

MGA COORDINATES GDA-2020

STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD
PM from Stn 31	476 967.844	6 939 899.351	56	0-03	Derived	Network RTK
Screw from Stn 11	477 129.678	6 939 686.249	56	0-03	Derived	Network RTK

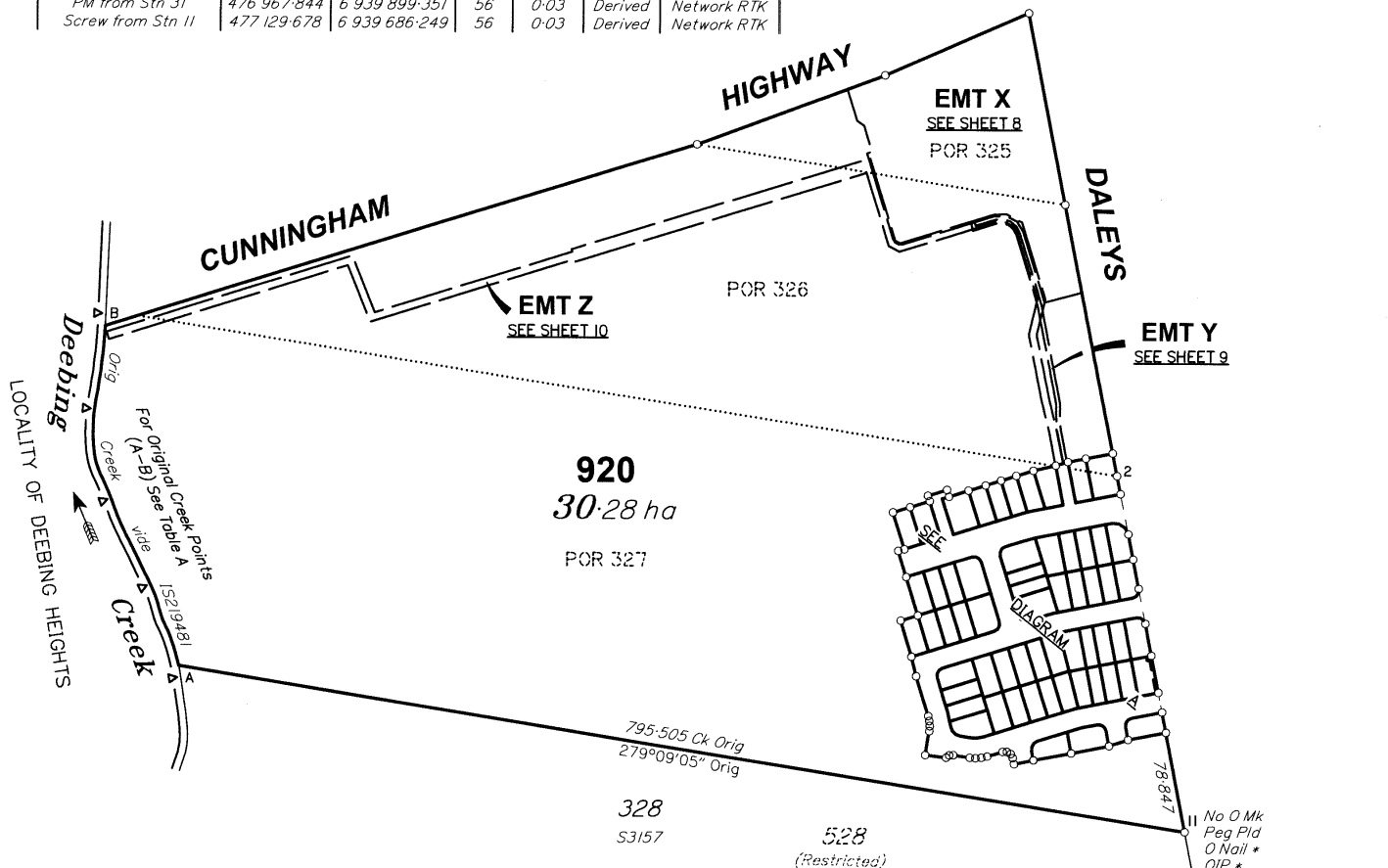


DIAGRAM A

SCALE 1 : 2500

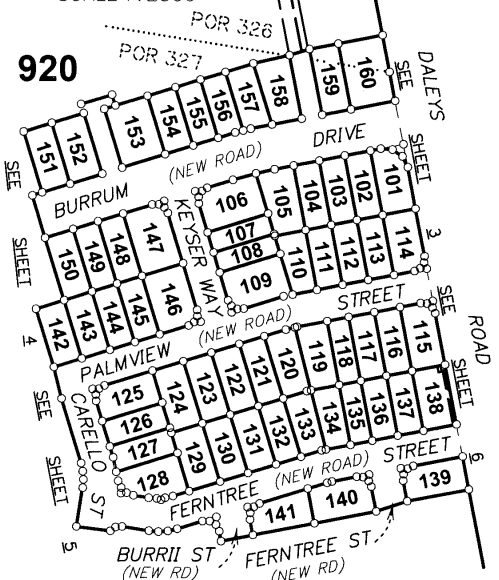


TABLE A
ORIG CREEK POINTS

BEARING	DIST
345°59'	24.4
321°36'	12.75
351°20'	18.37
331°44'	21.5
335°10'	22.22
331°36'	22.87
341°46'	29.74
328°53'	19.59
357°56'	27.07
4°02'	17.73
12°50'	18.25
7°15'	31.72
2°49'	12.62

Area of New Road

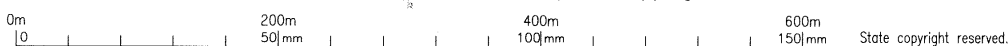
1.252 ha

Peg placed at all new corners unless otherwise stated.

