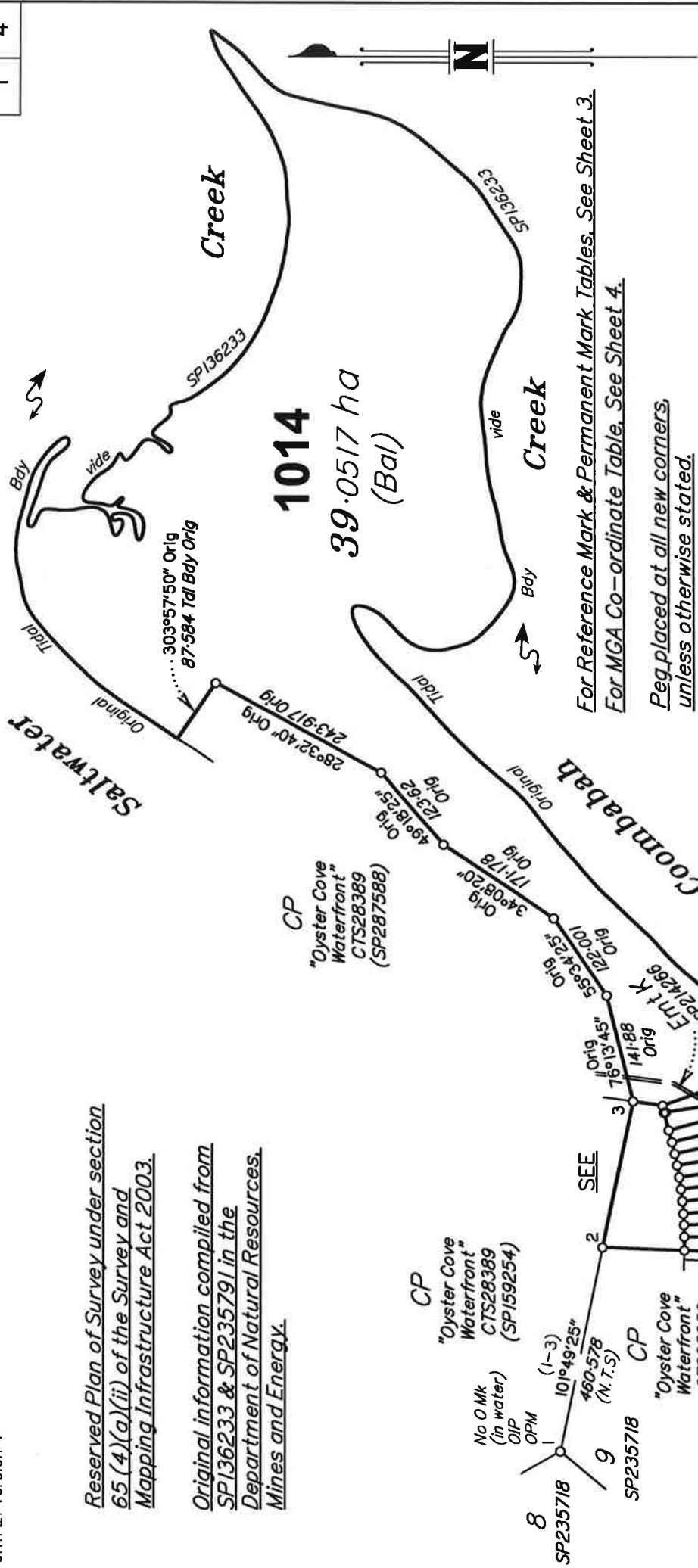


Reserved Plan of Survey under section
65(4)(a)(ii) of the Survey and
Mapping Infrastructure Act 2003.

Original information compiled from
SP136233 & SP235791 in the
Department of Natural Resources,
Mines and Energy.



For details of Lots 44-50 & 56-62, See Sheet 3.
For details of Lots 51-55 & 63-66, See Sheet 4.

DIAGRAM
Scale 1:1500

Common
Property

"Oyster Cove Waterfront"
CTS28389
(Pt)
1.451 ha

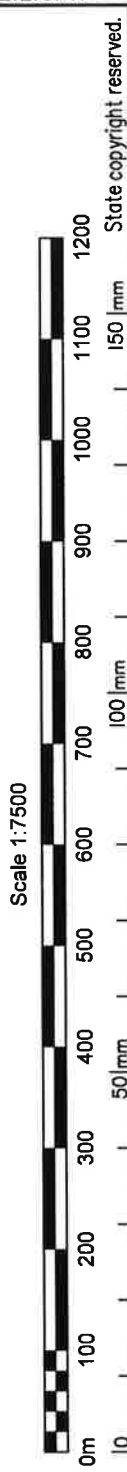
Tidal Boundary Points A-B calculated
from field notes of SP136233.

