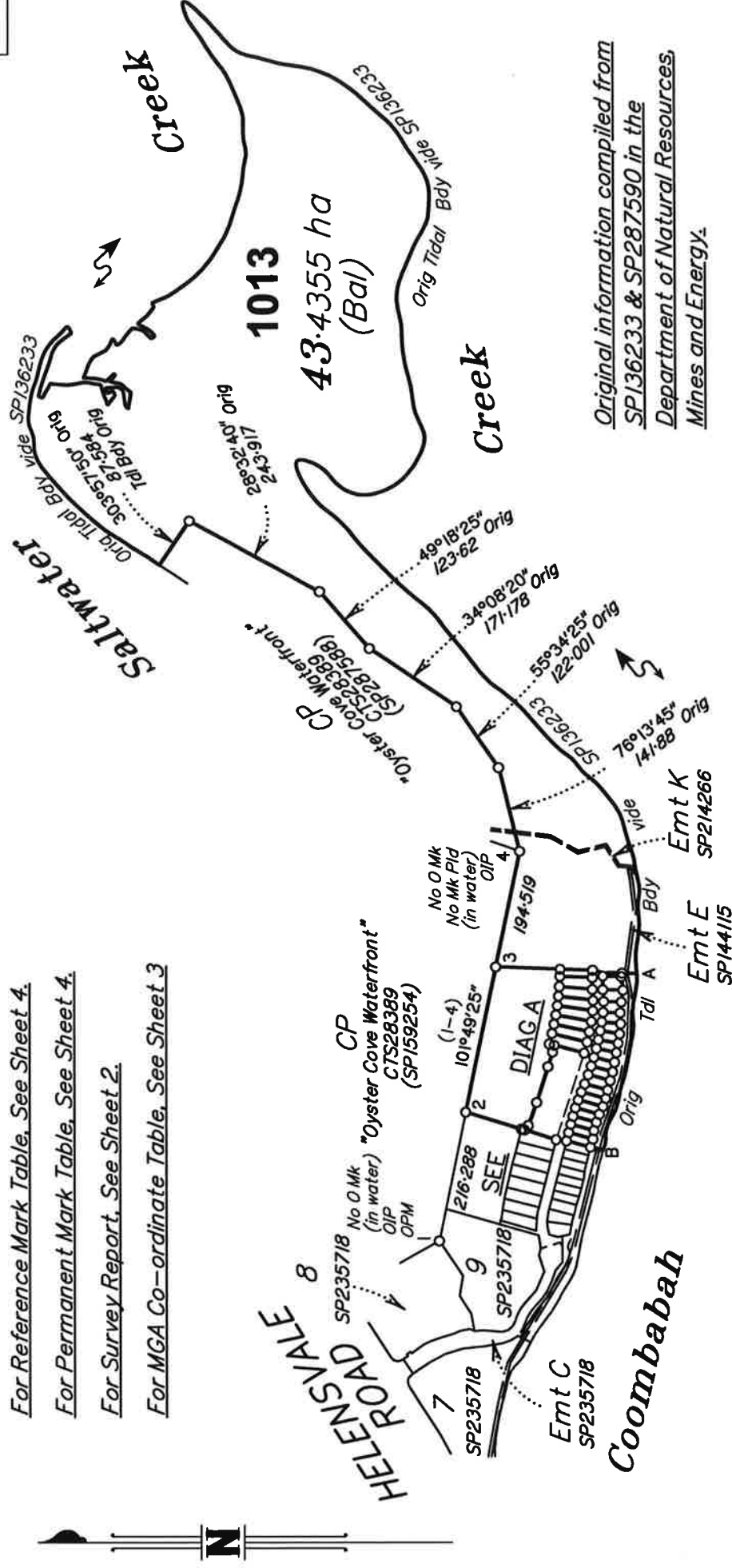


For Reference Mark Table, See Sheet 4.

For Permanent Mark Table, See Sheet 4.

For Survey Report, See Sheet 2.

For MGA Co-ordinate Table, See Sheet 3.



