

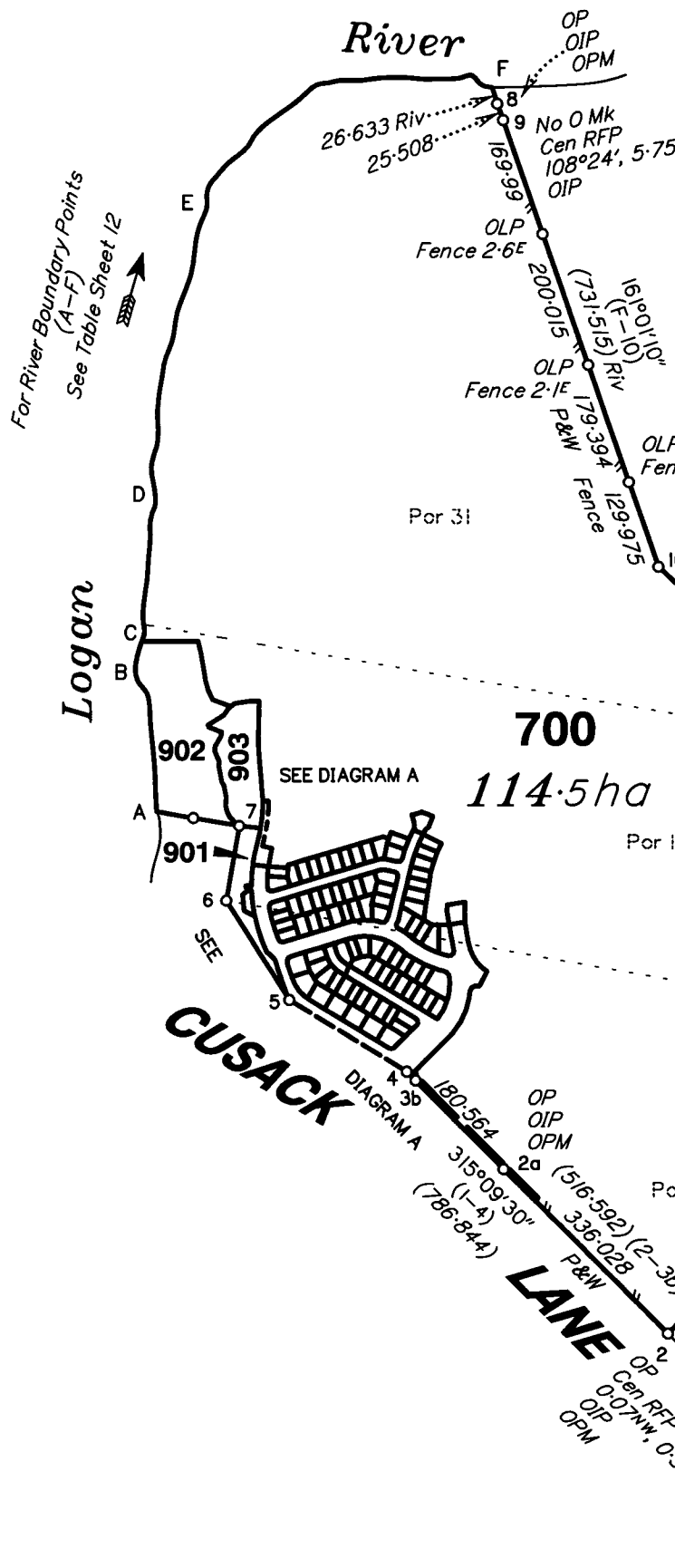
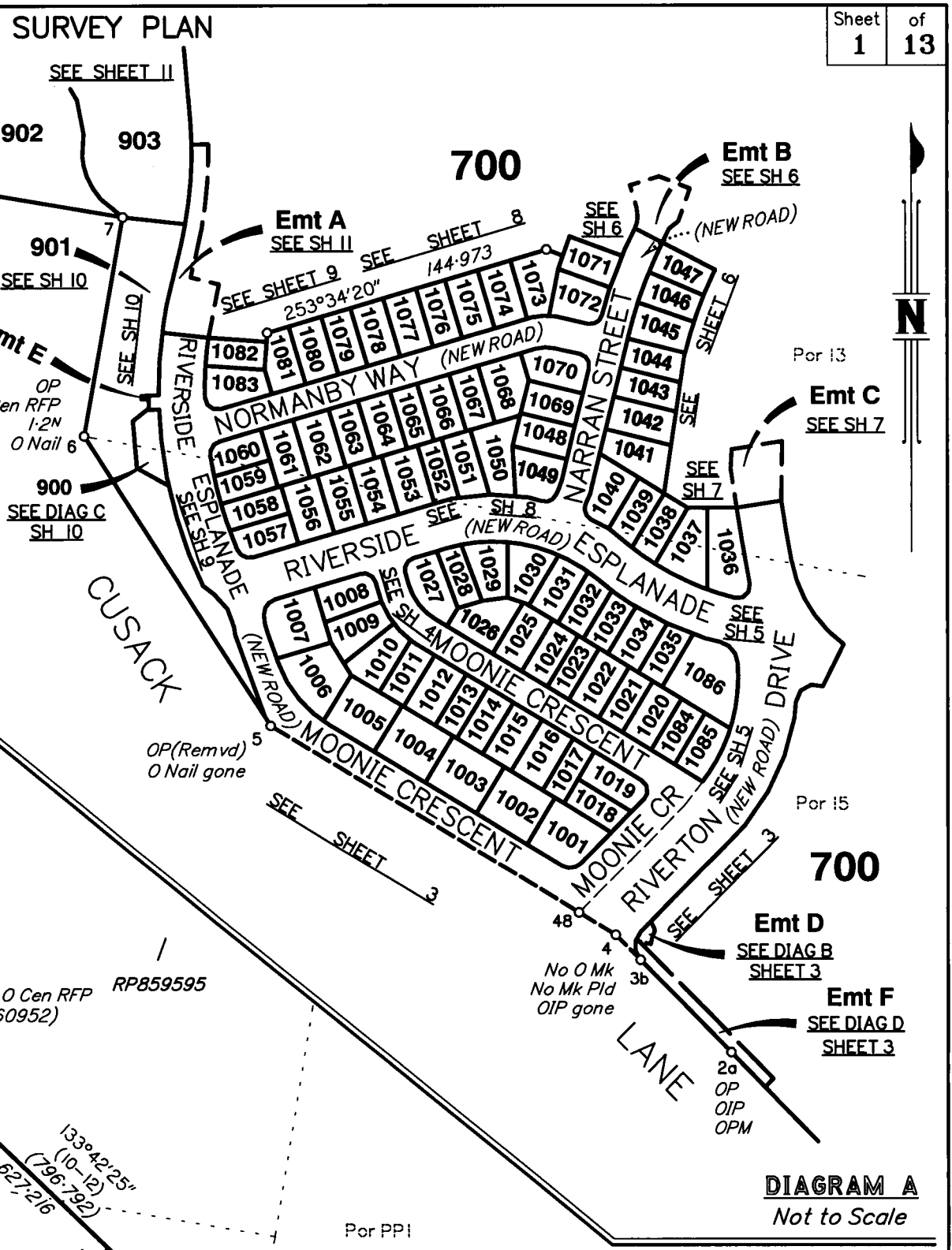
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

Sheet **1** of **13**

Area of New Road
3.009ha

Original information compiled from IS260952 in the Department of Natural Resources, Mines and Energy.

Peg placed at all new corners unless noted otherwise.



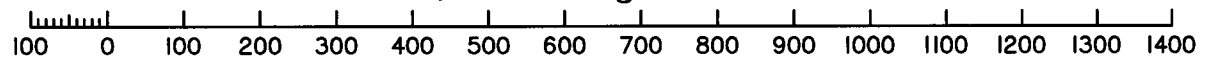
TRAVERSE TABLE

LINE	BEARING	DISTANCE
3b-4	315°09'30"	17.731
4-48	301°09'55"	22.961
48-5	301°09'55"	178.369

FOR REFERENCE MARKS, PERMANENT MARKS,
MGA COORDINATES TABLE AND
RIVER POINTS TABLE
SEE SHEET 12

FOR REINSTATEMENT REPORT
AND PHYSICAL FEATURE BOUNDARY REPORT
SEE SHEET 13

First New Plan of Survey under section 108 of the Survey and Mapping Infrastructure Act 2003.
Scale 1:10,000 - Lengths are in Metres.



GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd.
(ACN 010 752 388) hereby certify that the land comprised in this plan was surveyed by the corporation by Thomas Warwick HERBERT, Registered Surveyor, for whose work the corporation accepts responsibility under the supervision of Anthony William GERAGHTY, 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 13/03/2020.