Original information compiled from IS219481 in the Department of Resources.

For reference and permanent mark tables see sheet 7.

First new plan of survey under section 108 of the Survey and Mapping Infrastructure Act 2003.



Plan of Lots 101-160 & 920,
Easements A & B in Lot 138 and
Easements X-Z in Lot 920

Cancelling Lots 3, 5 & 6 on RP180932

LOCAL GOVERNMENT: IPSWICH C.C. LOCALITY: RIPLEY

Meridian: MGA (Zone 56) vide CORS

Survey Records: No

Scale: 1:4000
Format: STANDARD



SP324719

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark William ELLIS, surveyor, for whose work the corporation accepts responsibility, under the supervision of Robin Gene ANDERSON, 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 4/11/2021.

[Signature]
Director

5/11/2021
Date

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

721263767

EL 400 \$6,883.00
17/11/2021 16:05:07

(Dealing No.)

4. Lodged by
HWL Ebsworth Lawyers
Ref: JJE:KWM:1050826

88A

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
16541237	Lot 3 on RPI80932	920	-	Emts X & Z
16541238	Lot 5 on RPI80932	158-160 & 920	New Rd	Emts X-Z
16541239	Lot 6 on RPI80932	101-160 & 920	New Rd	Emts A, B & Z

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
720020944	Lots 101-160 & 920	-

Survey Report

First new plan of survey of a non-tidal boundary (watercourse)
s. 108 Survey and Mapping Infrastructure Act 2003 (SMIA)
Compiled from registered and authoritative information s. 107 SMIA

Physical Feature Boundary - Deebing Creek

The physical feature boundary of Deebing Creek has been compiled from IS21948I and complies with the provisions of S.107 of the Survey and Mapping Infrastructure Act 2003.

Below is an extract from the survey report from IS21948I:

"As part of the historical search, Field Notes of the survey of Deebing Creek as shown on survey plan S3157, was requested from the Department. The Department has advised however that there are no Field notes available for the survey plan S3157.

The location of the boundary at Deebing Creek was determined by survey. Initially, original boundary points were 'staked-out' at the creek to determine which original feature was adopted by S3157 to define the boundary at Deebing Creek.

The result of this re-trace of the original creek boundary is as follows. Near point A, the original dimension of 799.643m (S3157) of line 8-13a placed Stn 13a within the channel or flow path of the creek, about 4m west of the present low bank of the creek. Near point B, the original dimension of 29m (SL8705) of the line from stn 1 to the creek, fell in the water 2.6m west-southwest of the present low bank. Near point C (now cancelled boundary) the original dimension of 795.619m (S3157) of the line from stn 7 to the creek placed this original creek point more than 3m landward of the present low bank of the creek. The location of the present bank at point C agrees with the original dimension of 25m (SL8705) of the line from stn 1 to the creek.

In addition to this physical retracement of the original creek, the original boundary depicted on S3157 was digitised electronically for comparison with the field survey traverse. The surveyed and digitised locations of the creek were overlaid and shown (see Figure 1).

The result shows the present creek bank weaving in and out of the original location. On balance, in relation to the original boundary, the present bank is generally more landward e.g., at Point A. In some spots, the present bank has moved closer to the opposite side of the creek e.g., at Point C. This proves that the original creek was evidently surveyed at the lower bank of Deebing Creek. The difference may be attributed to gradual and imperceptible change over the intervening years since the creek was first traversed for S3157 by surveyor AP Lindo in 1864.

Photos of the surveyed physical feature along the creek have been appended to this report. These show the surveyor traversing and demonstrating the reasonably stable nature of the well-defined and natural lower bank of the creek. This creek bank is buttressed in part by maturing trees (see Figure 2)."

Conclusion

The determination of the location of Deebing Creek boundary meets all the criteria of non-tidal boundary watercourse location criteria as set out in S.100 of the Survey and Mapping Infrastructure Act 2003. The surveyed physical feature boundary, being the natural low bank of the creek, remains subject to gradual and imperceptible change and is thus still ambulatory.

Reinstatement Report

Plans Used
IS21948I, SP324674, DP32214I

Reinstatement

This survey is a stage of a larger subdivision. A full surround survey was completed by IS21948I. All measured boundaries in common with previous surveys listed above measure as per those plans. Original marks measured or gone are noted on the face of this Survey Plan.

920	Pors 325, 326 & 327
158-160	Pors 326 & 327
101-157	Por 327
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : BRSS5365.001
Survey Advice : 2021-1667

