

Area of New Road
1-222ha

Original information compiled from
SP330346 in the Department of
Resources.
In accordance with Section 3.22 of the Cadastral
Survey Requirements, corners have not been marked
unless otherwise stated. For corner marks and
reference marks see IS323367

For Reference Marks, Permanent Marks & MGA coordinates
tables see sheet 4.

For Reinstatement Report and Physical Feature Boundary
Report see sheet 2.

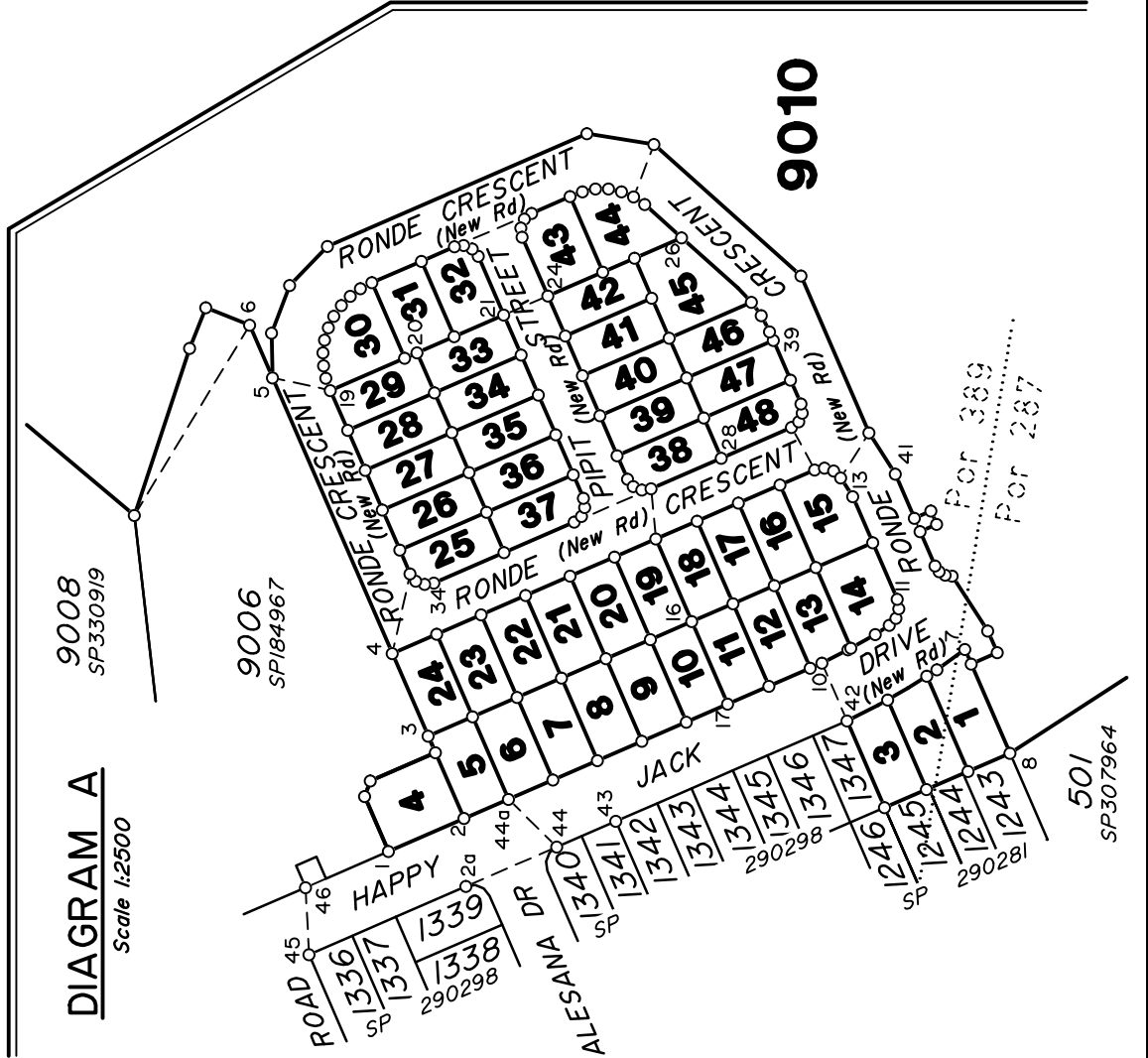
Lots 3-48, 9011 & part of Lots 1, 2 & 9010 being in Original
Portions 389 & 391 are restricted to the depth of 30-48m
from the surface as defined by RP47420.

Part of Lots 1, 2 & 9010 being in Original Portion 287 is
restricted to the depth of 30-48m from the surface as
defined by S31234.

The adjoining subsurface description for Lots 3-48, 9011 &
part of Lots 1, 2 & 9010 and being in Original Portions 389 &
391 is Lot 4 on RP221980.

