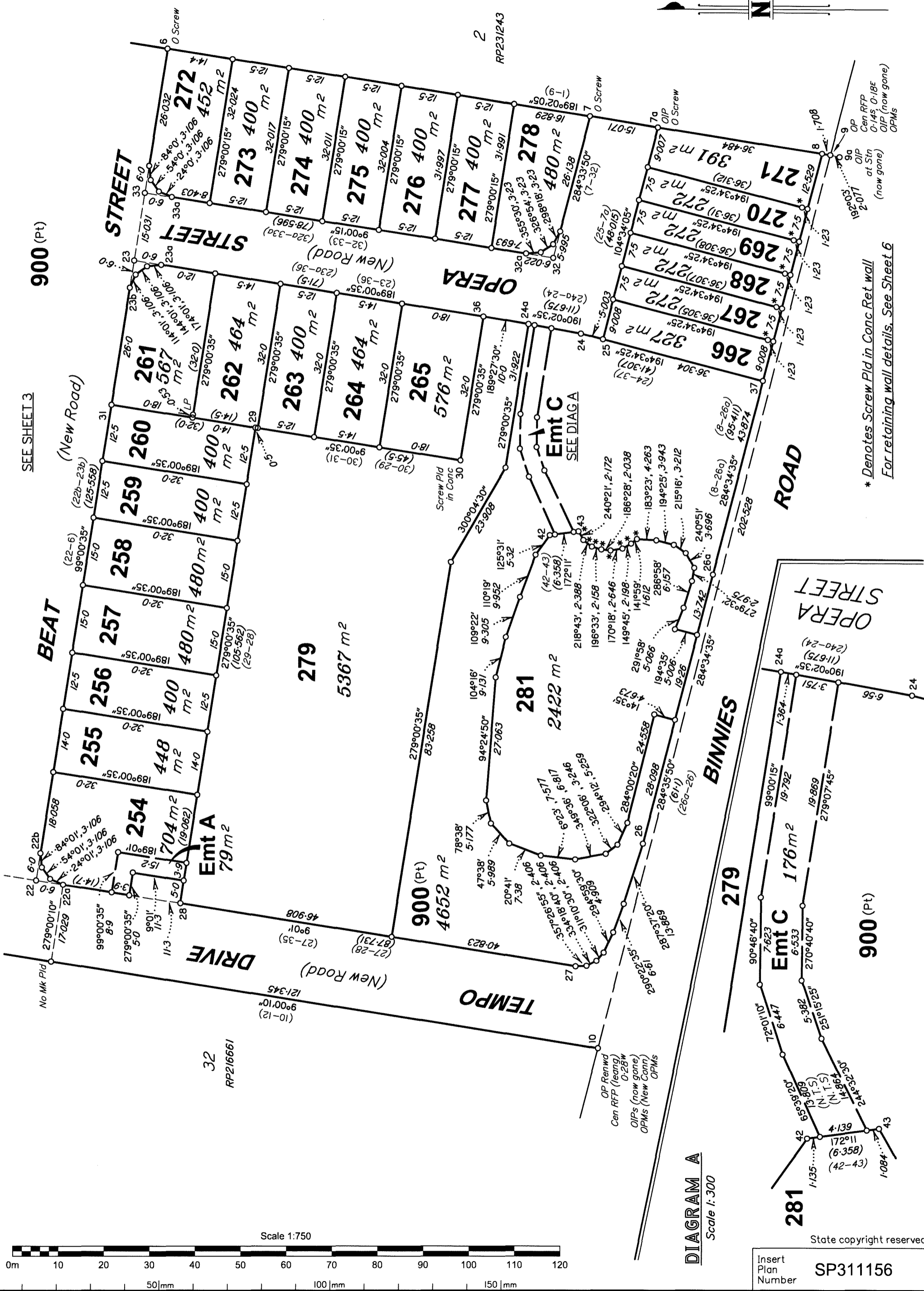
Insert Plan Number

SP311156



Scale 1:750

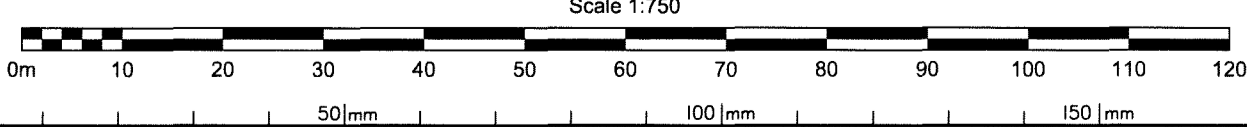




SEE SHEET 3

\* Denotes Screw Pld in Conc Ret wall  
For retaining wall details, See Sheet 6

DIAGRAM A  
Scale 1:300



Scale 1:750

State copyright reserved.