SP235/18
Coombabah

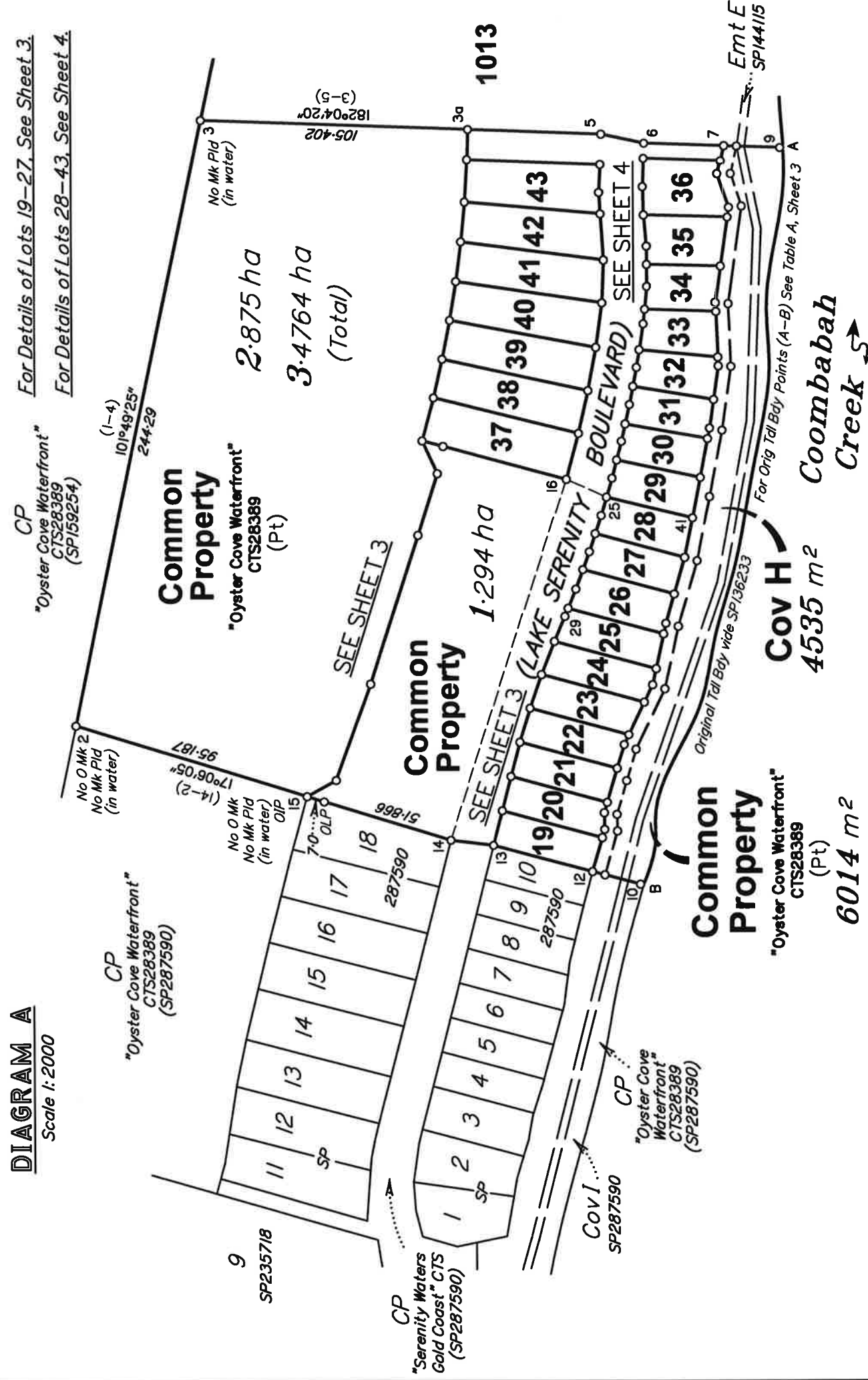
Original information compiled from
SP136233 & SP287590 in the
Department of Natural Resources,
Mines and Energy.

Reserved Plan of Survey under
section 65 (4)(ii) of the Survey
and Mapping Infrastructure Act 2003

Peg placed at all new corners,
unless otherwise stated.

DIAGRAM A

Scale 1:2000



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 Benjamin Llewellyn Rhys Blackburn, Registered Surveyor, for whose work the corporation accepts responsibility, under the supervision of Stephen William Mavor, 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 28/09/2020.