The adjoining subsurface description for part of Lots 1, 2 &
9010 and being in Original Portion 287 is Lot 387 on S31234

For Lots 9010 & 9011, see Sheet 3.
For Lots 1-3 & 11-18, see Sheet 5.
For Lots 4-10 & 19-24, see Sheet 6.
For Lots 25-29 & 33-37, see Sheet 7.
For Lots 30-32, 43 & 44, see Sheet 8.
For Lots 38-42 & 45-48, see Sheet 9.



VERIS AUSTRALIA PTY LTD (ACN 615 735 727) hereby certify that
the land comprised in this plan was surveyed by the corporation, by
Kieran Patrick McGURK, surveying graduate, for whose work the
corporation accepts responsibility, under the supervision of Michael
James TOPP, 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 17/10/2023.

Michael Topp
Delegate
16/11/2023
Date

**Plan of Lots 1-48, 9010 & 9011
(All Restricted)**

Cancelling Lot 512 (Restricted) on SP330346

LOCAL GOVERNMENT: Ipswich City Council LOCALITY: BELLBIRD PARK

Meridian: MGA ZONE 56 vide SP330346 Survey Records: Yes

Scale: 1:4000
Format: STANDARD

SP342148

400891-03311

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

(Dealing No.)

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51298271	Lot 512 on SP330346	1-48, 9010 & 9011	New Road	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601524381 (Emt B on RP104127)	9011
601524382 (Emt D on RP119854)	9011
715507213 (Emt TA on SP266371)	9010

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
717028257	1-48, 9010 & 9011	—

Woogaroo Creek - Physical Feature Boundary Report

This is a Subsequent New Plan of Survey under Section 113 of the Survey and Mapping Infrastructure Act 2003

A first new plan of survey (SP241638) was registered for the subject land on 27/3/2013 pursuant to s.108 of the Survey and Mapping Infrastructure Act 2003.

On the first new plan of survey the ambulatory boundary of Woogaroo Creek was compiled from MP40687 being registered and authoritative information pursuant to s.107 of the Mapping Infrastructure Act 2003.

The bank of Woogaroo Creek has been undisturbed since confirmation of the boundary on SP241638.

Reinstatement Report:

- This plan is part of a staged development and follows on from SP330346 with no variations.
- Areas are calculated to 4 decimal points prior to rounding.

9011	Pors 389 & 391
1-2 & 9010	Pors 287 & 389
3-48	Por 389
Lots	Orig

2. Orig Grant Allocation:

3. References :

Dept File : -
Local Govt : -
Surveyor : 400891-033111

5. Passed & Endorsed :

By : Veris Australia Pty Ltd
Date : 16/11/2023
Signed : *Michael Lapp*
Designation : Delegate

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/Delegate * Date
*delete words not required