Insert Plan Number  
SP311156

Bennett + Bennett 08070\_010\_SFP.DWG BRU 16/09/2020

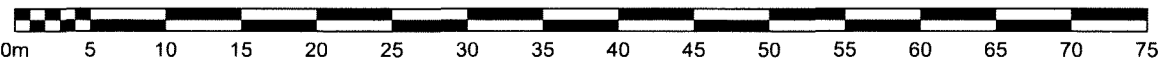


**DIAGRAM B**

Scale 1:500



Scale 1:500



**Legend**

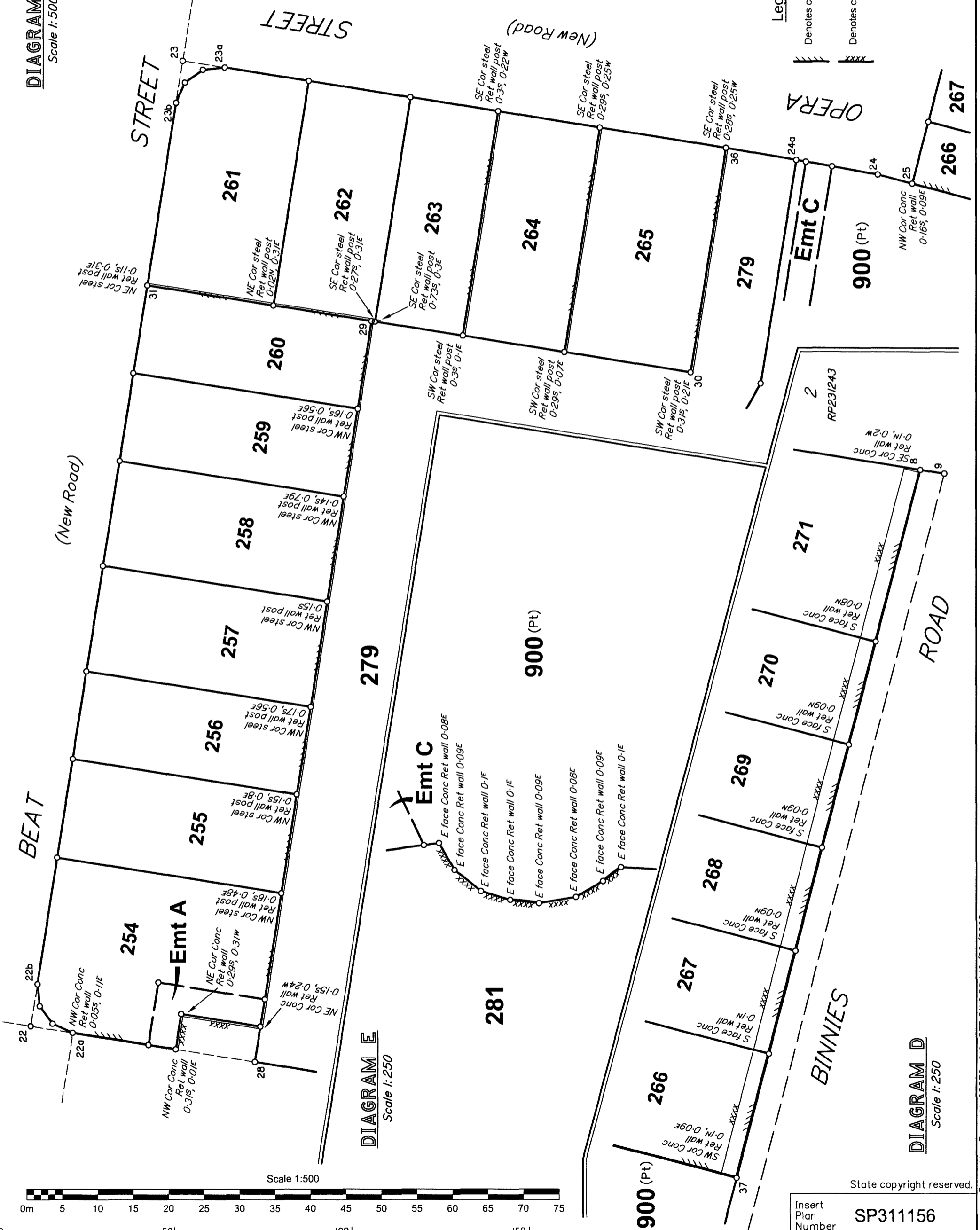
Denotes concrete sleeper retaining wall



State copyright reserved.