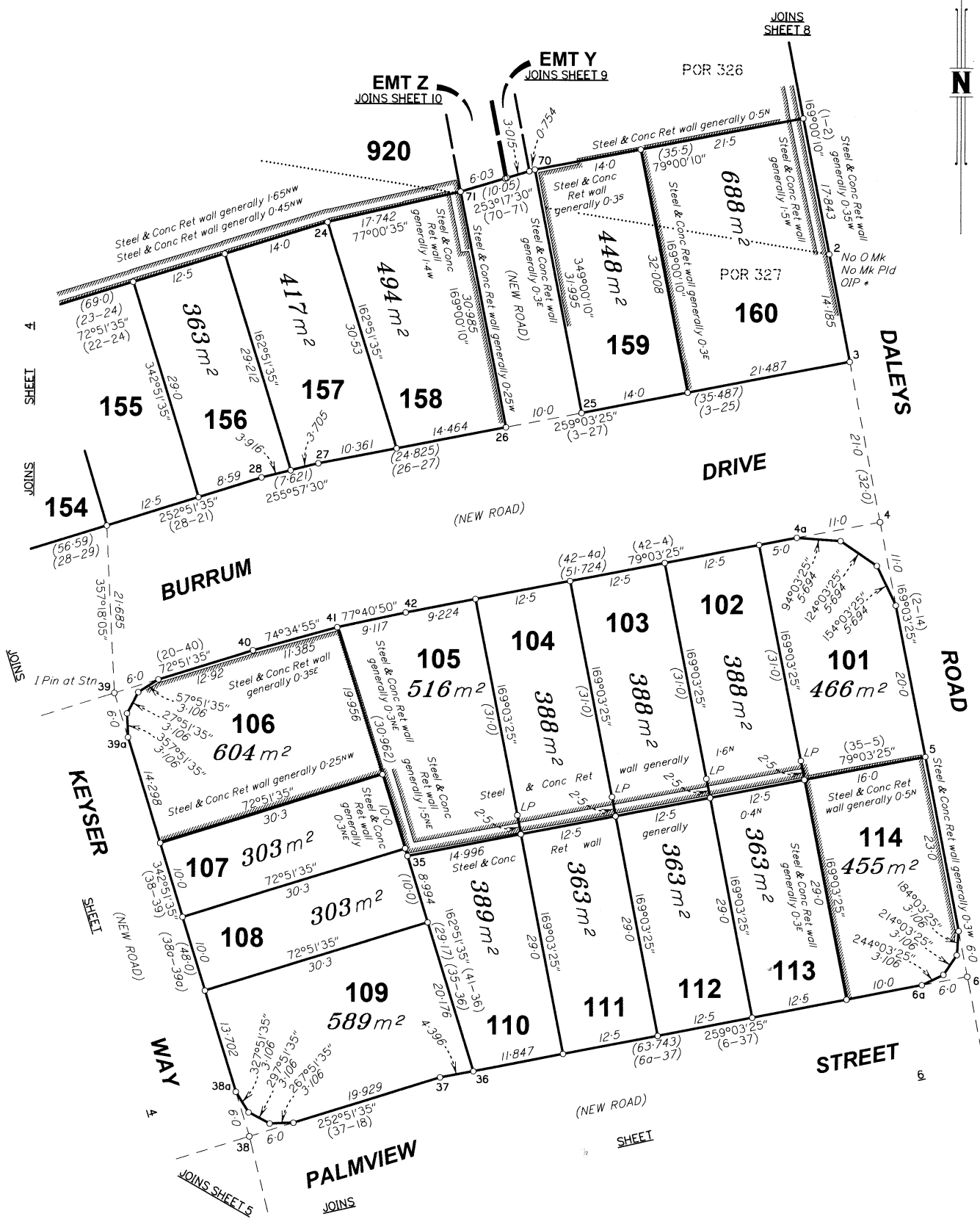
5. Passed & Endorsed :
By: LandPartners Pty Ltd
Date: *17/11/21* 5/10/21
Signed: *Ry Anderson*
Designation: Liaison Officer

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/Director* Date
*delete words not required

7. Lodgement Fees :
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

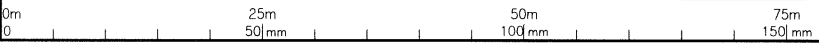
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SP324719