7. Lodgement Fees :

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

8. Insert Plan Number

SP342148

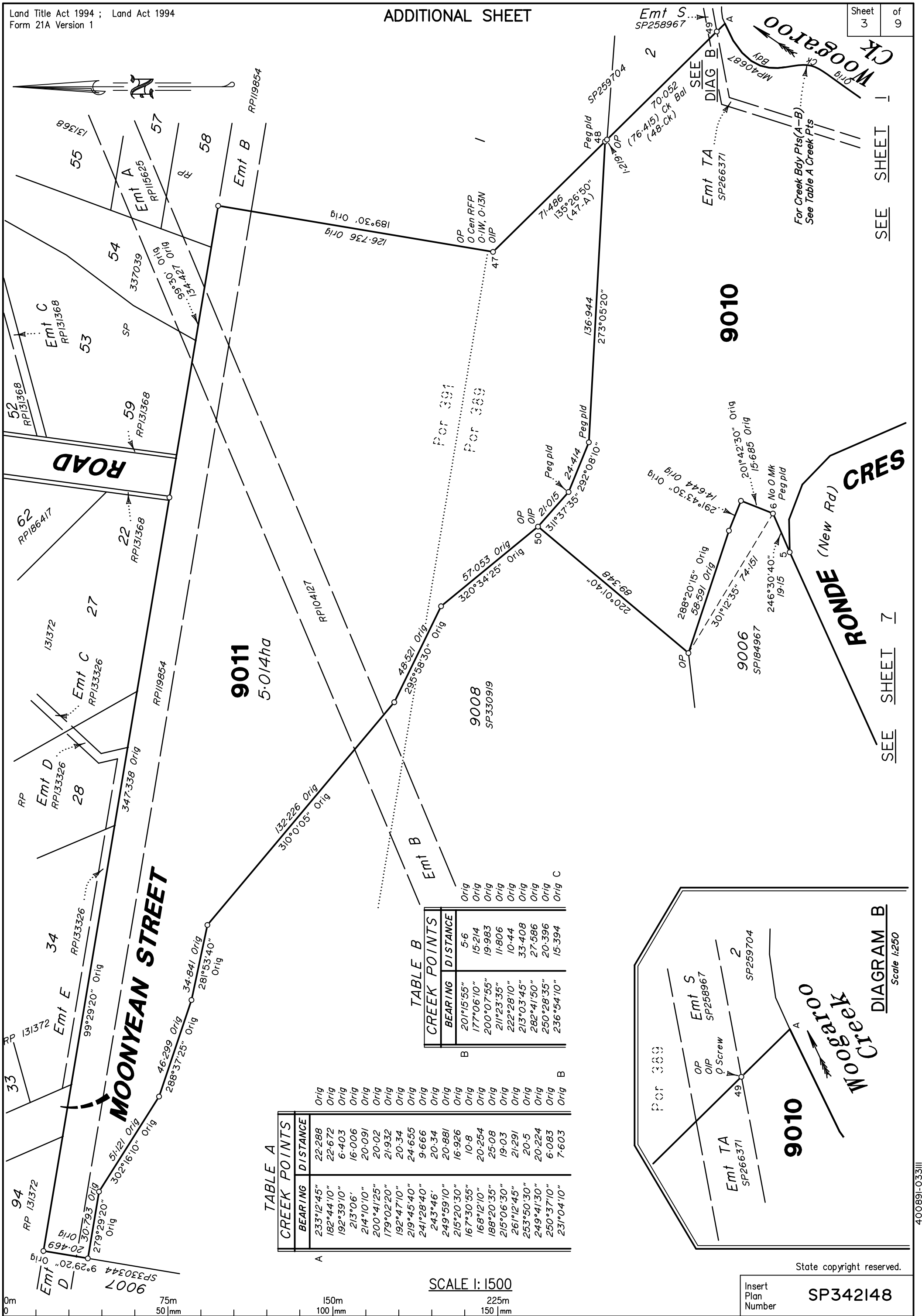
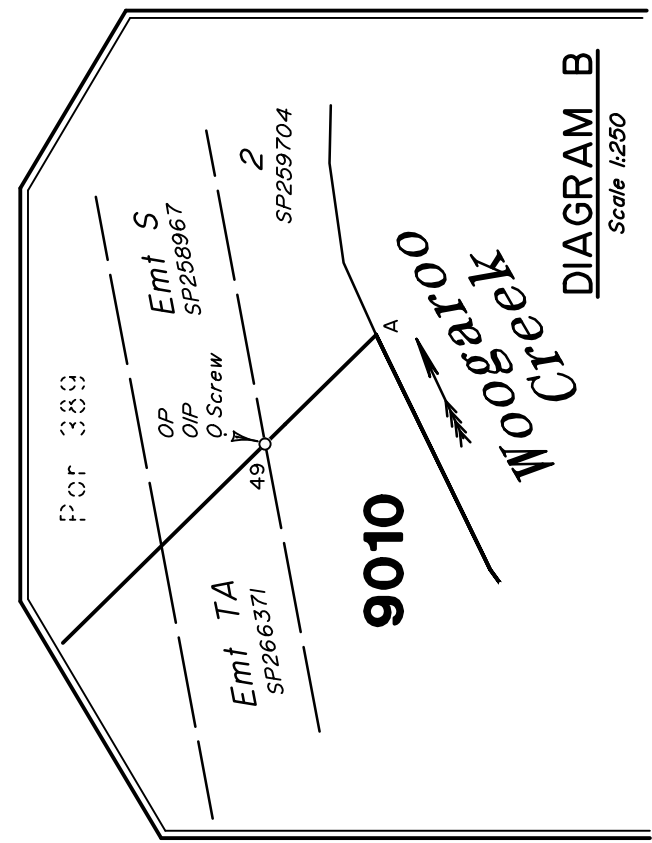


TABLE A

CREEK POINTS	BEARING	DISTANCE
A	233°12'45"	22-288
	182°44'10"	22-672
	192°39'10"	6-403
	213°06'	16-006
	214°10'10"	20-091
	200°41'25"	20-02
	179°02'20"	21-932
	192°47'10"	20-34
	219°45'40"	24-655
	241°28'40"	9-666
	243°46'	20-34
	249°59'10"	20-881
	215°20'30"	16-926
	167°30'55"	10-8
	168°12'10"	20-254
	188°20'35"	25-08
	215°06'30"	19-03
	261°12'45"	21-291
	253°50'30"	20-5
	249°41'30"	20-224
	250°37'10"	6-083
	231°04'10"	7-603

TABLE B

CREEK POINTS	BEARING	DISTANCE
B	201°15'55"	5-6
	177°06'10"	15-214
	200°07'55"	19-983
	211°23'35"	11-806
	222°28'10"	10-44
	213°03'45"	33-408
	282°41'50"	27-586
	250°28'35"	20-396
	236°54'10"	15-394



