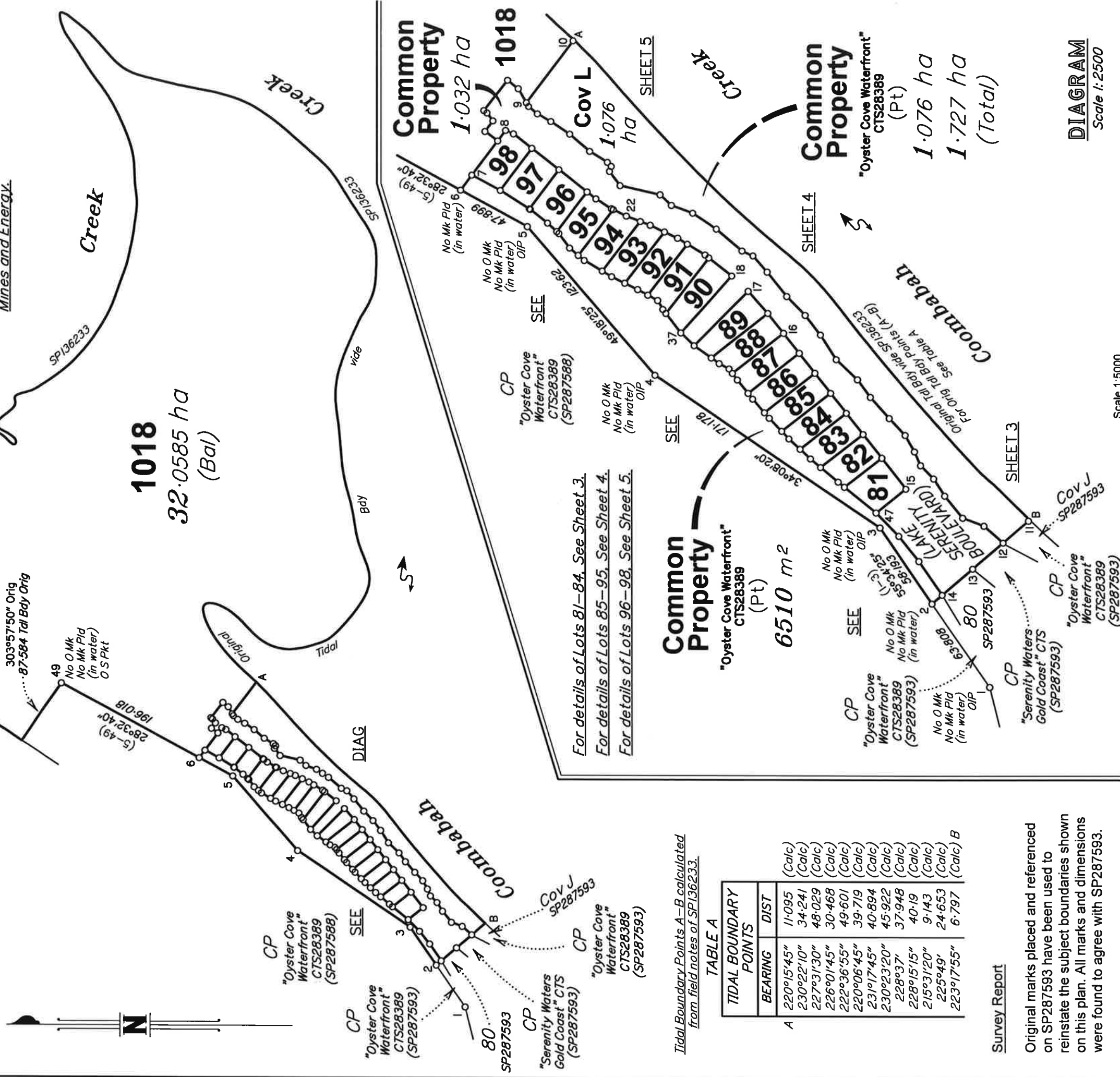


For Reference Mark, Permanent Mark &
MGA Co-ordinate Tables. See Sheet 5.

Peg placed at all new corners,
unless otherwise stated.

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

Original information compiled from
SP136233 & SP287593 in the
Department of Natural Resources,
Mines and Energy.