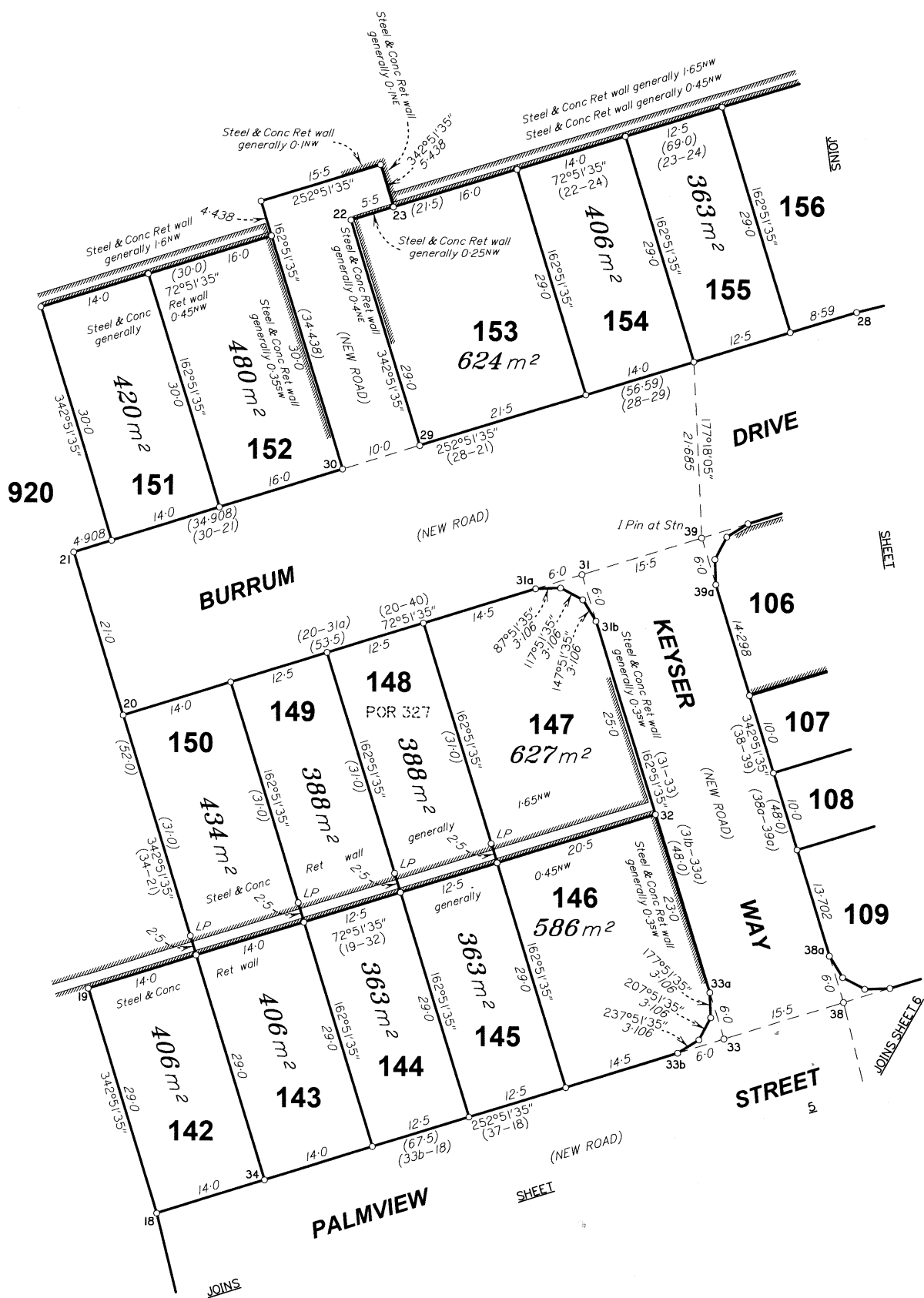
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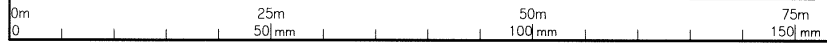
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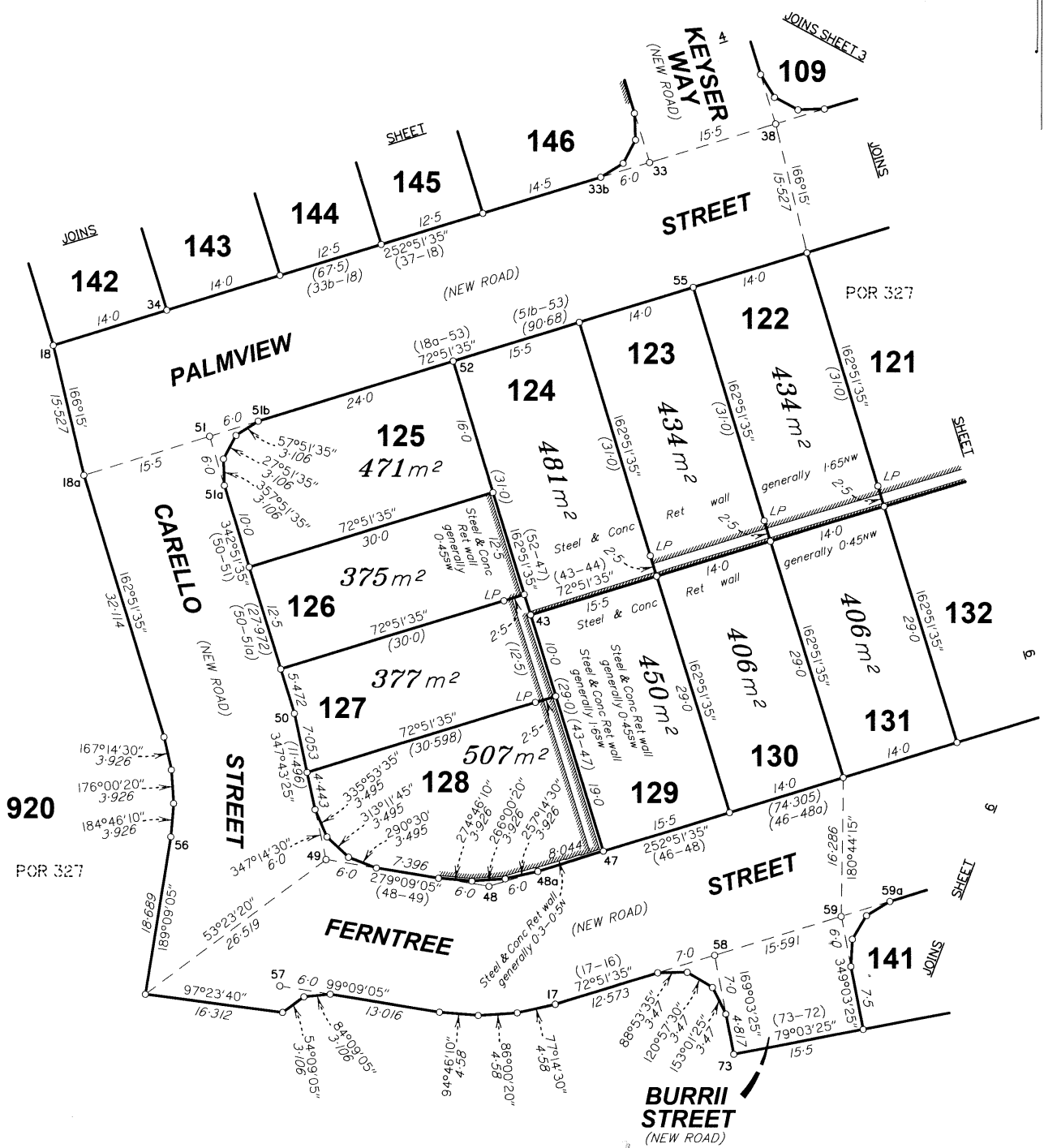