SCALE 1:1500

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SEE SHEET 7
SEE SHEET 1

400891-03311

REFERENCE MARKS

Stn	To	Origin	Bearing	Dist
1	Screw in Conc		267°25'50"	2.11
2a	OIP	8/IS265981	103°33'	5.639
2a	Screw in Kerb		158°21'	8.863
42	O Screw in Kerb	20/IS265981	356°48'50"	12.947
43	O Screw in Gully Pit	15/IS265981	134°10'	11.102
43	O Screw in Conc Path	15/IS265981	110°19'30"	26.407
44	O Screw in Gully Surround	14/IS265981	24°21'30"	22.525
45	O Screw in Gully Pit	6/IS265981	48°55'	4.554
46	Screw fd in Kerb		308°04'	9.294
46	O Screw in Gully Surround	7/SPI84967	312°14'	10.375
47	OIP	7/SP259704	267°30'50"	1.47
49	OIP	8a/SP259704	38°17'50"	9.335
49	O Screw in MH	8a/SP259704	263°56'50"	32.464
50	OIP	13/IS309764	335°19'30"	7.7

New Ref

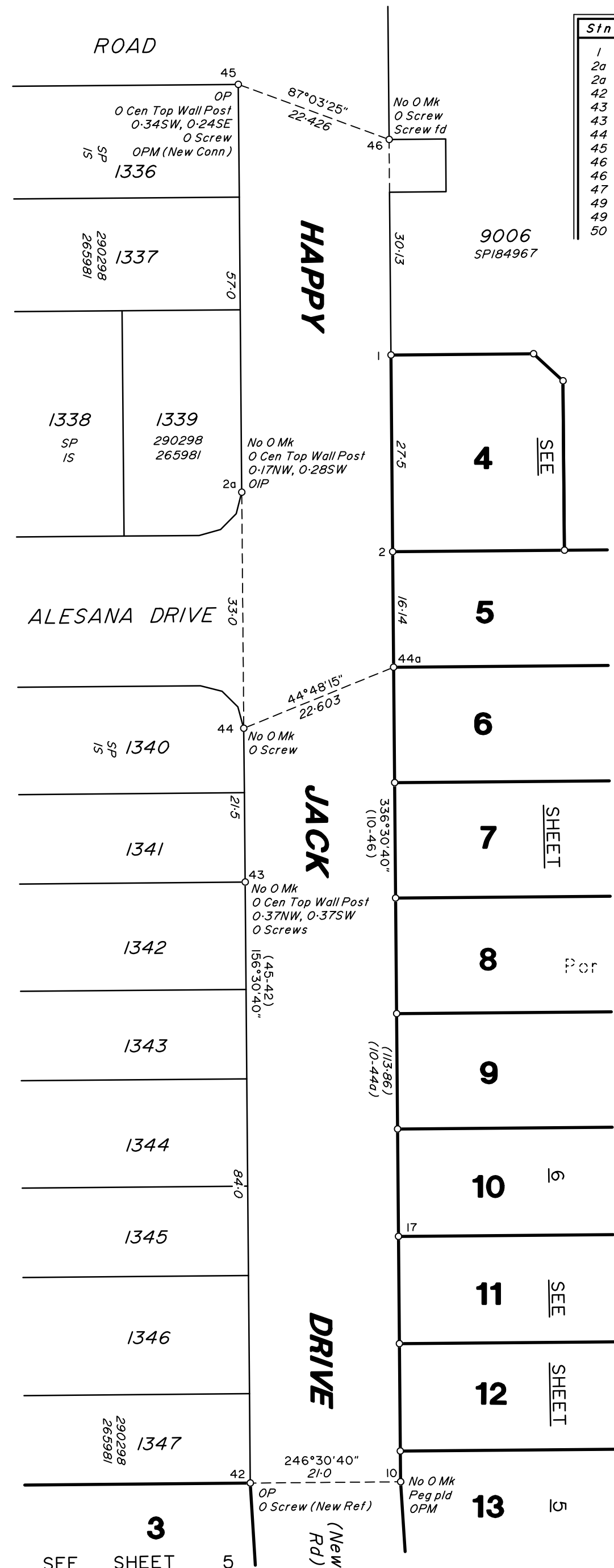
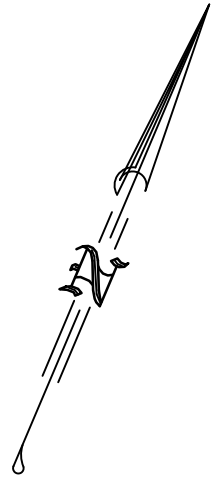
MGA COORDINATES GDA94

Station	East	North	Zone	P.U.	Lineage	Method
203464	489489.917	6942658.395	56	0.021	Datum	
203396	489301.395	6942538.118	56	0.024	Datum	

PERMANENT MARKS

PM	Number	Bearing	Distance	Origin
10 - OPM	203464	297°11'	5.655	19/IS265981
45 - OPM	203396	212°41'53"	244.948	41/IS269905

New Conn



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400891-033111

PIPIT STREET
(New Rd)

SEE

38

SHEET

48

RONDE CRESCENT
(New Rd)

CRESCENT

10

6

19

18

17

16

15

9010

SHEET

10

11

12

13

14

RONDE

(New Rd)

SEE

HAPPY

JACK

DRIVE
(New Rd)