[Signature]
Director

Date **17.3.20**

**Plan of Lots 1001-1086,
Lot 700, Lots 900-903, Easements
A-D & F in Lot 700 and
Easement E in Lot 901**

Cancelling Lot 1 on RP151380 and Lot 6 on RP55733

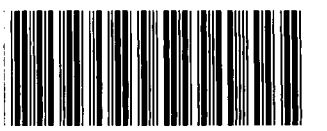
LOCAL GOVERNMENT: **LOGAN CITY** LOCALITY: **JIMBOOMBA**

Meridian: **MGA Zone 56 Vide IS260952**

Survey Records: **No**

Scale: **1:10,000**

Format: **STANDARD**



SP280864

5544-1

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

720028230

BE 400 NT

\$9742.00
 28/04/2020 09:18

5. Lodged by **HWL EBSWORTH LAWYERS**
 GPO Box 2033, Brisbane Q 4001
 Ph: 3169 4700
 Ref: LSM 635981
 Glx 8876792

88A

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

1. Certificate of Registered Owners or Lessees.

+/We **AVJENNINGS SPV NO 20 PTY LTD**
A.C.N. 612 796 899

(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~~

AVJENNINGS SPV NO 20 PTY LTD
ACN 612 796 899 BY ITS ATTORNEY
MARK HASSALL UNDER POWER OF ATTORNEY
NO. 719640216 AND WHO DECLARES HE
HAS RECEIVED NO REVOCATION THEREOF

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **Logan City Council**
 hereby approves this plan in accordance with the :
 %

Planning Act 2016

Dated this **Sixteenth** day of **April 2020**

[Signature]

Delegated Officer under
 Delegated Authority

Stephen Ball

Minute No: **394/2018**

* 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 : **1161224-1**
 Surveyor : **5544-1**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
12115213	Lot 6 on RP55733	700, 900-903, 1001-1086	New Road	Emts A-F
15482021	Lot 1 on RP151380	700	-	-

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719533064	700, 900-903, 1001-1086	-

700	Por 13, 15, 30 & 31
1001-1035, 1057, 1058, 1084-1086	Por 15
900, 901, 1036-1039, 1052-1056, 1059-1062	Por 13 & 15
902, 903, 1040-1051, 1063-1083	Por 13

Lots	Orig
------	------

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **Gassman Development Perspectives Pty Ltd**
 ACN 010 752 388
 Date: **09/03/2020 11/03/2020**
 Signed: *[Signature]*
 Designation : **Liaison Officer**

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 **SP280864**



LINE	BEARING	DISTANCE
3-3a	45°11'55"	10-007
3-3b	135°09'30"	10-007
3-4	315°09'30"	7-724
4-48	301°09'55"	22-961
44-44a	217°42'10"	2-887
44-45	135°35'30"	30-701
44-46	262°08'55"	24-621
44a-44b	222°42'	7-412
44b-48	225°11'55"	80-265
46-46a	301°09'55"	7-684
46-46b	225°11'55"	7-684
47-47a	45°11'55"	6-0
47-47b	301°09'55"	6-0
47-48	173°10'55"	19-665