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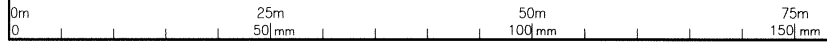
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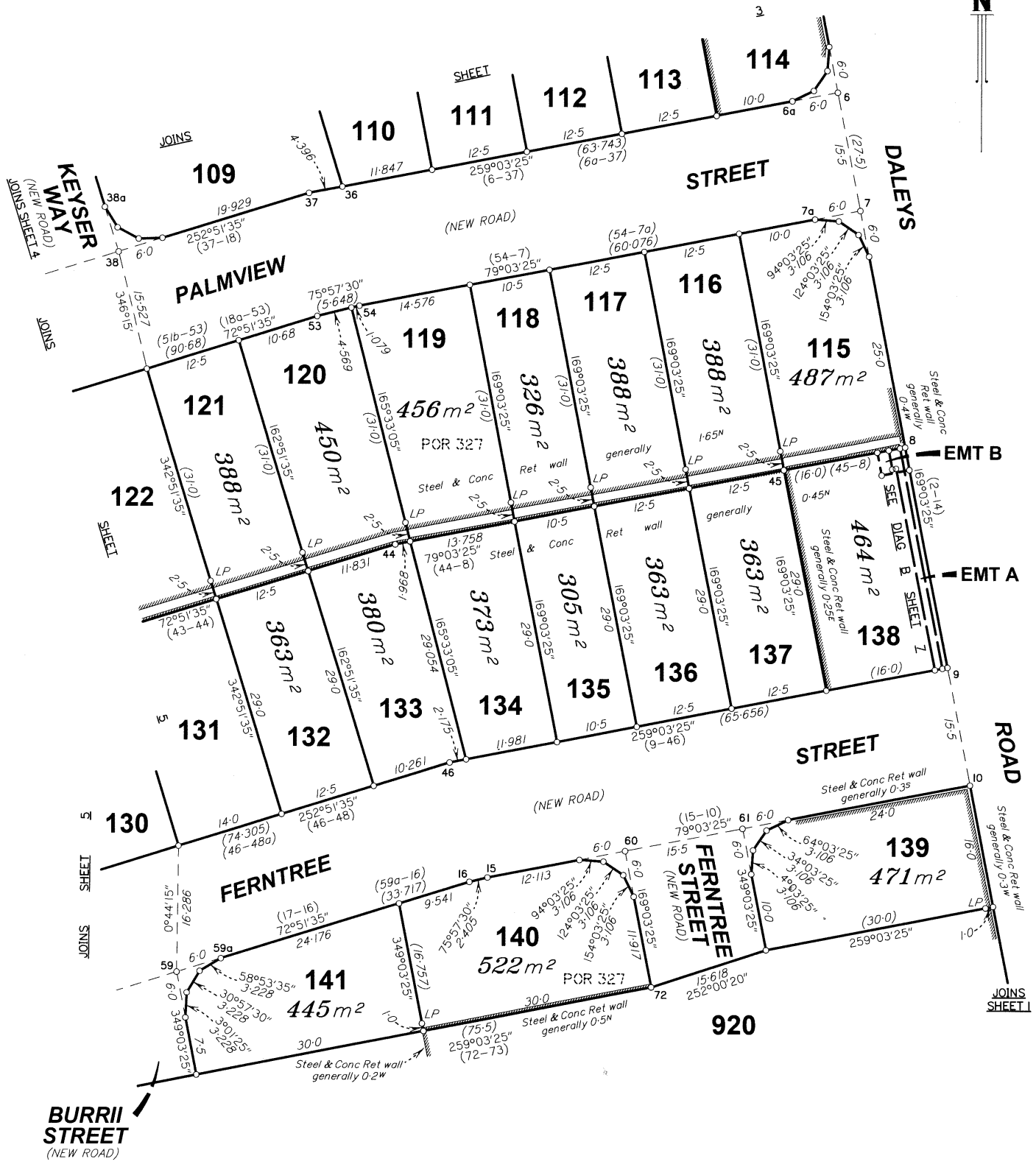
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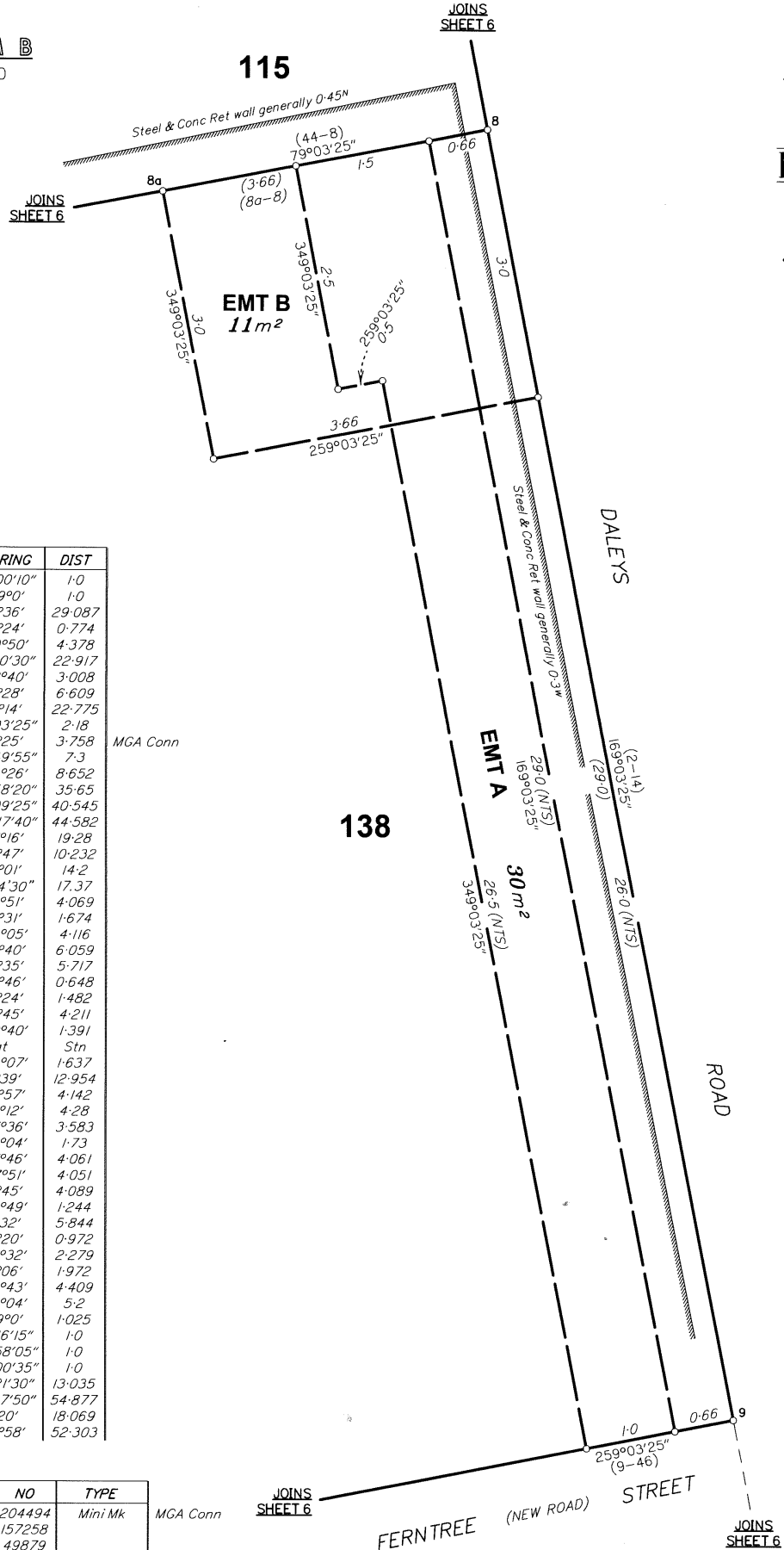