1345
SP
IS

1346

1347

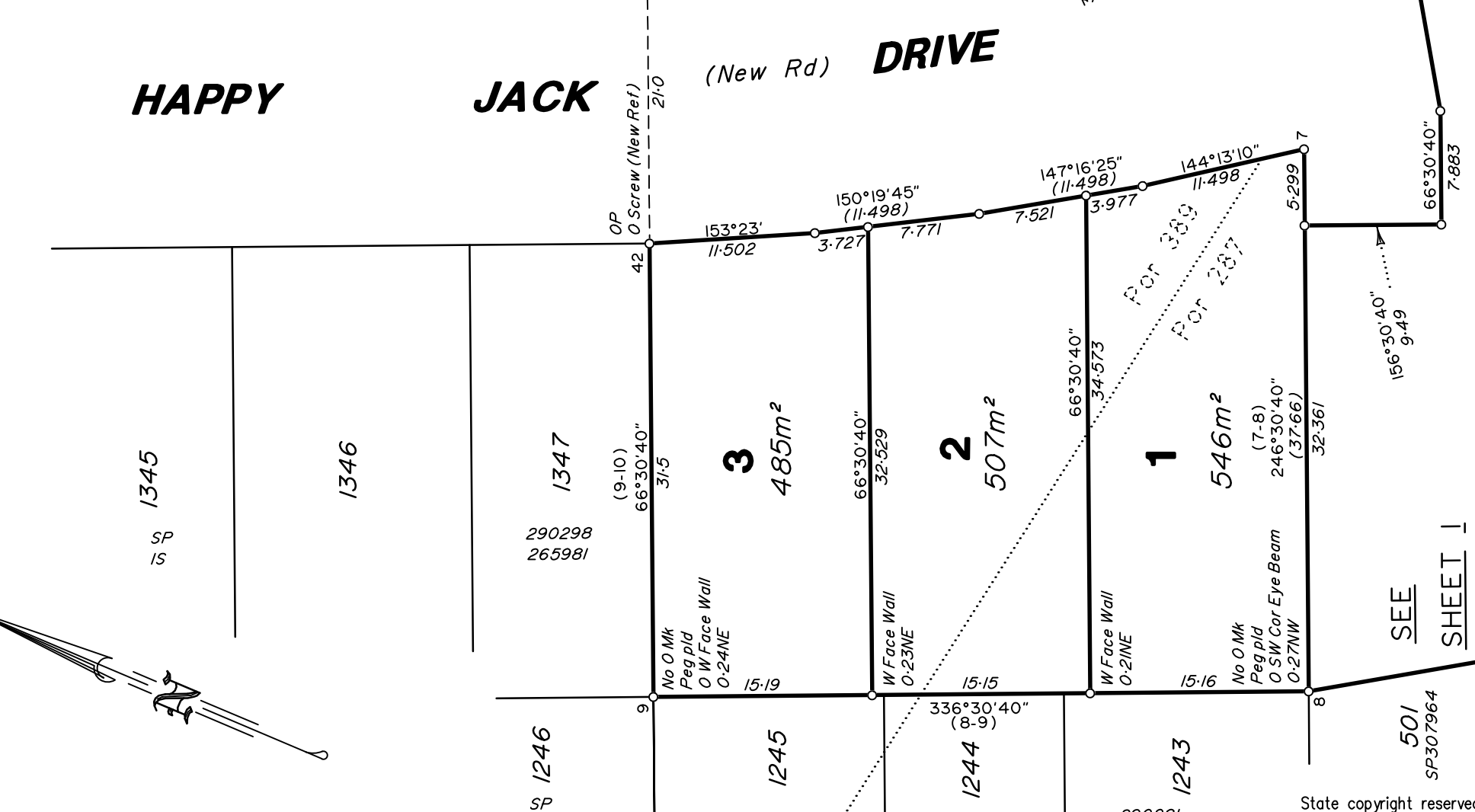
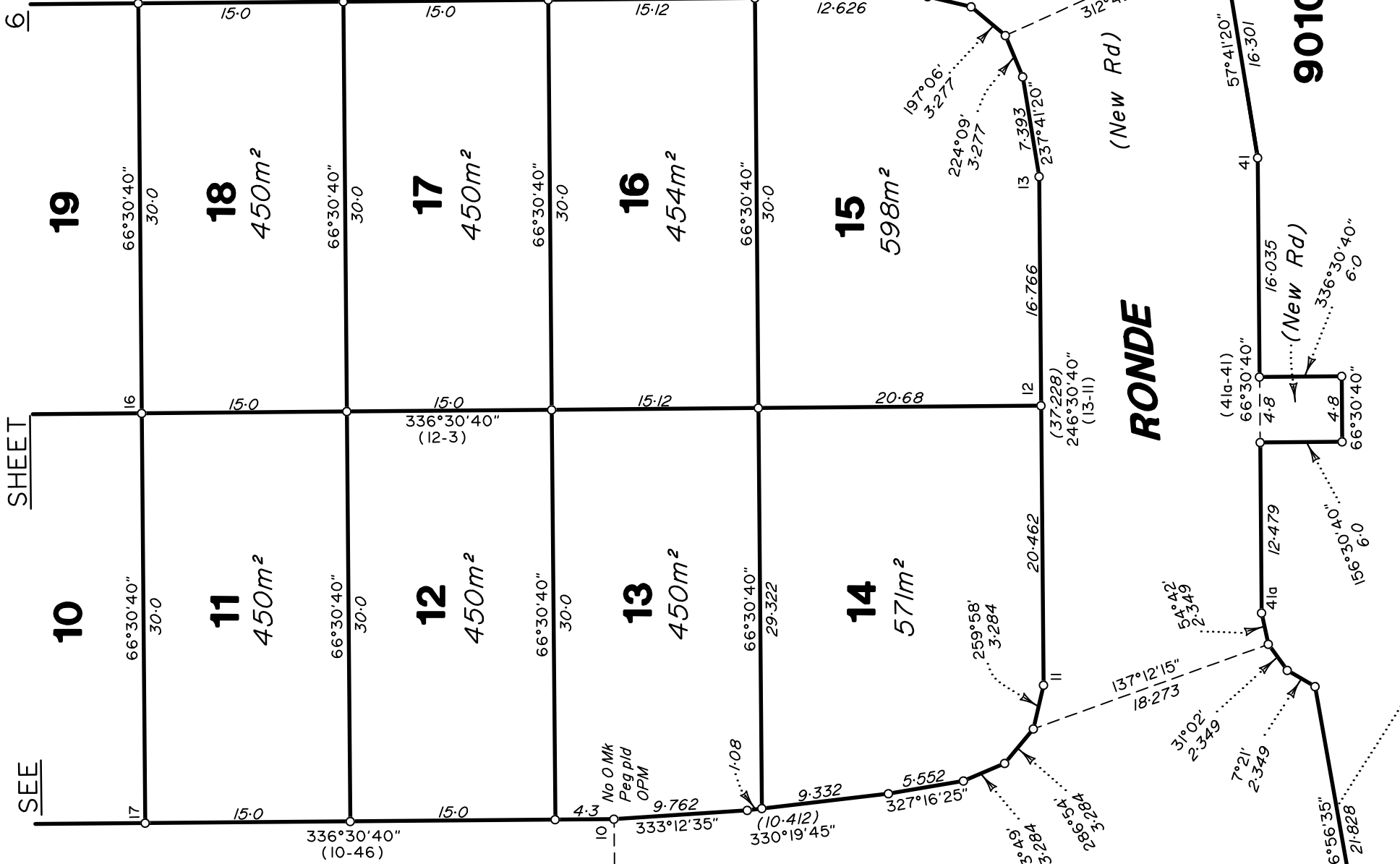
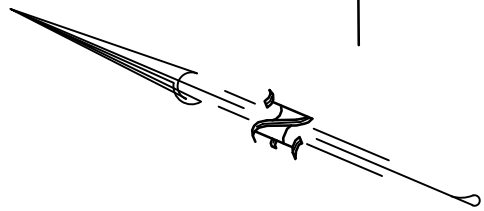
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SEE