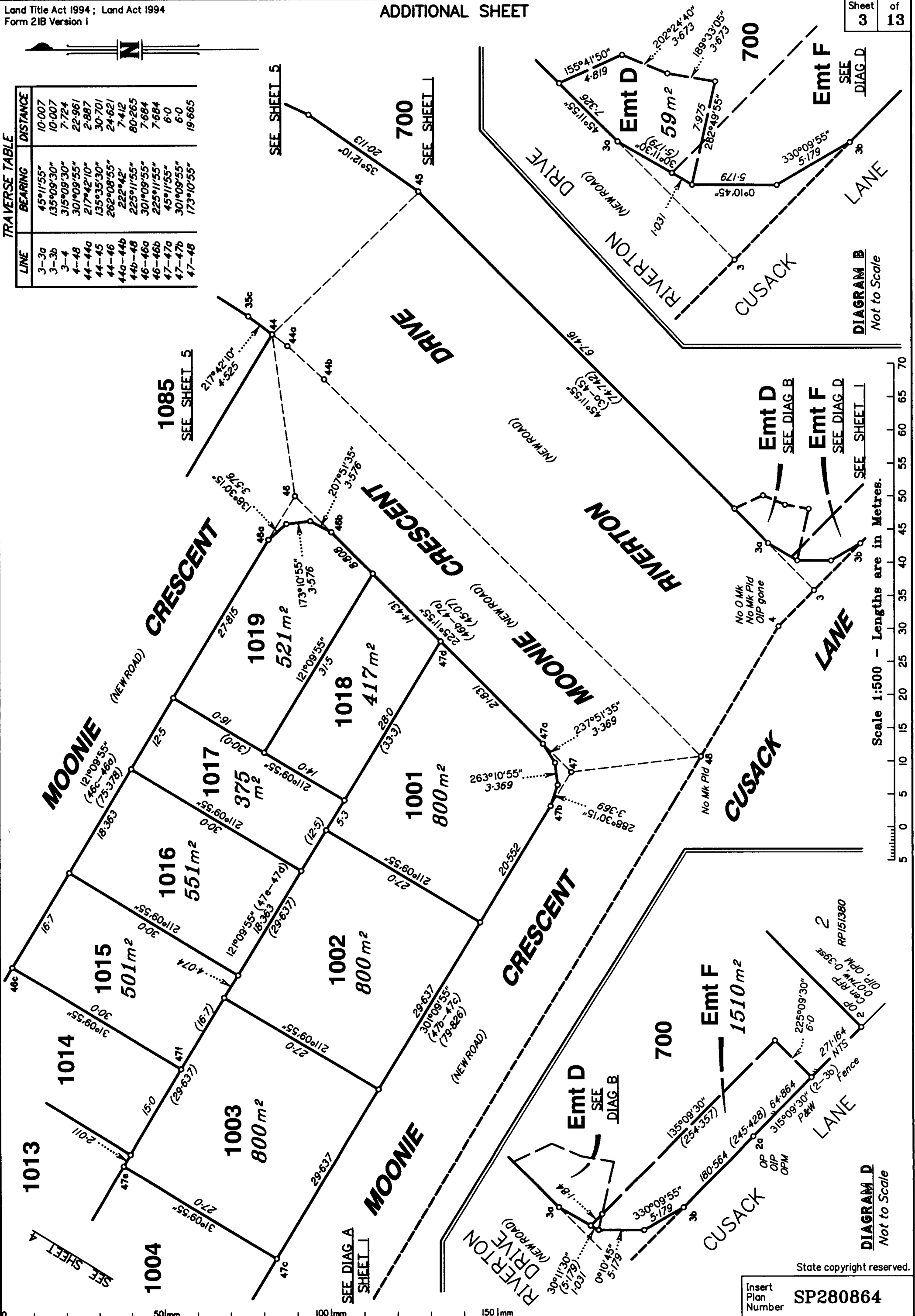


DIAGRAM B
Not to Scale

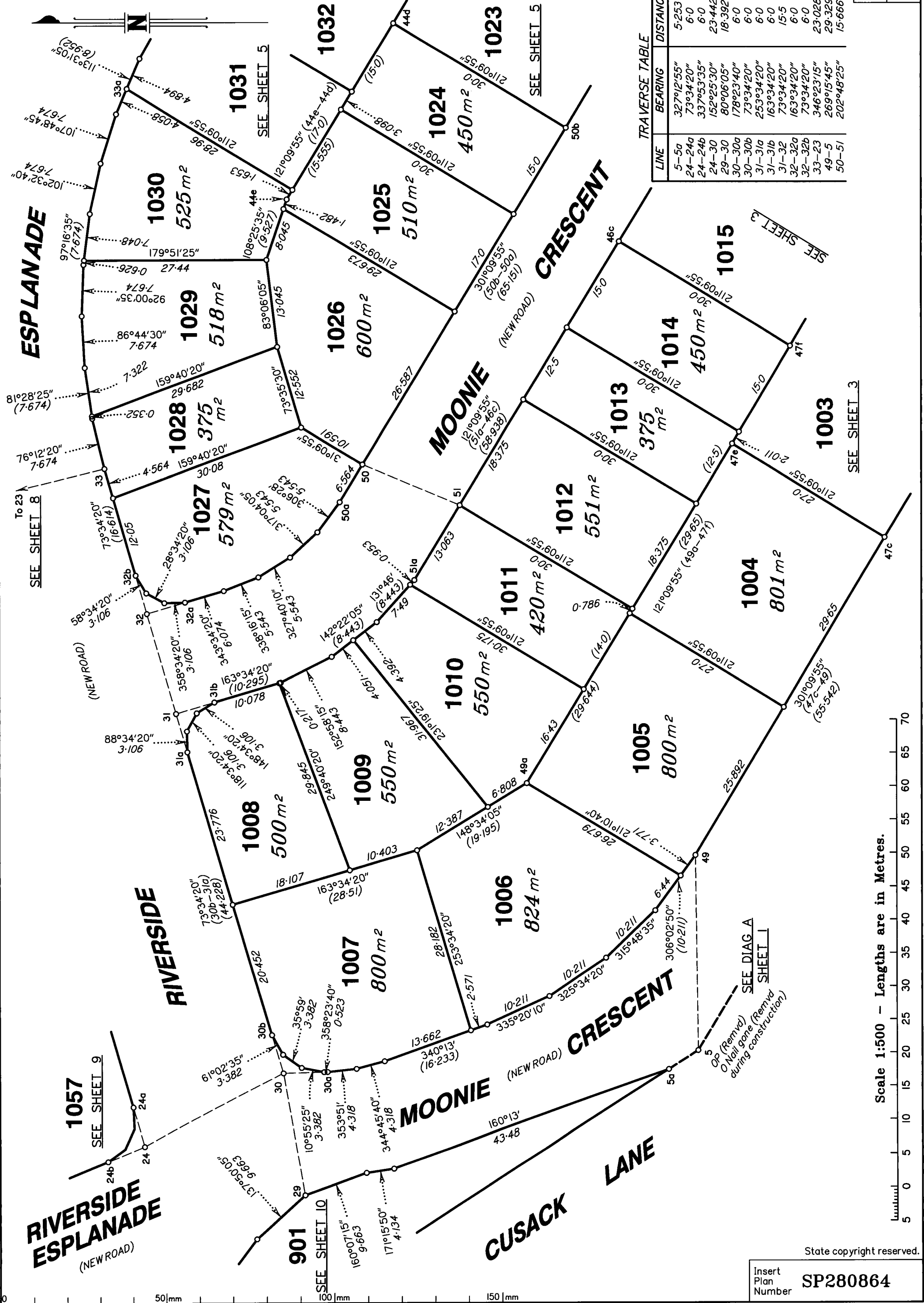
DIAGRAM D
Not to Scale

Scale 1:500 - Lengths are in Metres.

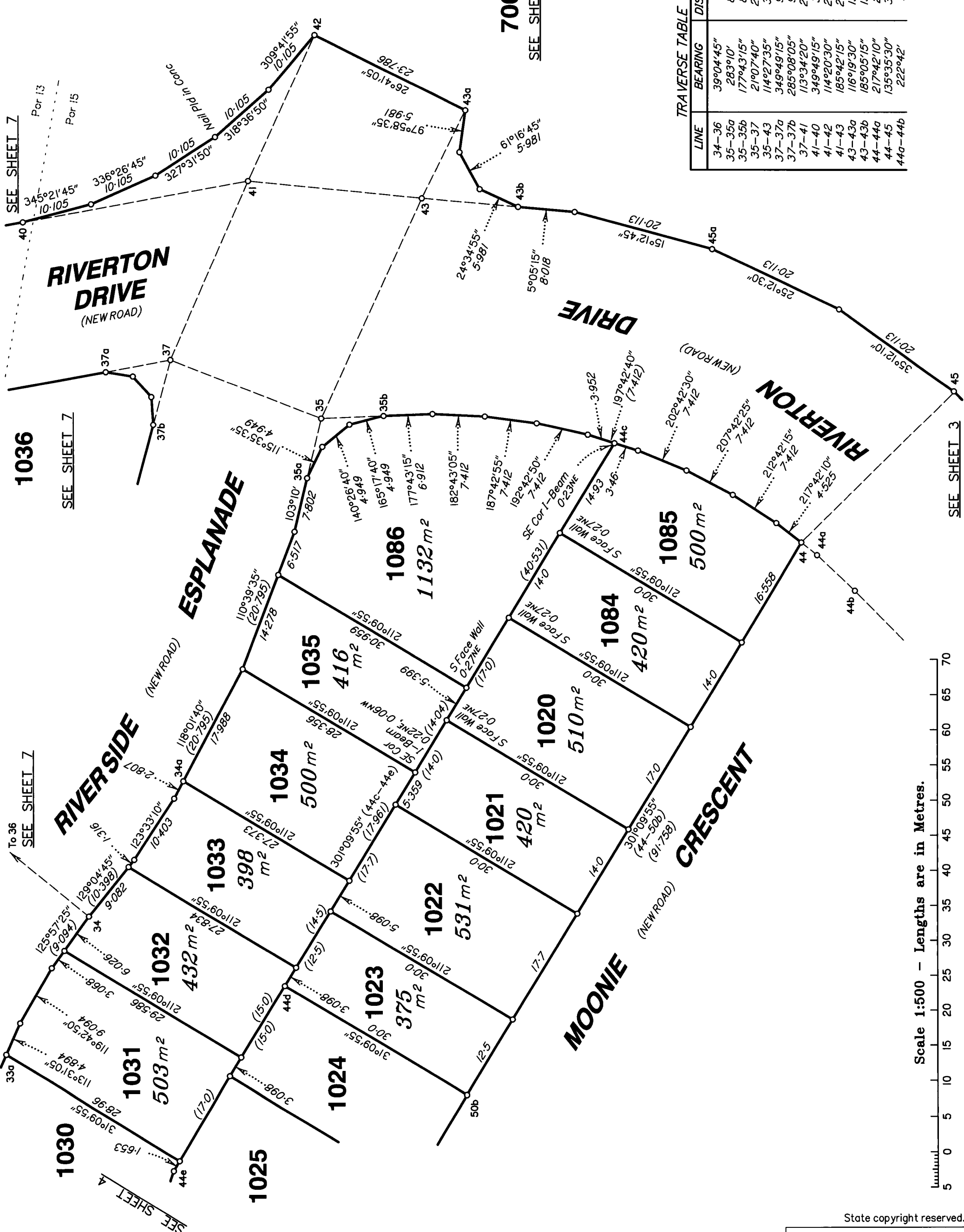
Insert Plan Number
SP280864

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5544-1



5544-1



LINE	BEARING	DISTANCE
34-36	39°04'45"	23.0
35-35a	283°10'	8.753
35-35b	177°43'15"	8.753
35-37	21°07'40"	22.879
35-43	114°27'35"	34.231
37-37a	349°49'15"	9.475
37-37b	285°08'05"	9.475
37-41	113°34'20"	27.662
41-40	349°49'15"	32.76
41-42	114°20'30"	22.699
41-43	185°42'15"	24.574
43-43a	116°19'30"	13.882
43-43b	185°05'15"	13.693
44-44a	217°42'10"	2.887
44-45	135°35'30"	30.701
44a-44b	222°42'	7.412

Scale 1:500 - Lengths are in Metres.

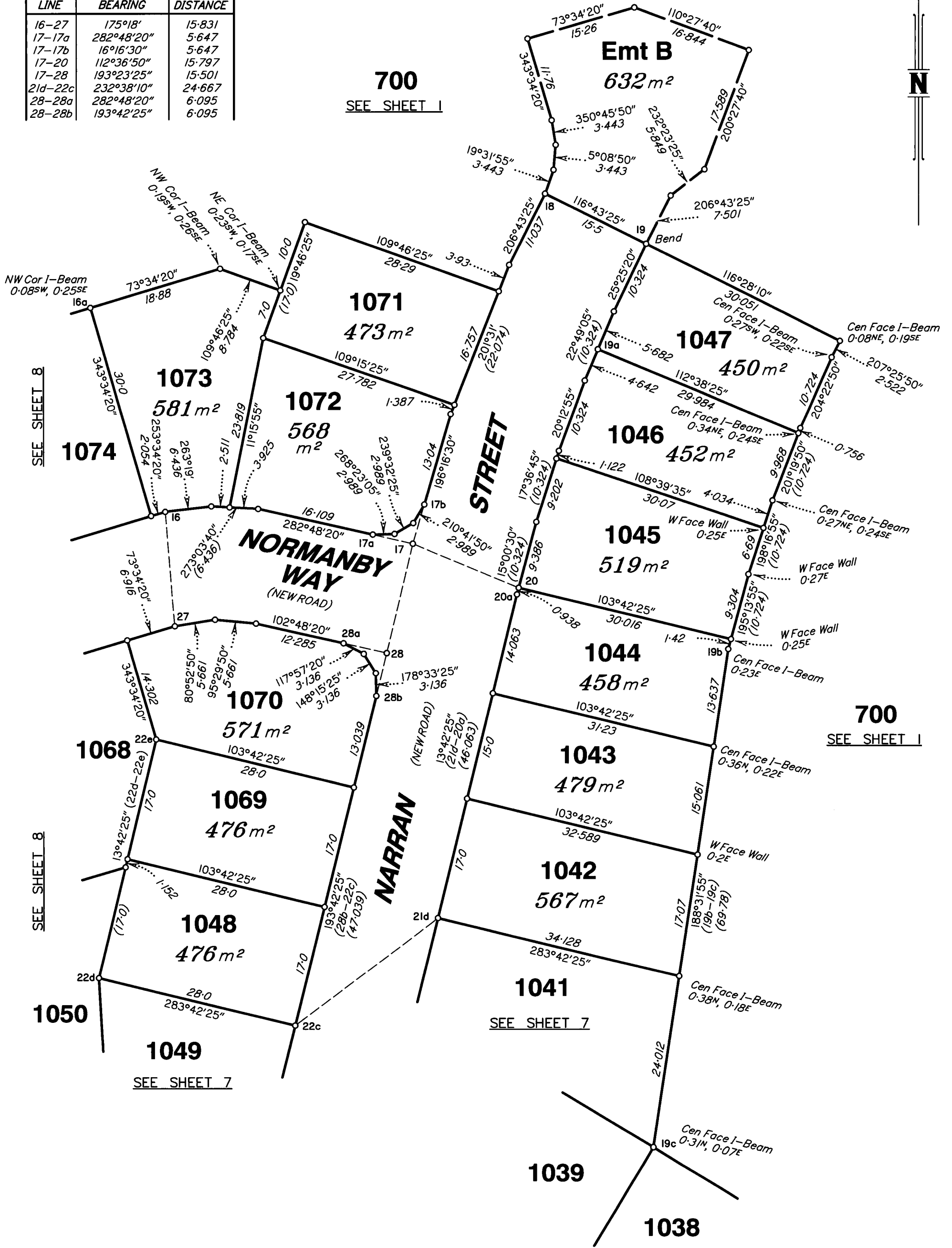
State copyright reserved.
Insert Plan Number **SP280864**