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DIAGRAM B
SCALE 1:50



* Denotes observed during traverse, but gone/destroyed during construction.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	6/SL8705	169°00'10"	1.0
2	OIP *	9/SL8705	279°0'	1.0
3	Star Pkt		38°36'	29.087
4	Screw in Conc path		30°24'	0.774
6	Screw in Chnl		200°50'	4.378
6	Star Pkt		58°40'30"	22.917
7	Screw in Conc path		358°40'	3.008
9	Screw in Chnl		93°28'	6.609
10	Star Pkt		68°14'	22.775
11	O Nail *	8/1S219481	169°03'25"	2.18
11	Screw in Conc path		75°25'	3.758
11	OIP *	5/1S196270	173°49'55"	7.3
11	Star Pkt		274°26'	8.652
12	Star Pkt		184°58'20"	35.65
12	OIP *	9/1S219481	162°09'25"	40.545
12	Star Pkt		338°17'40"	44.582
13	OIP	10/1S219481	167°16'	19.28
14	OIP gone	7/1S196270	44°47'	10.232
14	OIP	11/1S219481	92°01'	14.2
14	O Nail in M/H	2/SP216916	87°14'30"	17.37
18	Screw in Chnl		162°51'	4.069
18a	Screw in Chnl		37°31'	1.674
20	Screw in Chnl		349°05'	4.116
27	Screw in Chnl		165°40'	6.059
29	Screw in Conc driveway		171°35'	5.717
33	I Pin		122°46'	0.648
33	Screw in Conc path		90°24'	1.482
37	Screw in Chnl		161°45'	4.211
38	Screw in Conc path		230°40'	1.391
39	I Pin	at Stn		
39	Screw in Conc path		276°07'	1.637
42	Screw in gully		61°39'	12.954
46	Screw in Chnl		163°57'	4.142
48a	Screw in Chnl		136°12'	4.28
49	Screw in Chnl		207°36'	3.583
51	Screw in Conc path		336°04'	1.73
54	Screw in Chnl		347°46'	4.061
55	Screw in Chnl		337°51'	4.051
56	Screw in Chnl		98°45'	4.089
57	I Pin		280°49'	1.244
57	Screw in Chnl		61°32'	5.844
58	Screw in Conc path		29°20'	0.972
59	Screw in Chnl		324°32'	2.279
60	Screw in Kb		58°06'	1.972
61	Screw in Conc driveway		274°43'	4.409
62	OIP	14/1S219481	270°04'	5.2
63	OIP	18/SL8705	279°0'	1.025
64	OIP	15/SL8705	341°16'15"	1.0
65	OIP	23/SL8705	337°58'05"	1.0
66	OIP	8/SL8705	279°00'35"	1.0
66	Star Pkt		145°21'30"	13.035
67	Star Pkt		146°07'50"	54.877
68	Star Pkt		6°20'	18.069
69	Star Pkt		261°58'	52.303