TABLE A		
TIDAL BOUNDARY POINTS		
BEARING	DIST	
A 253°11'10"	6.17	(Calc)
254°25'40"	26.209	(Calc)
253°20'20"	26.319	(Calc)
261°08'15"	26.023	(Calc)
259°37'10"	24.614	(Calc)
275°35'05"	24.001	(Calc)
266°59'45"	25.511	(Calc)
272°25'40"	25.2	(Calc)
278°46'30"	29.448	(Calc)
268°23'45"	23.647	(Calc)
267°54'30"	10.169	(Calc) B

Survey Report

Original marks placed and referenced on SP287591 have been used to reinstate the subject boundaries shown on this plan. All marks and dimensions were found to agree with SP287591.

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 06/11/2020.



Plan of Lots 44-66, 1014, Common Property, "Common Property of "Oyster Cove Waterfront" CTS28389 & Cov M in Common Property of "Oyster Cove Waterfront" CTS28389

Cancelling Lot 1013 on SP287591

LOCAL GOVERNMENT:
GOLD COAST CITY COUNCIL

LOCALITY:
HELENSVALE

Meridian: MGA Zone 56 vide GNSS

Survey
Records: No



SP287592

Scale: **1:7500**

Format: **STANDARD**

(Dealing No.)

1. Certificate of Registered Owners or Lessees.

I/we OYSTER COVE PROJECTS PTY LTD
A.C.N. 636 456 972
TRUSTEE UNDER INSTRUMENT 719898009

(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.~~

 K. C. Hung
Signature of *Registered Owners ~~*Lessees~~ DIRECTOR

* Rule out whichever is inapplicable

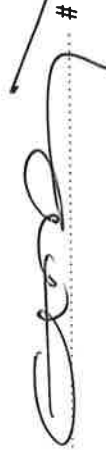
2. Planning Body Approval.

* Council of the City of Gold Coast

hereby approves this plan in accordance with the :
%

PLANNING ACT 2016

Dated this 13th day of January 2021

 #
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 : To 15002
Name : Serenity Waters Gold Coast

4. References :
Dept File :
Local Govt : 506/2020/470
Surveyor : 191717

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

Sheet
2 of
4

5. Lodged by

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

Existing		Created	
Title Reference	Description	New Lots	Road
<u>To 15002</u> Lot 1013 on SP287591		44-66, 1014, CP & CP of "Oyster Cove Waterfront" CTS28389	—

Cov M

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719898010	44-66 & 1014	—

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
707671509 (Emt E on SPI44115) 711430369	CP of "Oyster Cove Waterfront" CTS28389 54, 55, 1014, CP & CP of "Oyster Cove Waterfront" CTS28389

Development Approval: 02/03/2020

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

44-66, 1014,
CP & CP of
"Oyster Cove
Waterfront"
CTS28389

Cadastral Surveyor/Director * Date
* delete words not required

10. Lodgement Fees :

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

7. Orig Grant Allocation :

Lots

Orig

Por 65

8. Passed & Endorsed :

By: B.B.H. PTY LTD ACN 010 427 531

Date : 12/11/2020

Signed : 

Designation : Cadastral Surveyor/Director

II. Insert
Plan
Number

SP287592

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	26/SP235718	247°03'20"	91.617
3	OIP	28/SP235718	191°18'20"	53.065
4	OIP	28/SP235718	199°29'15"	14.739
7	IPin	340°17'45"	340°17'45"	30.909
8	OIP	9/SP287591	1°51'25"	14.455
11	O Screw in Kb	6/SP287591	2°06'	4.6
12	O Screw in Kb	5/SP287591	179°0'	4.609
13	OIP	3a/SP287591	202°06'	6.22
15	Screw in Kb		170°30'20"	13.75
22	Screw in channel		21°15'	5.47
28	Screw in Kb		38°58'	6.026
38	Screw in Kb		171°44'	4.618