5544-1

TRAVERSE TABLE

LINE	BEARING	DISTANCE
16-27	175°18'	15.831
17-17a	282°48'20"	5.647
17-17b	16°16'30"	5.647
17-20	112°36'50"	15.797
17-28	193°23'25"	15.501
21d-22c	232°38'10"	24.667
28-28a	282°48'20"	6.095
28-28b	193°42'25"	6.095

700
SEE SHEET 1



SEE SHEET 8

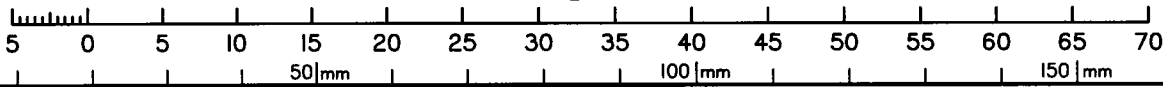
SEE SHEET 8

700
SEE SHEET 1

SEE SHEET 7

SEE SHEET 7

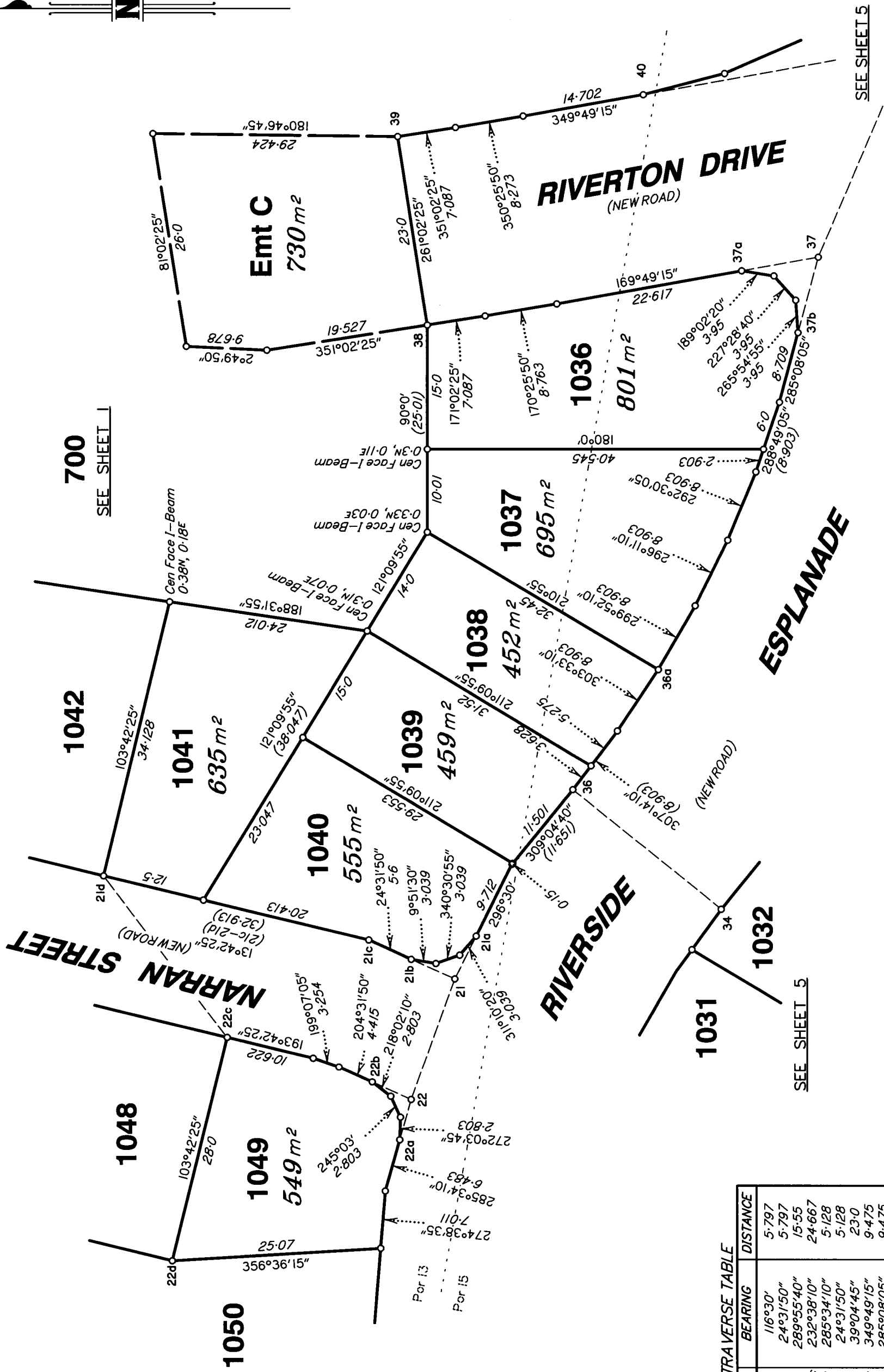
Scale 1:500 - Lengths are in Metres.



State copyright reserved.

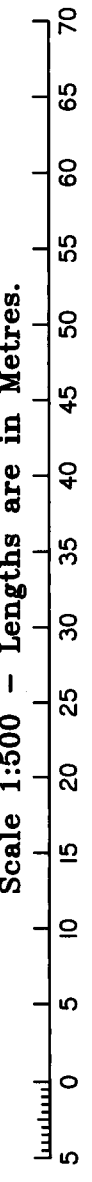
Insert Plan Number **SP280864**

5544-1



TRAVERSE TABLE

LINE	BEARING	DISTANCE
21-21a	116°30'	5.797
21-21b	24°31'50"	5.797
21-22	289°55'40"	15.55
21d-22c	232°38'10"	24.667
22-22a	285°34'10"	5.128
22-22b	24°31'50"	5.128
34-36	39°04'45"	23.0
37-37a	349°49'15"	9.475
37-37b	285°08'05"	9.475