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

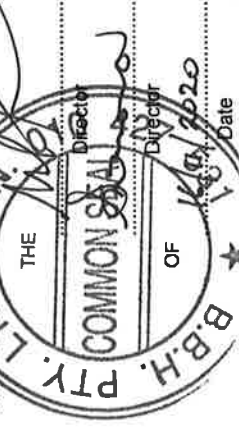
TABLE A

TIDAL BOUNDARY POINTS	DIST	
	BEARING	DIST
A	220°15'45"	11.095 (Calc)
	230°22'10"	34.241 (Calc)
	227°31'30"	48.029 (Calc)
	226°01'45"	30.468 (Calc)
	222°36'55"	49.601 (Calc)
	220°06'45"	39.719 (Calc)
	231°17'45"	40.894 (Calc)
	230°23'20"	45.922 (Calc)
	228°37'	37.948 (Calc)
	228°15'15"	40.19 (Calc)
	215°31'20"	9.143 (Calc)
	225°49'	24.653 (Calc)
B	223°17'55"	6.797 (Calc)

Survey Report

Original marks placed and referenced
on SP287593 have been used to
reinstate the subject boundaries shown
on this plan. All marks and dimensions
were found to agree with SP287593.

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 81-98, 1018, Common
Property & Common Property of "Oyster
Cove Waterfront" CTS28389 & Cov L in
Common Property of "Oyster Cove
Waterfront" CTS28389
Cancelling Lot 1015 on SP287593
LOCAL GOVERNMENT:
GOLD COAST CITY COUNCIL

LOCALITY:
HELENSVALE

Meridian: MGA Zone 56 wide GNSS

Survey
Records:

No

Scale: 1:5000

Format: STANDARD



SP291098

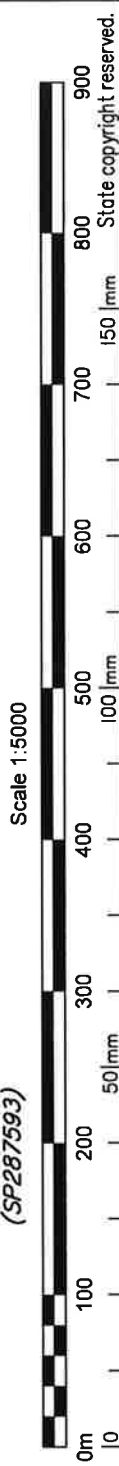


DIAGRAM
Scale 1:2500

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
5

(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.~~


Signature of *Registered Owners #Lessees
K.C. Hung
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 29th 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 ISSUE
Name: Serenity Waters Gold Coast

4. References :

Dept File :
Local Govt : SUR/2020/488
Surveyor : 191717

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

Existing		Created	
Title Reference	Description	New Lots	Secondary Interests
<u>TO ISSUE</u> Lot 1015 on SP287593		81-98, 1018, CP & CP of "Oyster Cove Waterfront" CTS28389	Cov L

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719898010	81-98 & 1018	

Development Approval: 2/3/2020

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

Cadastral Surveyor/Director * Date
* delete words not required

10. Lodgement Fees :

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

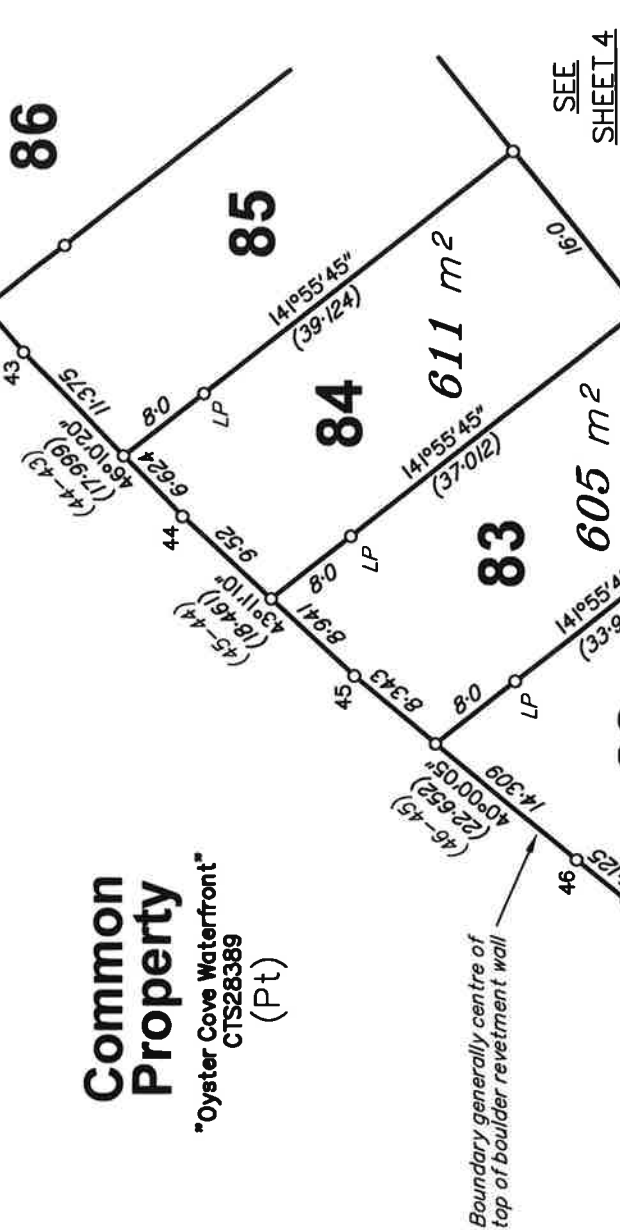
By: B.B.H. PTY LTD ACN 010 427 531
Date: 16/11/2020
Signed: 
Designation: Cadastral Surveyor/Director