2/11/2020

*Plan of Lots 19-43, 1013,
Common Property, Common Property of
"Oyster Cove Waterfront" CTS28389 and
Cov H in Common Property of "Oyster Cove
Waterfront" CTS28389*

LOCAL GOVERNMENT:
Cancelling Lot 1012 on SP287590

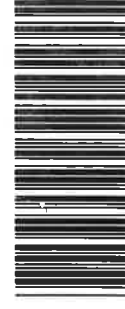
LOCALITY:
HELENSVALE

Meridian: *MGA Zone 56 vide GNSS*

Survey Records:	No
-----------------	----

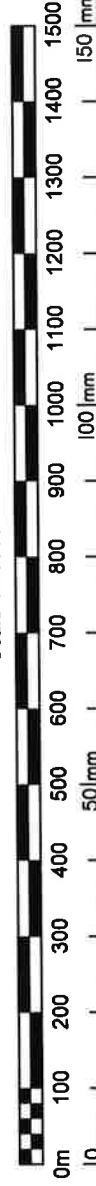
Scale: 1:10000

Format: STANDARD



SP287591

Scale 1:10000



State copyright reserved.

Bennett + Bennett 191717_033_SF.P.DWG SDS 30/10/2020

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

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

6.

Existing		Created	
Title Reference	Description	New Lots	Road
To ISSUE	Lot 1012 on SP287590	19-43, 1013, CP & CP of "Oyster Cove Waterfront"	—
		CTS28389	Cov H

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719898010	19-43 & 1013	—

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
707671509 (Emt E on SPI44115)	1013 & CP of "Oyster Cove Waterfront" CTS28389
711430369	1013

Survey Report

Original marks placed and referenced on SP235718 & SP287590 have been used to reinstate the subject boundaries shown on this plan. All marks and dimensions were found to agree with SP235718 & SP287590.

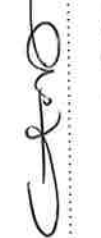
* Rule out whichever is inapplicable

2. Planning Body Approval. Council of the City of Gold Coast

* hereby approves this plan in accordance with the :
%

PLANNING ACT 2016

Dated this 18th day of November 2020


GRANT WILLIAM McDONOUGH
Authorising 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 : Serenity Waters Gold Coast

4. References :
Dept File :
Local Govt : 2020/410
Surveyor : 191717

Development Approval: 02/03/2020

9. Building Format Plans only.

I certify that :
* As for 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
SP287591



STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM108339	535 502.486	6 915 287.464	56	0.016	Derived	Network Post-Processed (Static)	SCDB
PM203919	535 547.067	6 914 817.439	56	0.006	Derived	Network Post-Processed (Static)	SCDB

M.G.A. COORDINATES GDA-94

Common Property
"Oyster Cove Waterfront"
CTS28389
(Pt)
SEE DIAG A
SHEET 1

NW Cor sandstone
wall at Stn
107°44'
61.575

NE Cor sandstone
wall at Stn
107°38'05"
25.512

SEE
SHEET 4
37

(16-17)
(59.012)
14°58'55"
50.512

Common Property

(LAKE
SERENITY
BOULEVARD)