SHEET 1



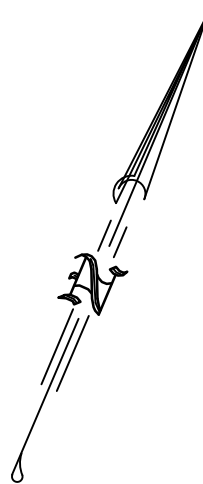
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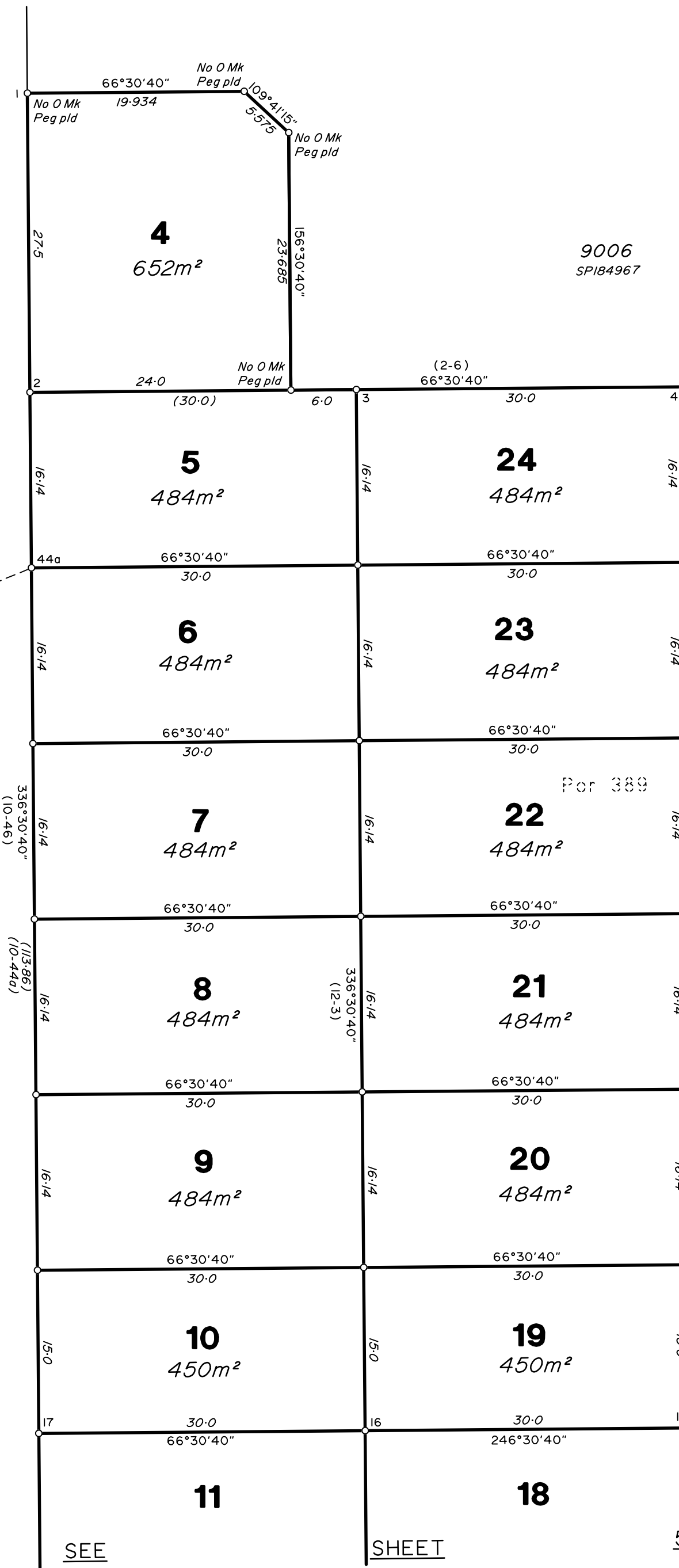




HAPPY

JACK

DRIVE



9006
SP184967

**RONDE
CRESCENT**
(New Rd)

RONDE

(New Rd)