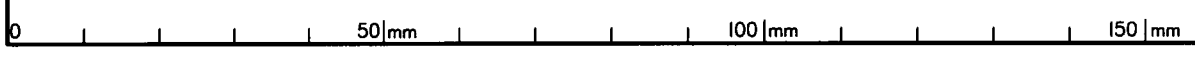
SEE SHEET 6

SEE SHEET 1

SEE SHEET 5

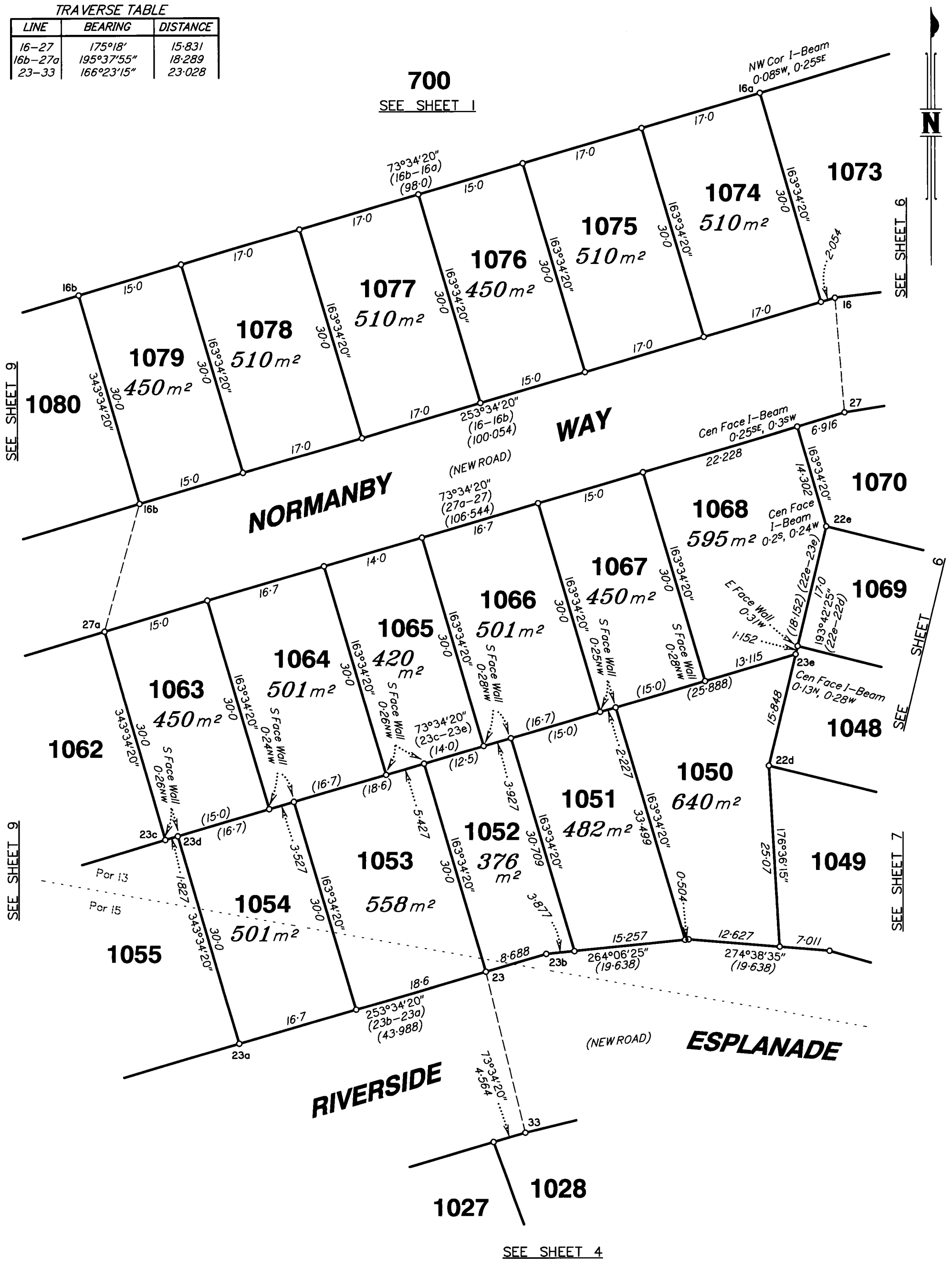
SEE SHEET 5

SEE SHEET 8

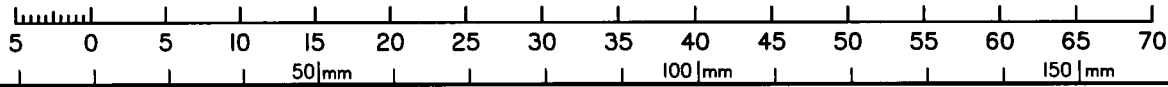


TRAVERSE TABLE

LINE	BEARING	DISTANCE
16-27	175°18'	15.831
16b-27a	195°37'55"	18.289
23-33	166°23'15"	23.028



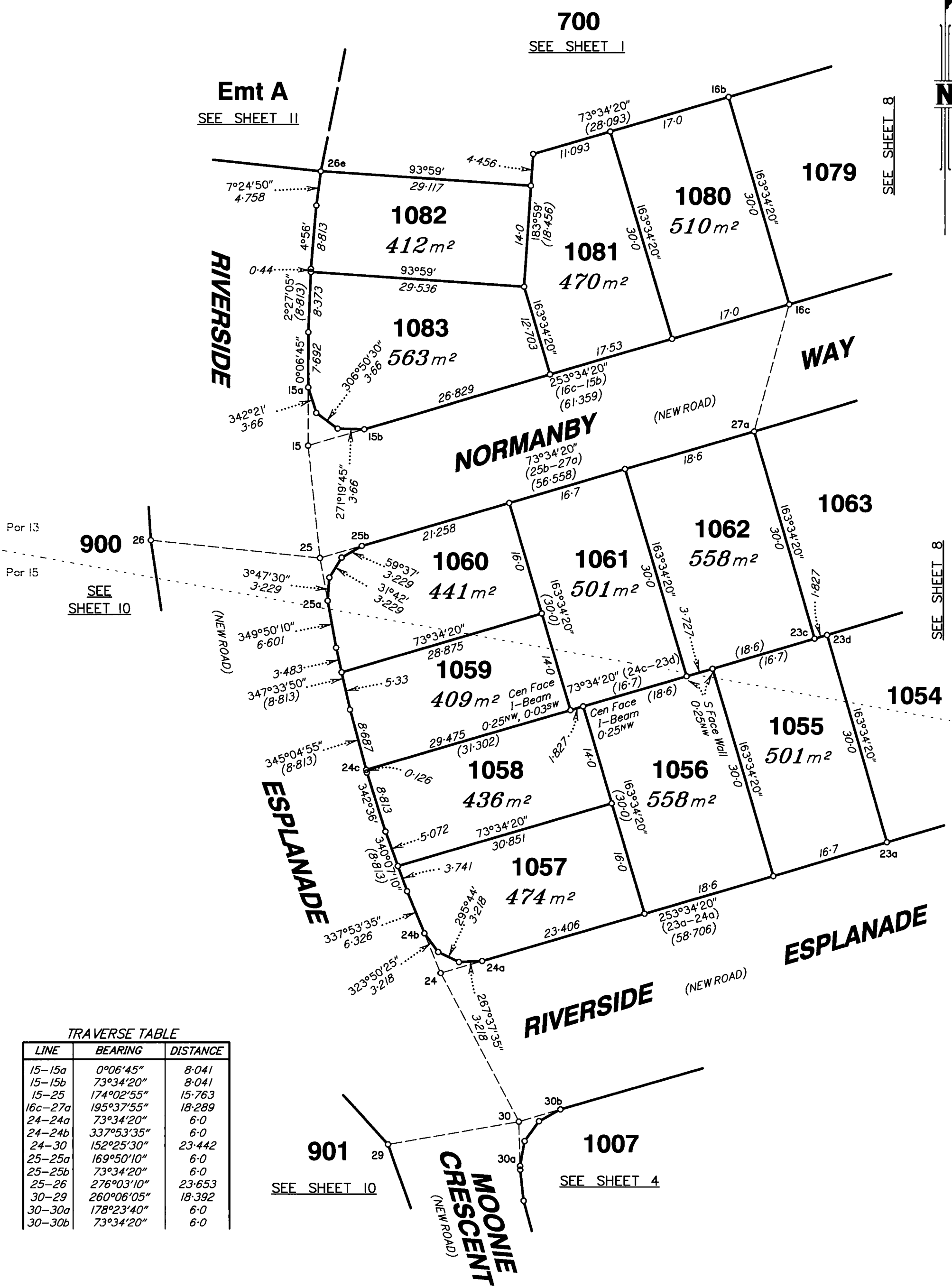
Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP280864**

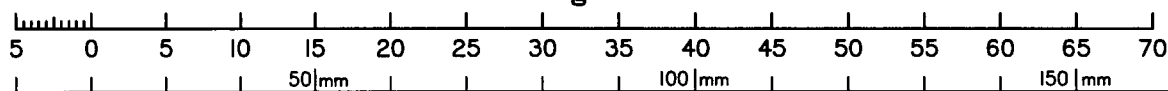
5544-1



TRAVERSE TABLE

LINE	BEARING	DISTANCE
15-15a	0°06'45"	8.041
15-15b	73°34'20"	8.041
15-25	174°02'55"	15.763
16c-27a	195°37'55"	18.289
24-24a	73°34'20"	6.0
24-24b	337°53'35"	6.0
24-30	152°25'30"	23.442
25-25a	169°50'10"	6.0
25-25b	73°34'20"	6.0
25-26	276°03'10"	23.653
30-29	260°06'05"	18.392
30-30a	178°23'40"	6.0
30-30b	73°34'20"	6.0