Insert Plan Number **SP311156**

**DIAGRAM C**  
Scale 1:500

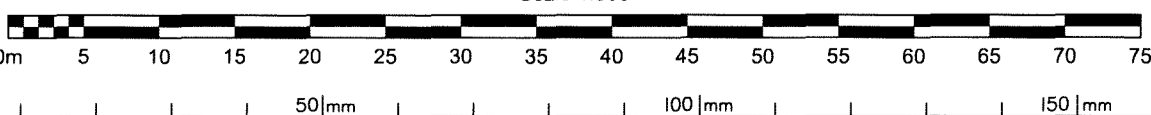


**Legend**

- Denotes concrete sleeper retaining wall
- Denotes concrete block retaining wall

**DIAGRAM E**  
Scale 1:250

**DIAGRAM D**  
Scale 1:250



State copyright reserved.

Insert Plan Number **SP311156**

ADDITIONAL SHEET

Survey Report

Original marks placed and referenced on IS283491 were used to  
reinstatement the external subject boundaries on this plan. All marks &  
dimensions were in agreement with IS283491.

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
9-OPM	4/IS283491	106°06'10"	1452.089	58130	
9-OPM	4/IS283491	121°06'	2994.797	161452	
10-OPM	8/DP311157	100°57'30"	16.536	59234	(New Conn)
10-OPM	12/DP311157	11°26'10"	289.478	59250	(New Conn)
10-OPM	5/IS283491	244°40'05"	1622.015	161459	
10-OPM	5/IS283491	279°18'15"	1779.477	152437	

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM161452	480 326.865	6 937 562.486	56	0-014	DA TUM	SCDB	QLD ANJ 19-07
PM152437	475 812.232	6 939 447.327	56	0-009	DA TUM	SCDB	QLD ANJ 19-07
PM161459	476 102.135	6 938 466.033	56	0-01	DA TUM	SCDB	QLD ANJ 19-07
9a	477 763.098	6 939 106.77	56	0-02	DERIVED	STATIC	OIP
PM59250	477 624.98	6 939 443.351	56	0-021	DERIVED	SCDB	DP311157
PM59234	477 583.842	6 939 156.578	56	0-02	DERIVED	SCDB	DP311157

(now gone)

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	19/IS272876	88°44'	2.915
2	I Pin		225°12'	3.601
2	Screw in Kb		249°41'30"	7.383
3	Screw in Kb		339°40'	4.114
3	I Pin		248°35'	11.481
5	OIP	1/DP320542	243°16'	3.305
5	O Screw in Kb	1/DP320542	219°08'	4.232
6	O Screw in Kb	2/DP320542	324°37'	5.048
6	I Pin		237°36'	12.412
7	O Screw in Kb	3/DP320542	207°53'	3.782
7	I Pin		317°51'	15.662
7a	OIP	4/DP320542	315°06'	3.75
7a	O Screw in Kb	4/DP320542	344°23'	4.197
9	OIP	4/IS283491	192°03'	2.077
9a	OIP	4/IS283491	At	Stn
10	OIP	3/RP216661	198°18'45"	1.427
10	OIP	5/IS283491	194°18'	3.157
12	OIP	30/IS283491	109°34'	0.954
12	I Pin		214°39'	5.191
13	I Pin		181°53'30"	8.002
14	Screw in Conc		135°45'	4.704
14	Screw in Conc		213°0'	8.118
15	I Pin		41°17'40"	30.657
17	Screw in Conc		138°39'	0.627
17	I Pin		178°21'	1.706
17	Screw in Kb		255°40'20"	29.377
19	Screw in Kb		9°49'	1.486
20	Screw in Conc		195°0'	0.692
20	I Pin		322°53'	4.021
20	Screw in Kb		137°10'30"	18.414
21	Screw in Conc		226°49'	4.21
22	Screw in Conc		325°40'	4.503
22	Screw in Kb		301°29'	17.519
22	I Pin		132°40'	22.514
23	I Pin		48°14'	0.609
23	Screw in Kb		69°42'	2.184
23	Screw in Kb		42°30'30"	13.859
24	I Pin		11°18'	2.412
25	Screw in Kb		68°21'	4.696
27	Screw in Kb		227°44'	7.511
32	O Screw in Kb	2/DP320543	235°40'30"	1.404
32	Screw in Kb		355°07'50"	47.617
33	Screw in Kb		302°51'	2.323
34	Screw in Kb		145°33'	2.131
35	Screw in Kb		276°36'30"	6.39
39	Screw in Kb		269°38'30"	3.698
40	Screw in Kb		258°27'	2.304

(now gone)

(now gone)

(now gone)

(now gone)

(now gone)

(New Conn)