II. Insert
Plan
Number
SP291098



*Screw placed in top of boulder
revetment wall at Stns 42-47 inclusive.*

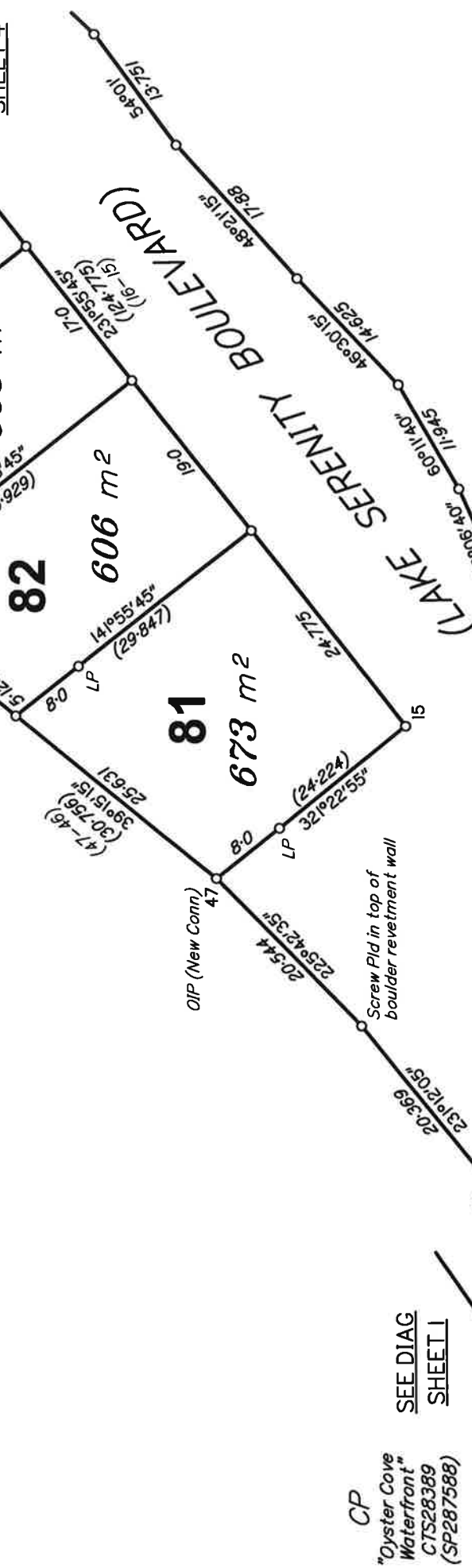
SEE
SHEET 4



Common Property
"Oyster Cove Waterfront"
CTS28389
(Pt)

Boundary generally centre of
top of boulder revetment wall

SEE
SHEET 4



CP
"Oyster Cove Waterfront"
CTS28389
(SP287588)

No O Mk
No Mk Pld
(in water)

Common Property

Common Property
"Oyster Cove Waterfront"
CTS28389
(Pt)

CP
"Oyster Cove Waterfront"
CTS28389
(SP287593)

80
SP287593

Cov L

CP
"Serenity Waters
Gold Coast" CTS
(SP287593)