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
31-PM		94°35'	2.759	204494	Mini Mk
62-OPM	14/1S219481	217°32'	12.718	157258	
63-OPM	1/1S219481	349°27'30"	57.632	49879	

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No O Mk
Peg Pld
O Cen RFP
244°43', 0-575
(4/15219481)
OIP



HIGHWAY
66°15'15"
122-256

CUNNINGHAM
69°40'55"
31-069

65 No O Mk
Peg Pld
Cen RFP
0-63w
OIP

DALEYS
151-67
(220-913) (1-67)

EMT X

2.198 ha

POR 325

POR 326

ROAD
66
OP
OIP

(1-2)
169-00-10"

920

For Emt Y see sheet 9.
For Emt Z see sheet 10.

EMT Z

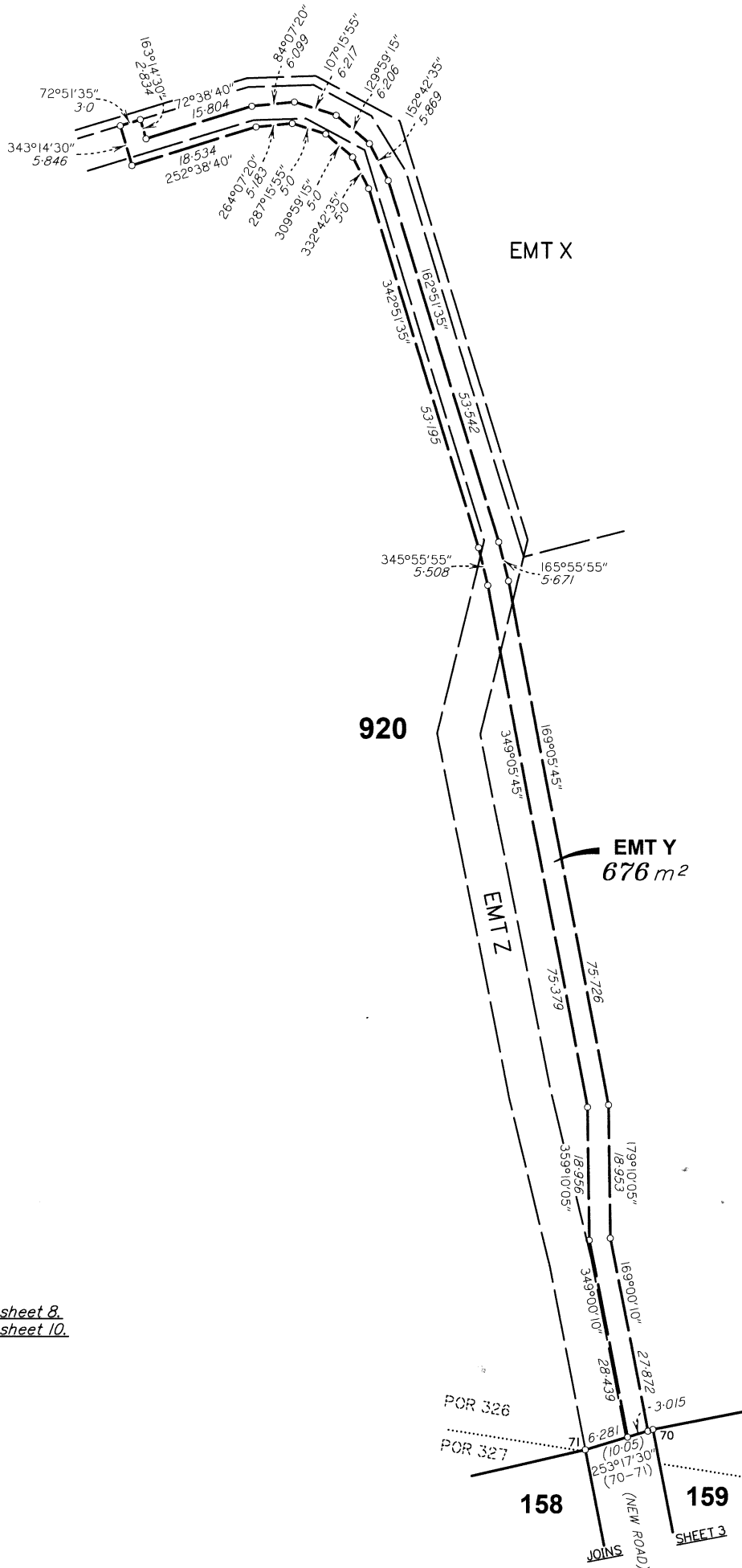
EMT Y

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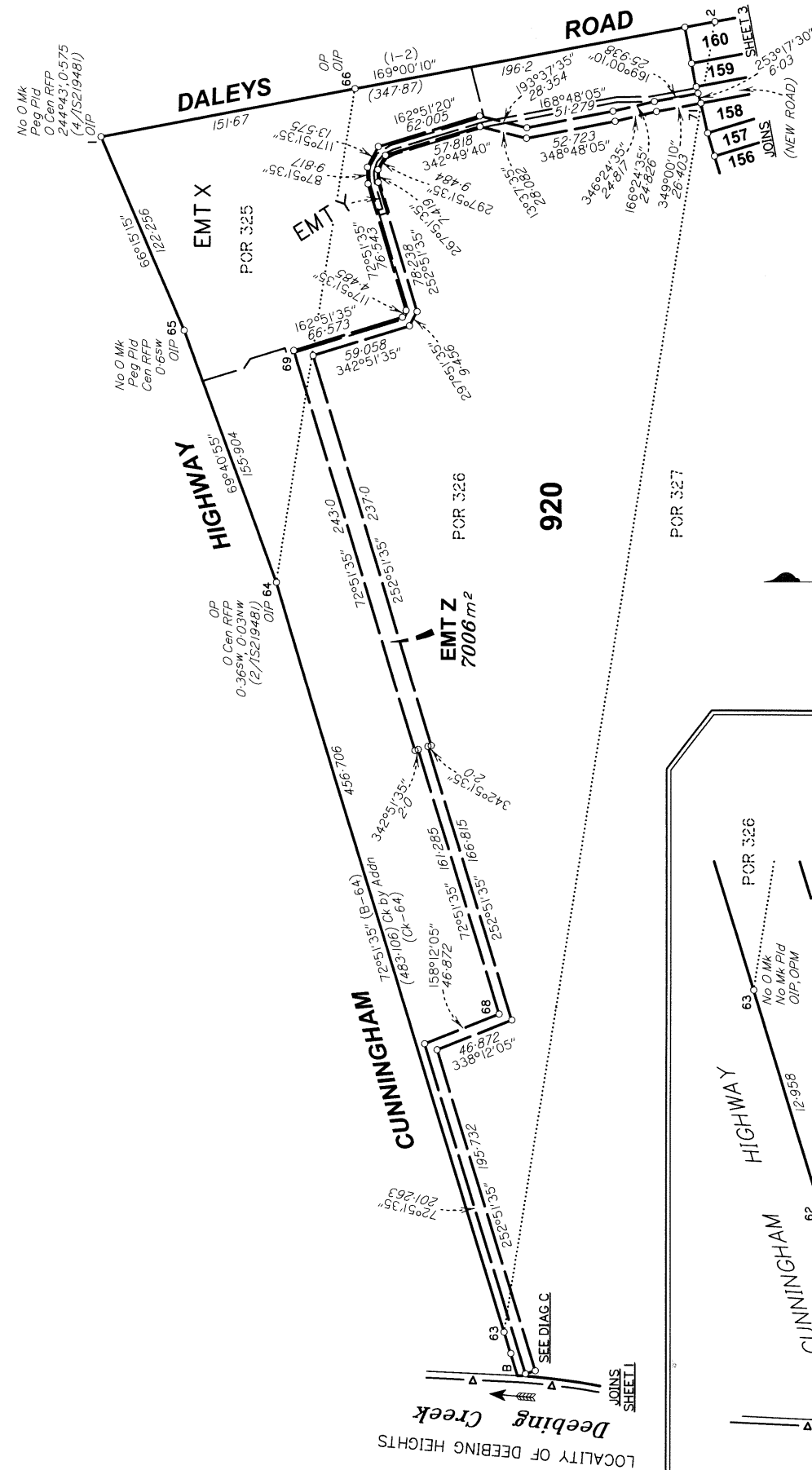
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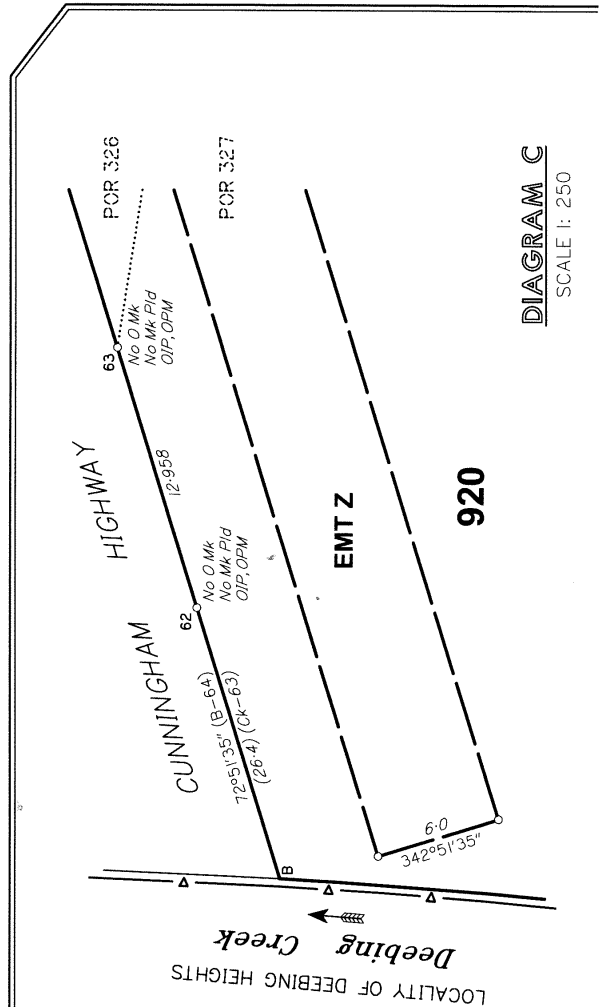




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For Emt X see sheet 8
For Emt Y see sheet 9.



SCALE 1: 2500



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