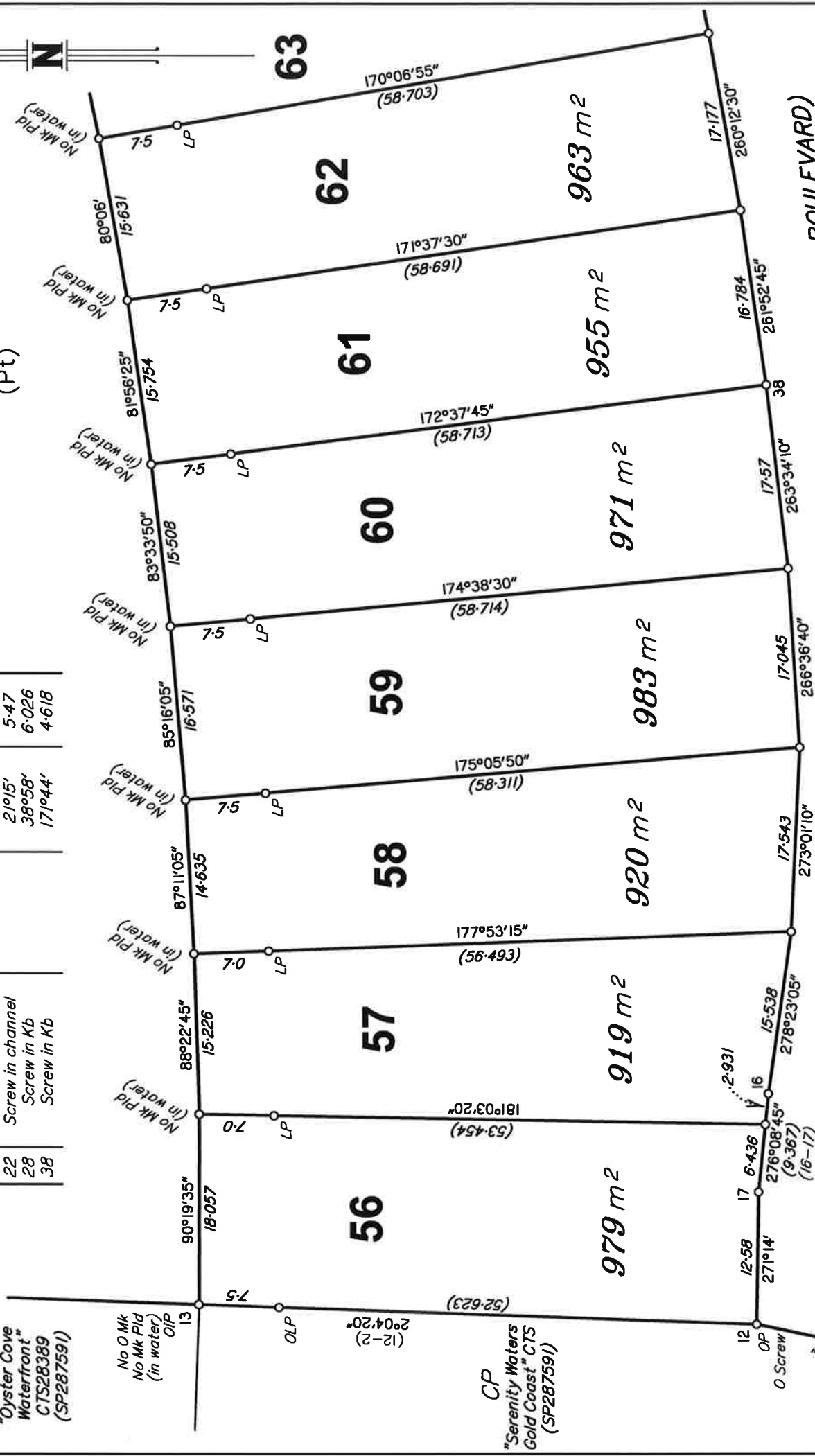
SEE DIAG
SHEET 1

CP
"Oyster Cove Waterfront"
CTS28389
(SP287591)