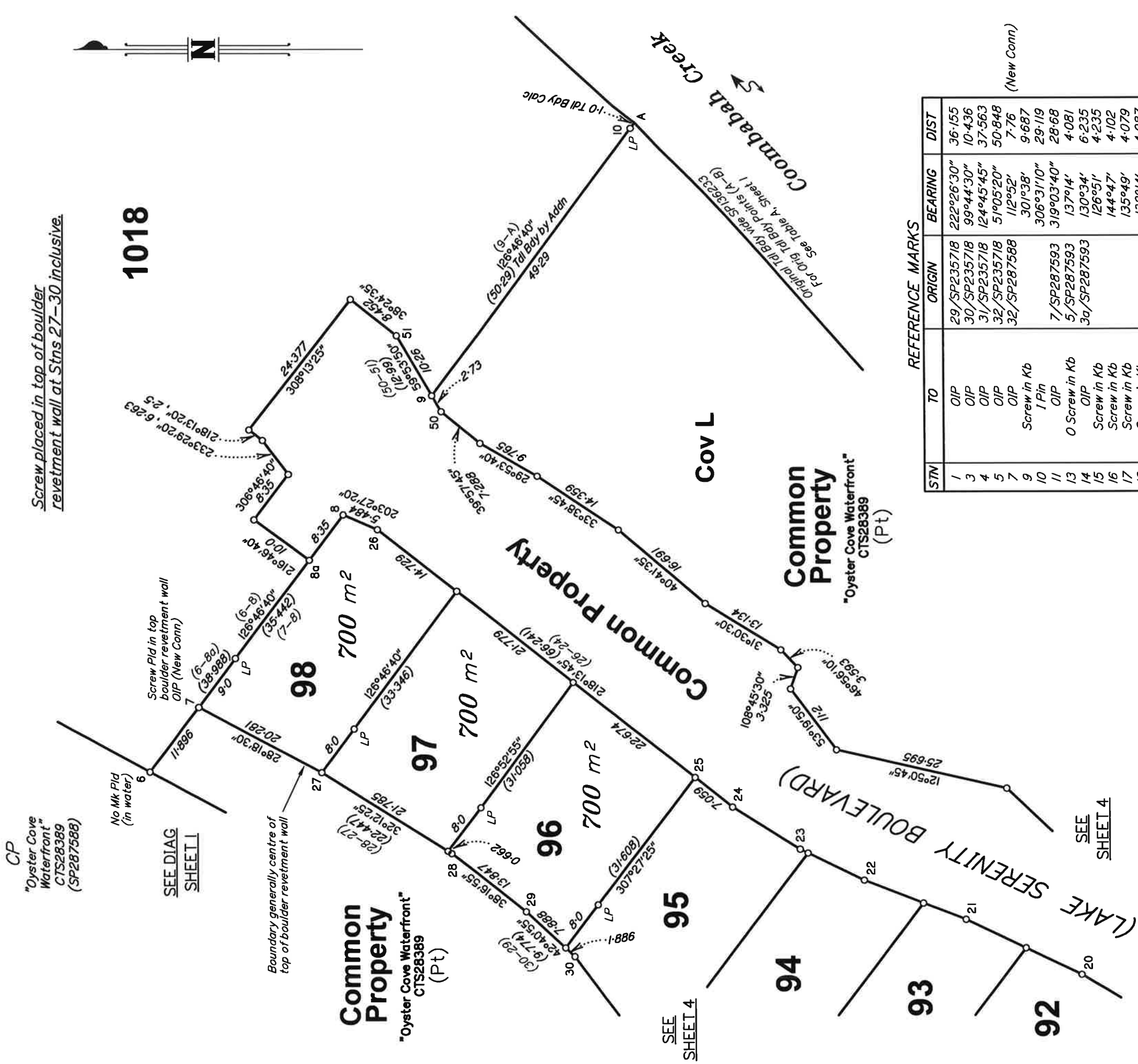
Cov J
SP287593

CP
"Oyster Cove Waterfront"
CTS28389
(SP287593)

Coombabah Creek

Scale 1:600





STN	TO	ORIGIN	BEARING	DIST
1	OIP	29/SP235718	222°26'30"	36.155
3	OIP	30/SP235718	99°44'30"	10.436
4	OIP	31/SP235718	124°45'45"	37.563
5	OIP	32/SP235718	51°05'20"	50.848
7	OIP	32/SP287588	112°52'	7.76
9	Screw in Kb		30°38'	9.687
10	I Pin		306°31'10"	29.119
11	OIP	7/SP287593	319°03'40"	28.68
13	O Screw in Kb		137°14'	4.081
14	OIP	5/SP287593	130°34'	6.235
15	Screw in Kb		126°51'	4.235
16	Screw in Kb		144°47'	4.102
17	Screw in Kb		135°49'	4.079
18	Screw in Kb		132°14'	4.087
22	Screw in channel		114°27'	4.386
37	OIP	31/SP235718	142°54'30"	6.67
47	OIP	30/SP235718	168°11'25"	4.322
49	O S Pkt	32/SP287588	70°09'40"	158.428

PM	ORIGIN	BEARING	DIST	NO	TYPE
8-PM	5/SP287592	150°35'	5.553	203914	Standard
12-OPM		235°52'55"	250.87	203913	(New Conn)

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM203914	536 514.363	6 915 212.651	56	0-01	Derived	Network Post-Processed (Static)	
PM203913	536 044.092	6 914 763.381	56	0-006	Derived	Network Post-Processed (Static)	