CRESCENT

**PIPIT
STREET**
(New Rd)

SEE

SHEET

7

SEE SHEET 9

SEE

SHEET

5

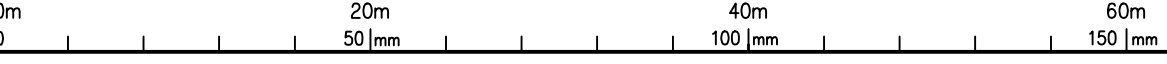
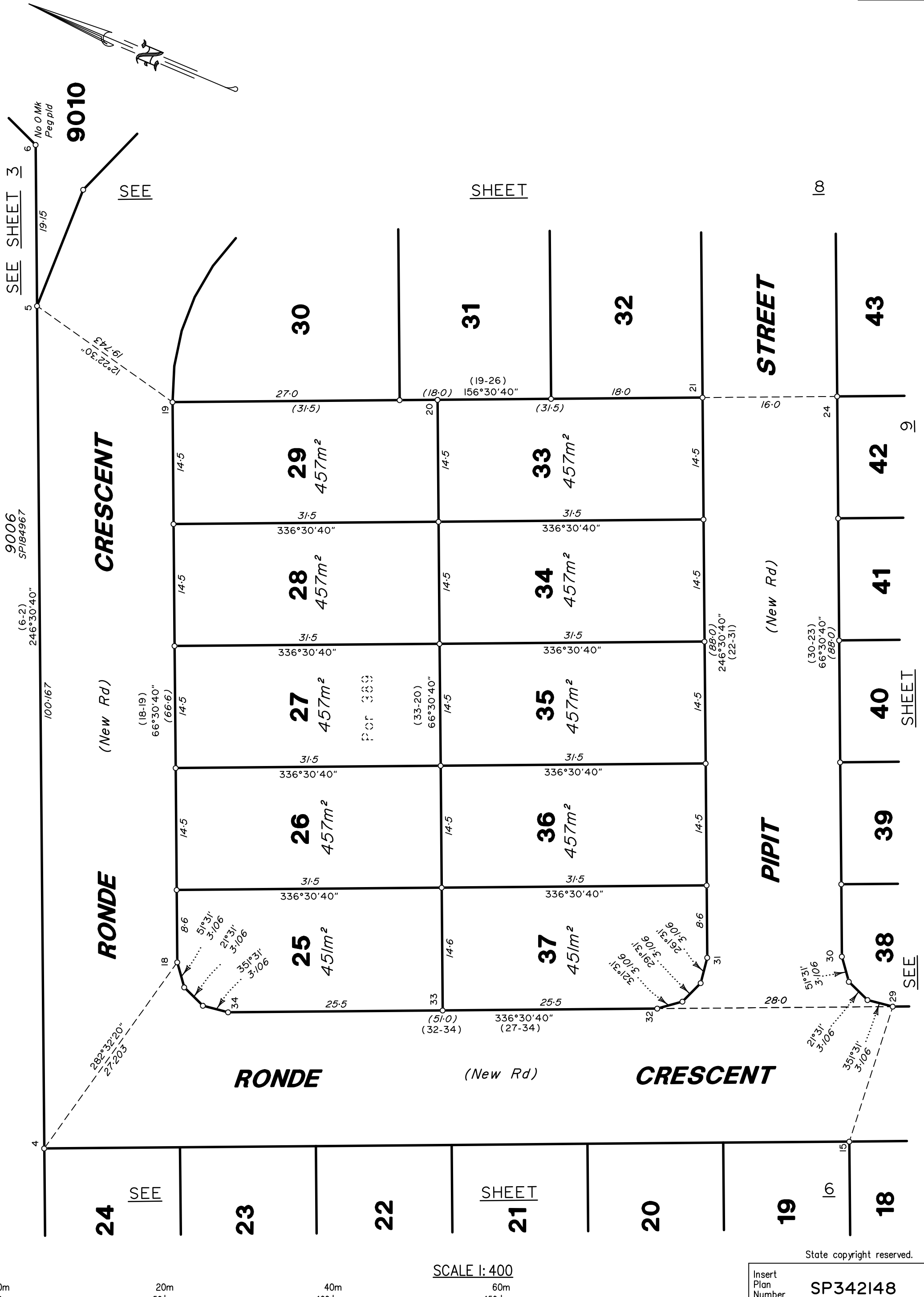
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400891-03311