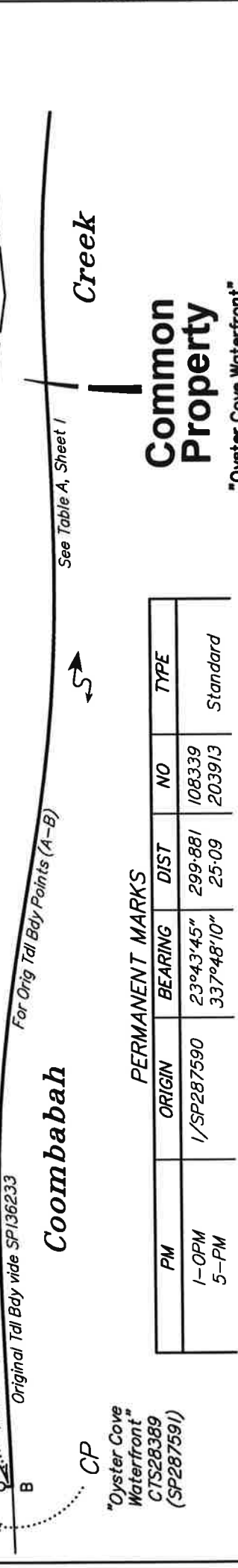
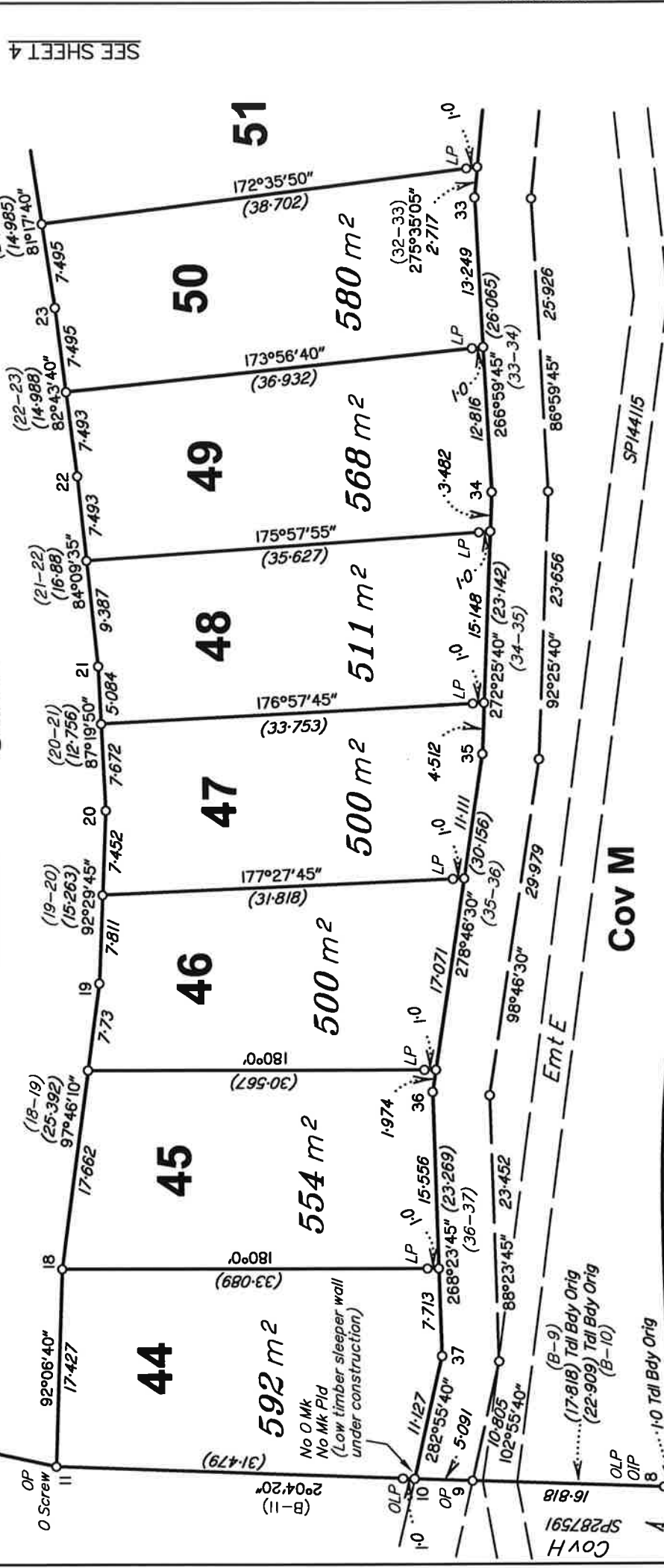
No Mk Pld (low timber sleeper wall under construction) at Stns 33-37 inclusive.