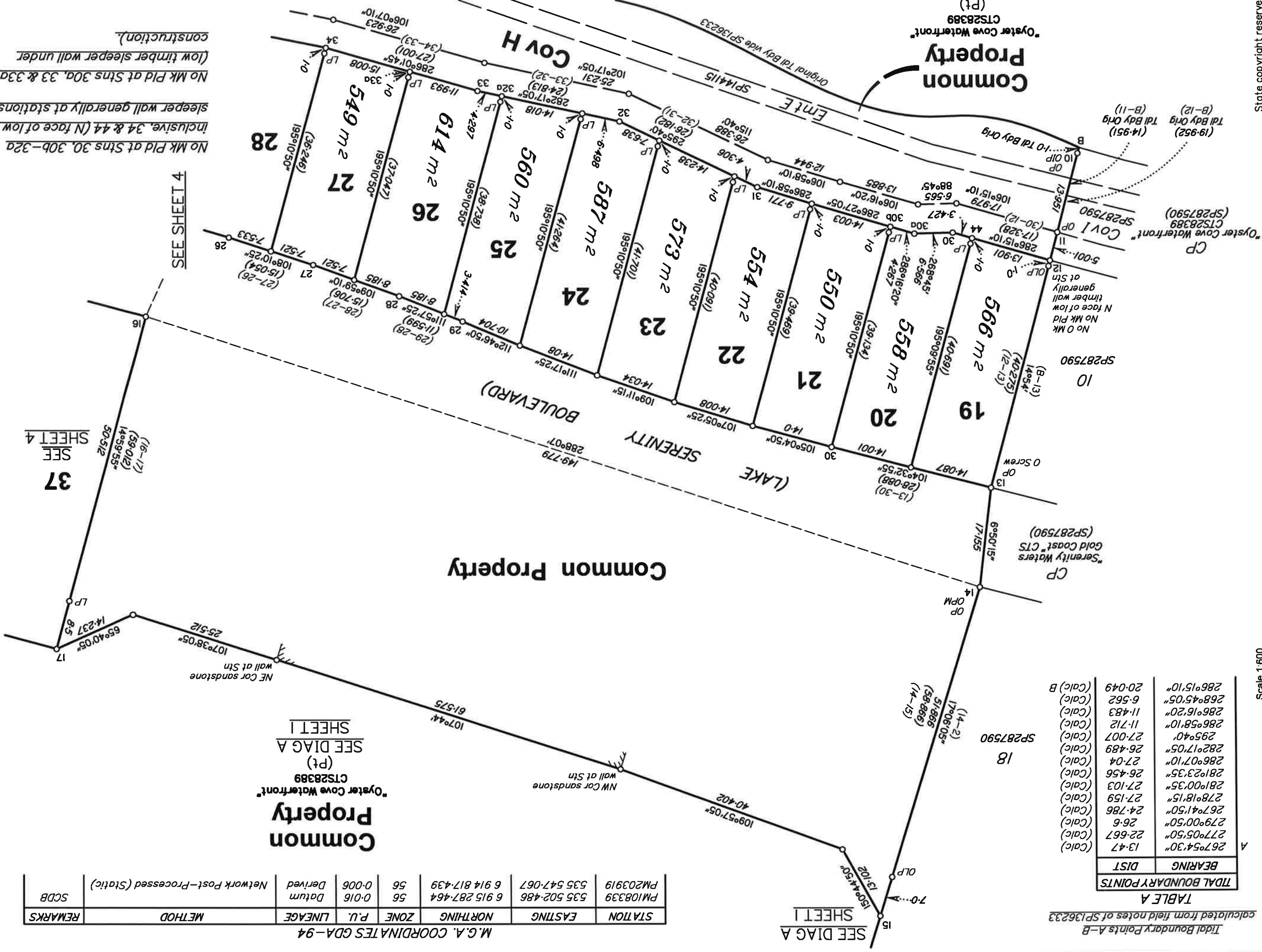
SEE SHEET 4

No Mk Pid at Stns 30, 30b-32a
inclusive, 34 & 44 (N face of low timber
sleeper wall generally at stations).
No Mk Pid at Stns 30a, 33 & 33a
(low timber sleeper wall under
construction).

Tidal Boundary Points A-B
calculated from field notes of SP136233

TIDAL BOUNDARY POINTS	
BEARING	DIST
267°54'30"	13.47 (Calc)
277°05'50"	22.667 (Calc)
279°00'50"	26.6 (Calc)
267°41'50"	24.786 (Calc)
278°18'15"	27.159 (Calc)
281°00'35"	27.103 (Calc)
281°23'35"	26.456 (Calc)
286°07'10"	27.04 (Calc)
282°17'05"	26.489 (Calc)
295°40'	27.007 (Calc)
286°58'10"	11.712 (Calc)
286°16'20"	11.483 (Calc)
268°45'05"	6.562 (Calc)
286°15'10"	20.049 (Calc)

Scale 1:600



State copyright reserved.

Insert
Plan
Number
SP287591

REFERENCE MARKS			
STN	TO	ORIGIN	BEARING
1	O/P	26/SP235718	24°0'03.20"
3a	1 P/n		202°06'
4	O/P	28/SP235718	191°18'20"
5	Screw in kb		179°0'
6	Screw in kb		2°06'
9	1 P/n		1°51'25"
10	O/P	37/SP287590	14°44'30"
13	0 Screw in kb	5/SP287590	13°38'
15	O/P	3/SP287590	187°41'
16	Screw in kb		196°22'
16	SE Cor low Blk wall		286°42'
25	Screw in kb		13°52'
29	Screw in kb		20°49'
41	1 P/n		195°46'
			1-972

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM 14-OPM	1/SP287590 4/SP287590	23°43'45" 195°25'	299-881 4-263	108339 203919	