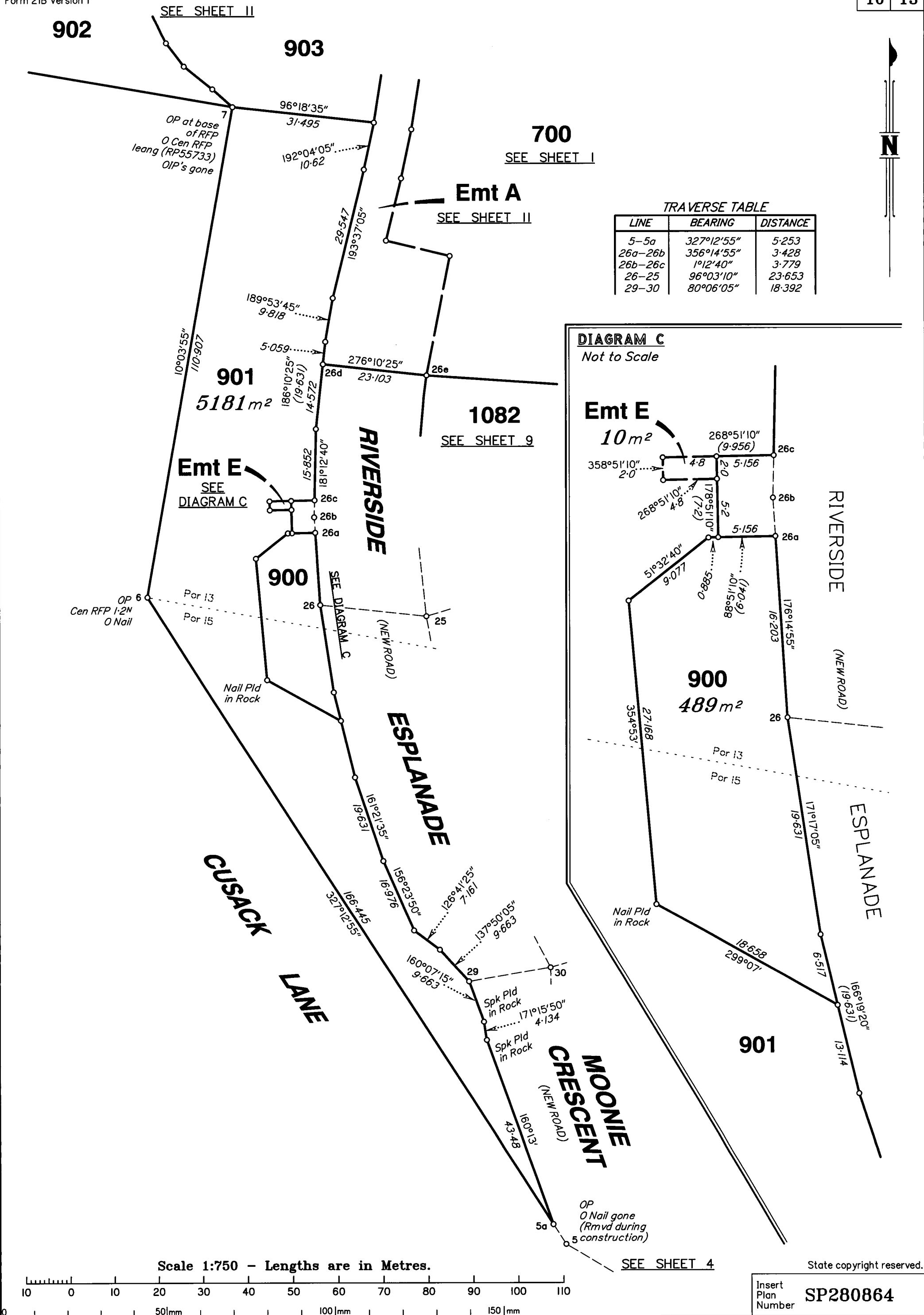
Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP280864**

5544-1



TRAVERSE TABLE

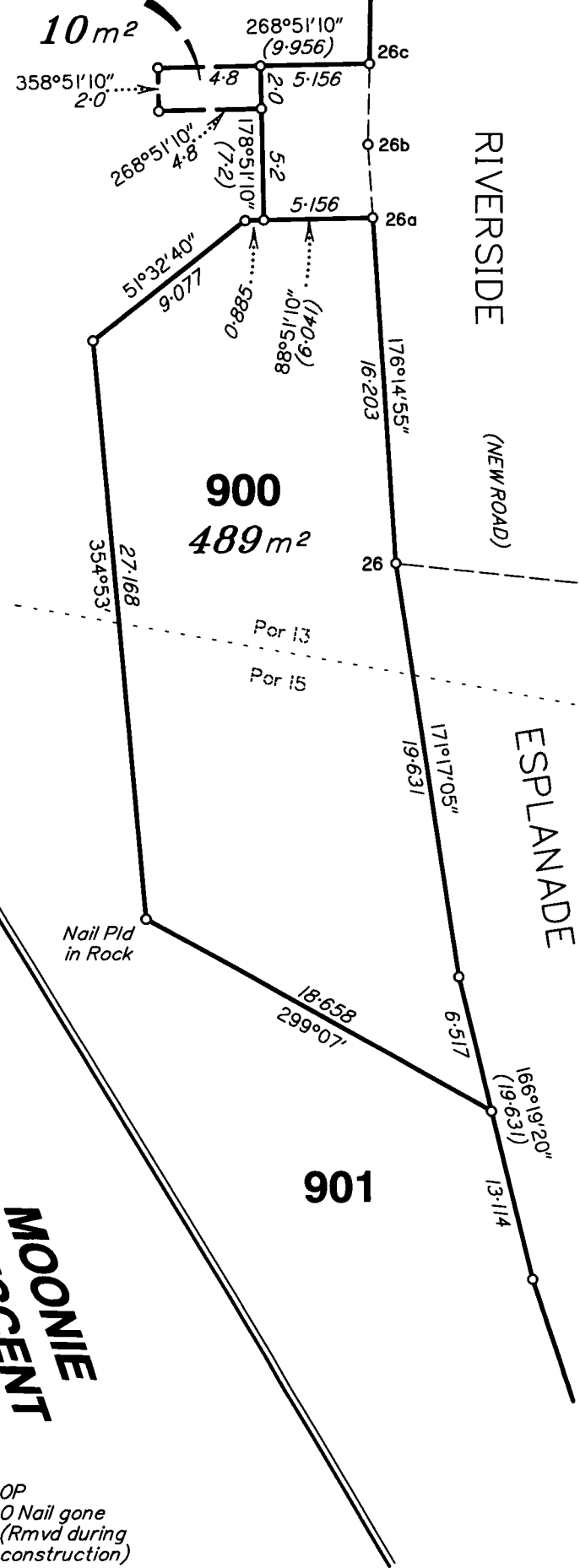
LINE	BEARING	DISTANCE
5-5a	327°12'55"	5.253
26a-26b	356°14'55"	3.428
26b-26c	1°12'40"	3.779
26-25	96°03'10"	23.653
29-30	80°06'05"	18.392

DIAGRAM C

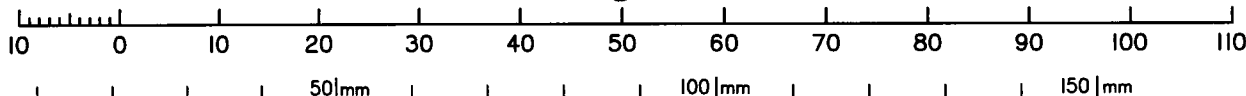
Not to Scale

Emt E

10 m²



Scale 1:750 - Lengths are in Metres.