(New Conn)

Common
Property
"Oyster Cove Waterfront"
CTS28389
(Pt)

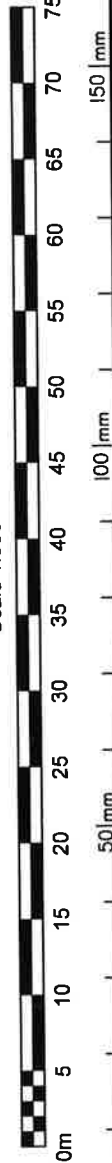


Common Property
SERENITY
(LAKE)



PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	NO
1-OPM	1/SP287590	23°43'45"	299.881	108339
5-PM		337°48'10"	25.09	203913

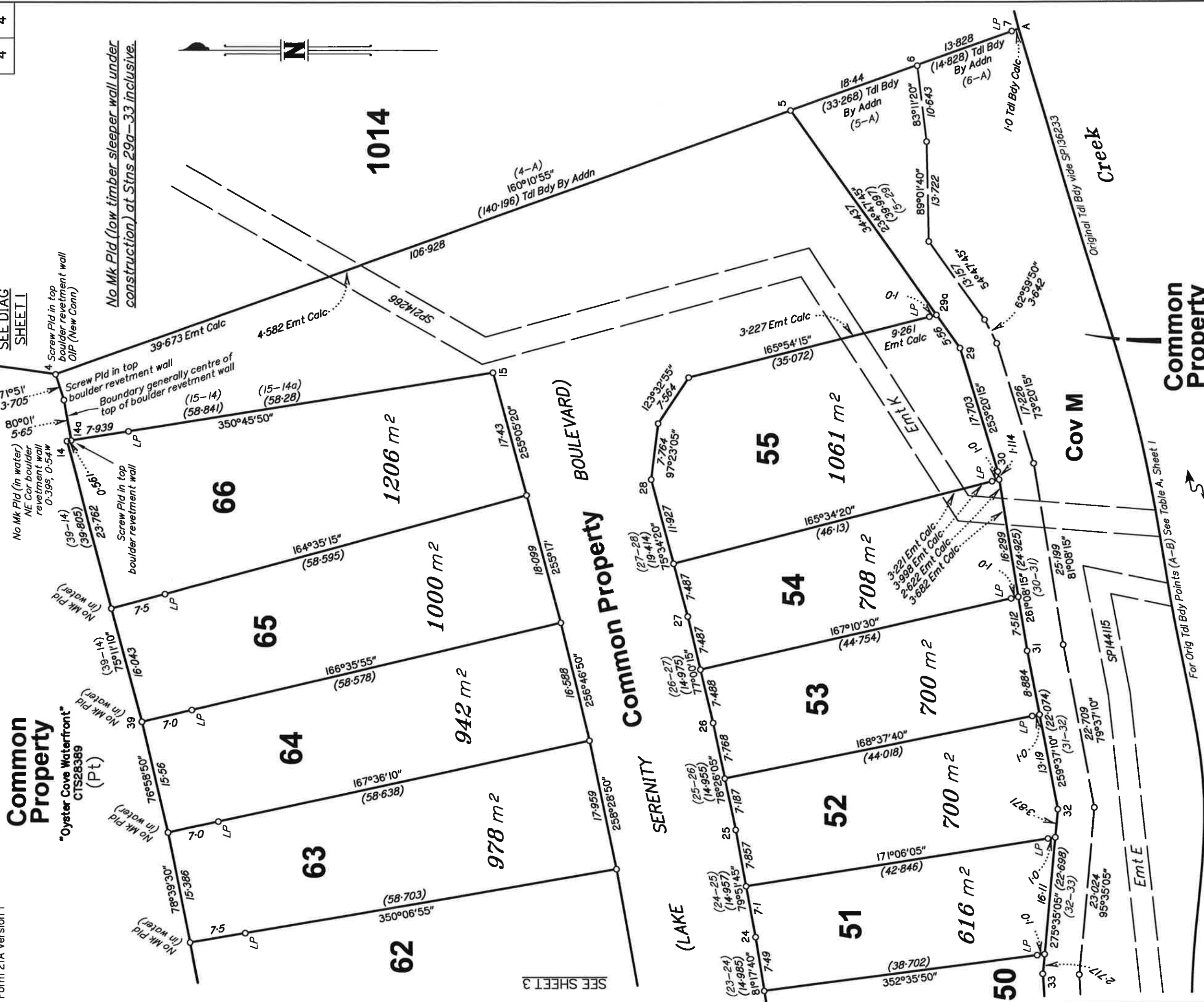
Scale 1:500



State copyright reserved.

Insert
Plan
Number

SP287592



Coombabah

Common Property
"Oyster Cove Waterfront"
CTS28389
(Pt)

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM108339	535 502 486	6 915 287 464	56	0-016	Datum Derived	Network Post-Processed (Static)	SCDB
PM203913	536 044 092	6 914 763 381	56	0-006			

Scale 1:500