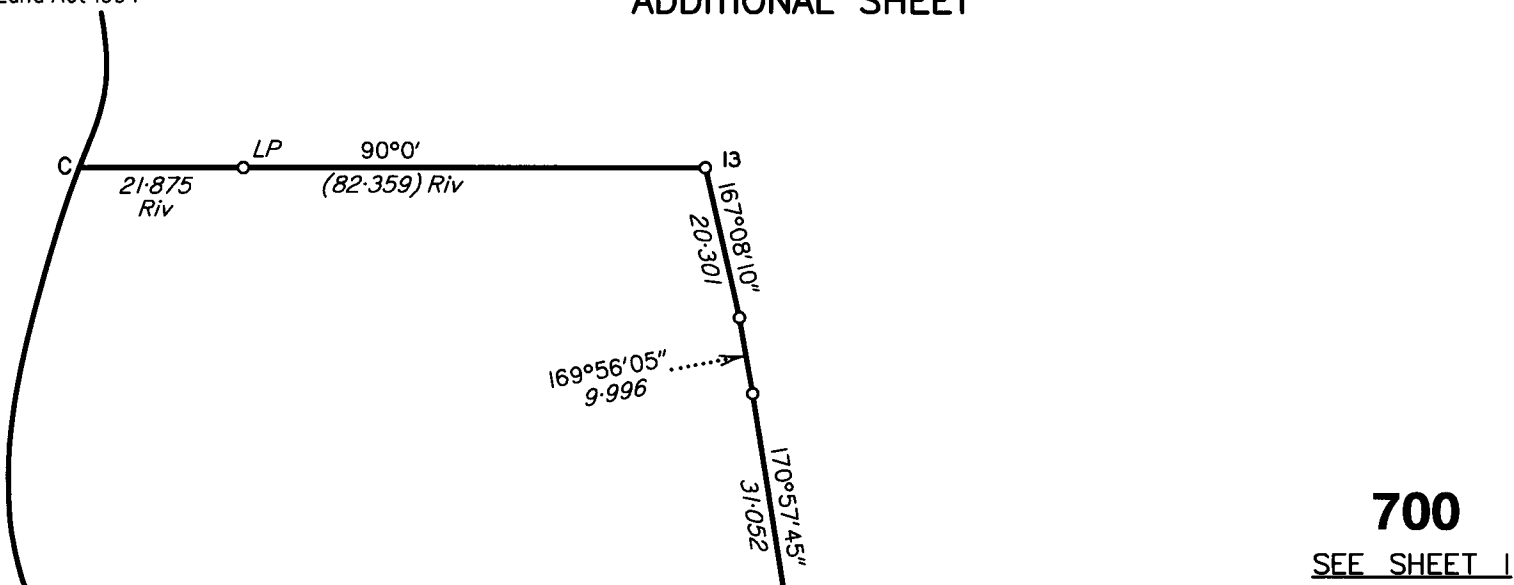


Insert Plan Number **SP280864**

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5544-1

River



700
SEE SHEET 1

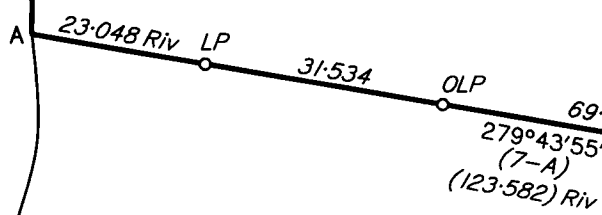
902
2.514 ha

For River Boundary Points
(A-F)
See Table Sheet 12



Logan

903
1.011 ha



CUSACK LANE

901

SEE SHEET 10

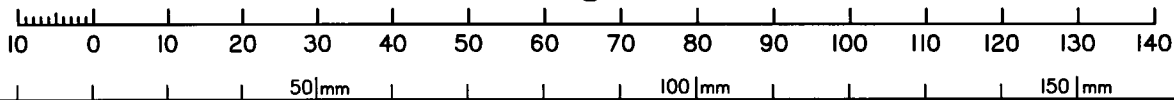
RIVERSIDE
ESPLANADE
(NEW ROAD)

Emt A
1222 m²

1082

SEE SHEET 9

Scale 1:1000 - Lengths are in Metres.



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Insert Plan Number SP280864

5544-1

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM200714	501 148.792	6 921 850.959	56	0-011	DERIVED	Survey Control Register	Existing PM
OPM200951	501 159.691	6 922 579.742	56	0-011	DERIVED	Survey Control Register	Existing PM
OPM172620	500 818.182	6 923 945.793	56	0-012	DATUM	Survey Control Register	Existing PM
PM201180	500 904.428	6 922 559.787	56	0-012	DERIVED	Fast Static	
PM203842	500 600.466	6 922 729.155	56	0-020	DERIVED	AUSPOS	
Stn 3a	500 840.298	6 922 434.206	56	0-048	DERIVED	Network RTK	Screw in M/H Surround
PM753294	499 515.924	6 904 226.326	56	0-01	DATUM	Survey Control Register	Existing PM - CORS
Stn 24a	500 633.525	6 922 616.567	56	0-048	DERIVED	Network RTK	Screw in Kerb

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	2/1S260952	194°11'15"	207.554	200714	Mini Mk
2a-OPM	3/1S260952	34°13'25"	350.273	200951	Star Pkt
8-OPM	24/SP286277	310°01'35"	183.097	172620	Standard
26d-PM		121°08'	3.87	203842	Standard
43-PM		265°40'	11.54	201180	Mini Mk

New Conn

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O GI Nail in Bit	1a/1S260952	202°44'40"	26.877
2	OIP	12/RP151380	315°09'30"	1.0
2a	OIP	13/RP151380	57°07'	1.0
3	Screw in M/H surround		53°05'	14.79
4	OIP gone	4/1S260952	110°12'20"	22.205
5	O Nail in Rock gone	5/1S260952	356°10'	2.424
5a	Screw in Kerb		114°52'45"	19.759
6	O Nail in Bench	6/1S260952	350°53'15"	23.936
7	OIP gone	12/RP200008	302°28'55"	4.964
7	OIP gone	7/1S260952	89°15'	33.518
7a	Pin		326°24'	3.53
7b	Pin		207°48'	17.432
7c	Pin		308°32'40"	31.847
8	OIP	6/RP200008	80°26'30"	1.327
9	OIP	16/RP200008	251°10'10"	3.209
10	OIP	5/RP200008	230°27'45"	1.011
10	OIP	5/RP200008	183°51'45"	7.334
11	OIP	4/RP200008	237°06'45"	1.0
11	OIP	20/RC836248	222°32'45"	5.345
12	OIP	20/1S260952	42°20'	1.67
13	Pin		270°30'	2.005
14	Pin		55°10'	20.912
15	Pin		74°34'	2.243
15	Screw in Pram Ramp		324°17'	2.015
16	Screw in Kerb		227°50'30"	8.379
17	Pin		338°13'	1.125
17	Screw in Pram Ramp		102°50'45"	1.756
18	Pin		202°51'40"	13.404
19a	Screw in M/H Surround		289°08'	1.966
20a	Screw in Kerb		240°43'	4.88
21	Pin		4°27'	2.38
21	Screw in Kerb		149°57'	6.865
22	Pin		342°42'	1.605
22	Screw in Kerb		195°31'	2.173
23b	Screw in Conc		138°29'	2.826
24	Pin		80°19'	1.808
24	Screw in Kerb		255°39'	3.206
25	Pin		163°38'	1.785
25	Screw in M/H Surround		243°17'30"	2.054
26	Screw in Kerb		45°56'	5.091
26d	Screw in Kerb		146°58'15"	5.987
26e	Screw in Kerb		223°55'30"	6.402
27	Screw in Kerb		283°13'45"	7.161
28	Screw in Pram Ramp		103°03'	1.652
28	Pin		189°04'30"	6.789
29	Screw in Pram Ramp		66°13'	6.054
30	Pin		73°06'	2.354
30	Screw in Pram Ramp		261°35'	2.498
31	Screw in Pram Ramp		328°11'	1.886
31	Pin		120°25'	2.946
32	Screw in Pram Ramp		357°17'	1.81
32	Pin		176°24'	2.411
33a	Screw in Kerb		37°57'	4.024
34a	Screw in Kerb		30°13'	4.081
35	Screw in Pram Ramp		116°51'30"	5.228
36a	Screw in Kerb		208°18'	3.924
37	Screw in Pram Ramp		42°33'	3.633
38	Screw in Kerb		126°29'30"	5.389
39	Screw in Kerb		214°08'	5.524
41	Screw in Pram Ramp		337°02'	10.776
42	Screw in Kerb		222°39'30"	5.424
43	Screw in Pram Ramp		81°48'20"	6.422
44	Screw in Kerb		260°10'40"	16.038
44c	Screw in Kerb		143°49'	4.781
45a	Screw in Kerb		306°19'	4.391
46	Screw in Kerb		180°41'	2.059
47	Screw in Kerb		213°49'	1.757
47	Screw in Kerb		197°35'20"	10.643
47c	Screw in Kerb		278°26'40"	9.37
49	Screw in Kerb		273°48'	7.079
50a	Screw in Kerb		285°52'30"	9.356
50b	Screw in Kerb		209°10'	3.637
51a	Screw in Kerb		337°31'	8.578

Stn 3a

Remvd during construction
Remvd during construction

Remvd during construction
Remvd during construction

Stn 24a

RIVER POINTS TABLE

	BEARING	DISTANCE
A	356°47'55"	24.698
	358°10'55"	15.169
	357°16'05"	24.839
	354°11'25"	25.122
	353°50'15"	29.43
	357°19'	30.786
	348°04'	24.758
	322°30'35"	17.605
B	347°04'05"	18.361
	10°03'	26.825
	18°13'45"	15.363
C	18°13'45"	11.371
	356°24'25"	30.75
	6°55'40"	41.143
	4°19'55"	34.151
	4°19'55"	34.151
	4°19'55"	34.151
D	22°03'50"	10.278
	359°21'	25.356
	353°36'05"	37.433
	15°05'	32.199
	0°29'05"	34.535
	3°09'55"	28.763
	9°32'55"	28.583
	9°32'55"	28.583
	20°51'40"	27.753
	11°17'35"	26.195
	11°24'25"	21.0
	21°29'30"	30.136
	17°49'05"	35.74
	7°48'55"	34.035
	13°12'15"	27.458
E	20°38'40"	30.107
	0°57'20"	20.97
	33°17'55"	25.564
	43°15'35"	28.404
	53°13'30"	23.356
	43°20'45"	11.732
	29°44'15"	11.145
	38°38'30"	17.135
	48°02'15"	13.797
	54°29'35"	20.809
	55°00'35"	24.498
	55°56'05"	9.226
	48°41'50"	23.5
	54°42'40"	18.297
	81°51'25"	10.759
	78°48'10"	19.266
	90°16'	21.681
	91°14'40"	8.849
	83°25'20"	16.971
	83°46'10"	21.699
	89°45'	22.227
	91°39'	11.493
	95°22'10"	22.035
	88°34'45"	21.903
	89°54'	20.128
	80°27'25"	17.209
	75°12'35"	9.75
	130°08'05"	20.216
	116°40'10"	14.201
F	107°47'	3.994

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Insert Plan Number **SP280864**

Reinstatement Report

- Plans Searched – IS119226, RC836248, RP55733, RP117158, RP151380, RP200008, RP809626, RP809625, RP859595, RP896454, SPI03442, SPI54967, SPI72768, SP203522, SP268277, W31833, W31450.
- Datum Stations 2 – 2a (OIP's) vide IS260952 (MGA).
- Stations 2, 2a, 6, 7, 8, 9, 10, 11 and 12 all fixed by Original Monuments placed from IS260952. Bearings and Distances agree with IS260952.

Physical Feature Boundary Report (Non – Tidal Watercourse)

First new plan of survey of a non – tidal boundary s.108 Survey Mapping and Infrastructure Act 2003 (SMIA).

Tenure and Survey History

The land comprises of 4 original Portions (13, 15, 30 and 31) which were originally surveyed in the 1870's. The original Deeds of Grant for POR's 13 and 31 state "Commencing at the right bank of the Logan River". The Plans and Field Notes abutting the River (POR 31 W31833 and POR 13 W31450) made no note as to which bank was adopted.

The land was re sub-divided in 1938 through Plan RP55733 to create Lot 6. The field notes for this plan also made no mention of the adopted bank.

Ambulatory Report on Creek Points A–F

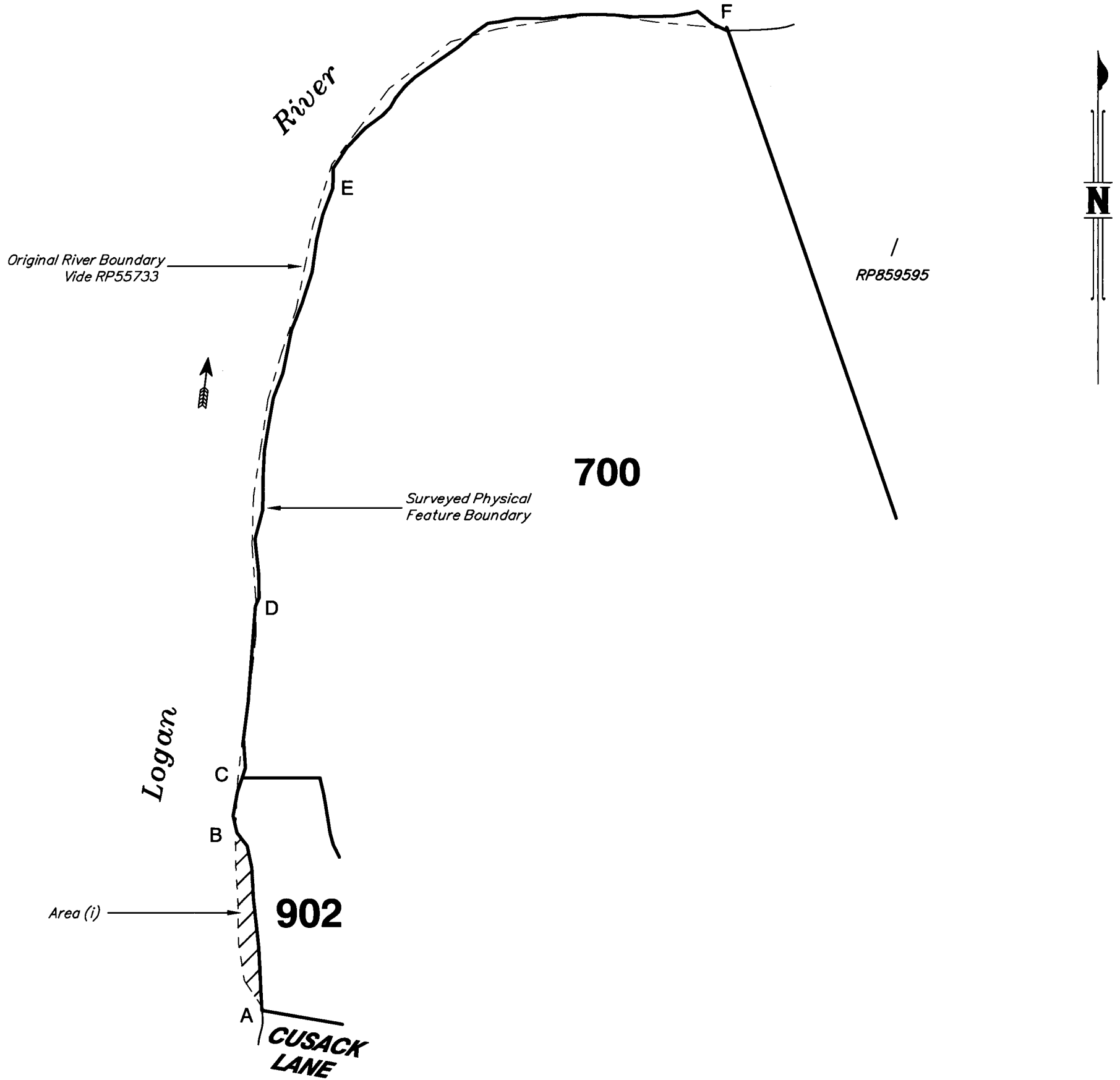
None of the available records indicate what original feature was adopted to define the river boundary for RP55733. This plan (SP280864) adopts the boundary based on a Top of Bank under s108 of the SMIA and its location has been determined by field survey.

Creek Points A–B

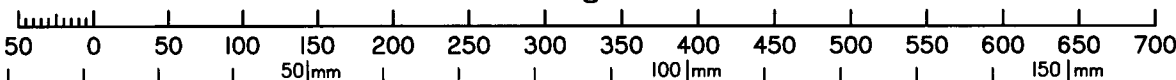
The southern part of the subject Lot that is bound by the Logan River appears to have been subject to significant erosion over time. Evidence supporting this concept is the sandy nature of the bank (that is steep) and the vegetation that now sits within the channel of the watercourse. It appears that this vegetation may have once supported the bank originally used to define the Lot boundary but with floods and other severe weather events this is no longer the case. The man made works/structures (Park area extension and a bridge) upstream could have contributed to a diversion in the river flow thus causing the erosion in this section of the river, as shown in Area (i) below.

Creek Points B–F

As drawn below, this section makes up the majority of the creek bank bounding the site and has maintained a reasonable agreement with the boundary as defined on RP55733, suggesting that RP55733 had adopted the same feature. There is still a minor amount of degradation in parts along the bank, but considering the time difference between surveys (approximately 80 years) this is a reasonable outcome. The top of bank in this section is well defined in most parts and long standing vegetation still lines the bank in parts. The northern part of the lot has been subject to sedimentation deposits and therefore the nominated physical feature of the top of the bank has now meandered slightly into the Logan River. The Logan River boundary for the adjoining Lot to the north east (Lot 1 on RP859595) was last survey in 1984 (vide RP200008). The afore mentioned sedimentation deposits have resulted in the physical feature boundary at the common boundary corner being 3.5 meters further south than that defined on RP200008.



Scale 1:5000 – Lengths are in Metres.



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