SCALE 1: 400

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SEE SHEET 3

RONDE CRESCENT
(New Rd)

SEE

SHEET

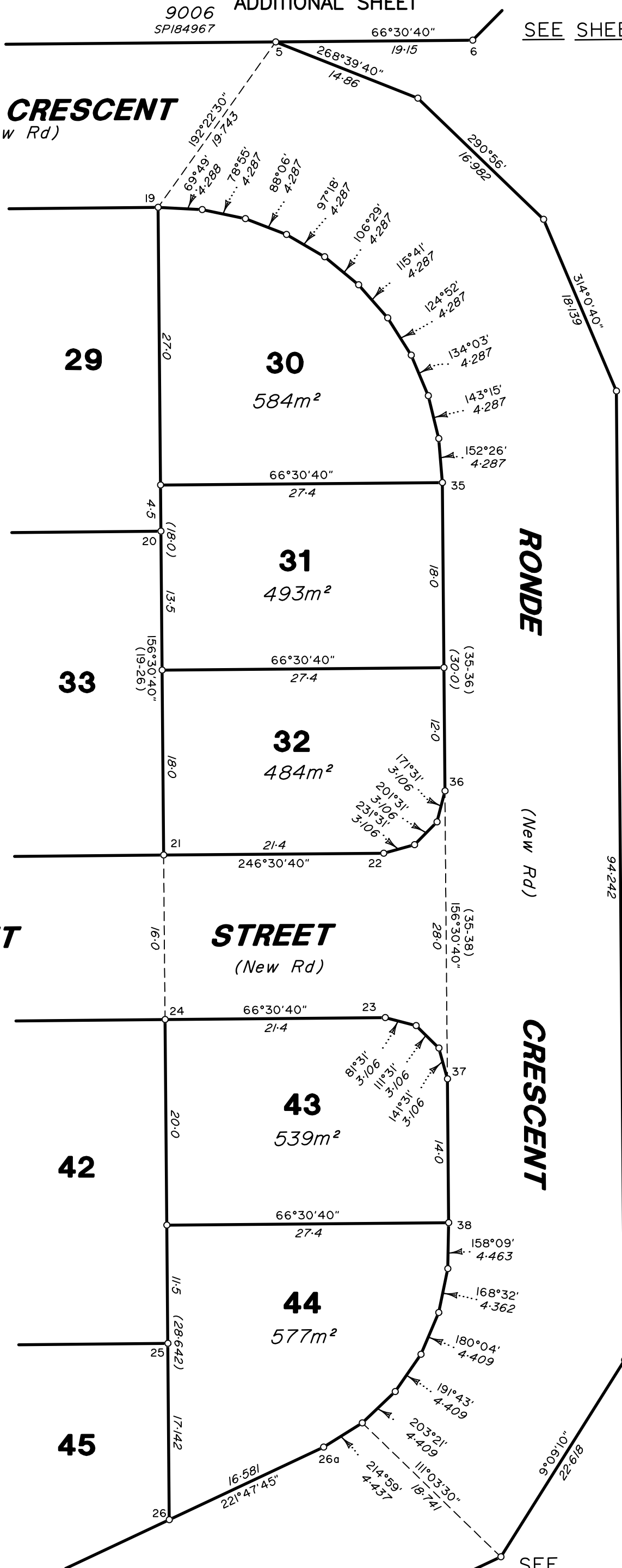
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PIPIT STREET
(New Rd)

SEE

SHEET

9



Per 389

9010

SCALE 1:400

SEE SHEET 9

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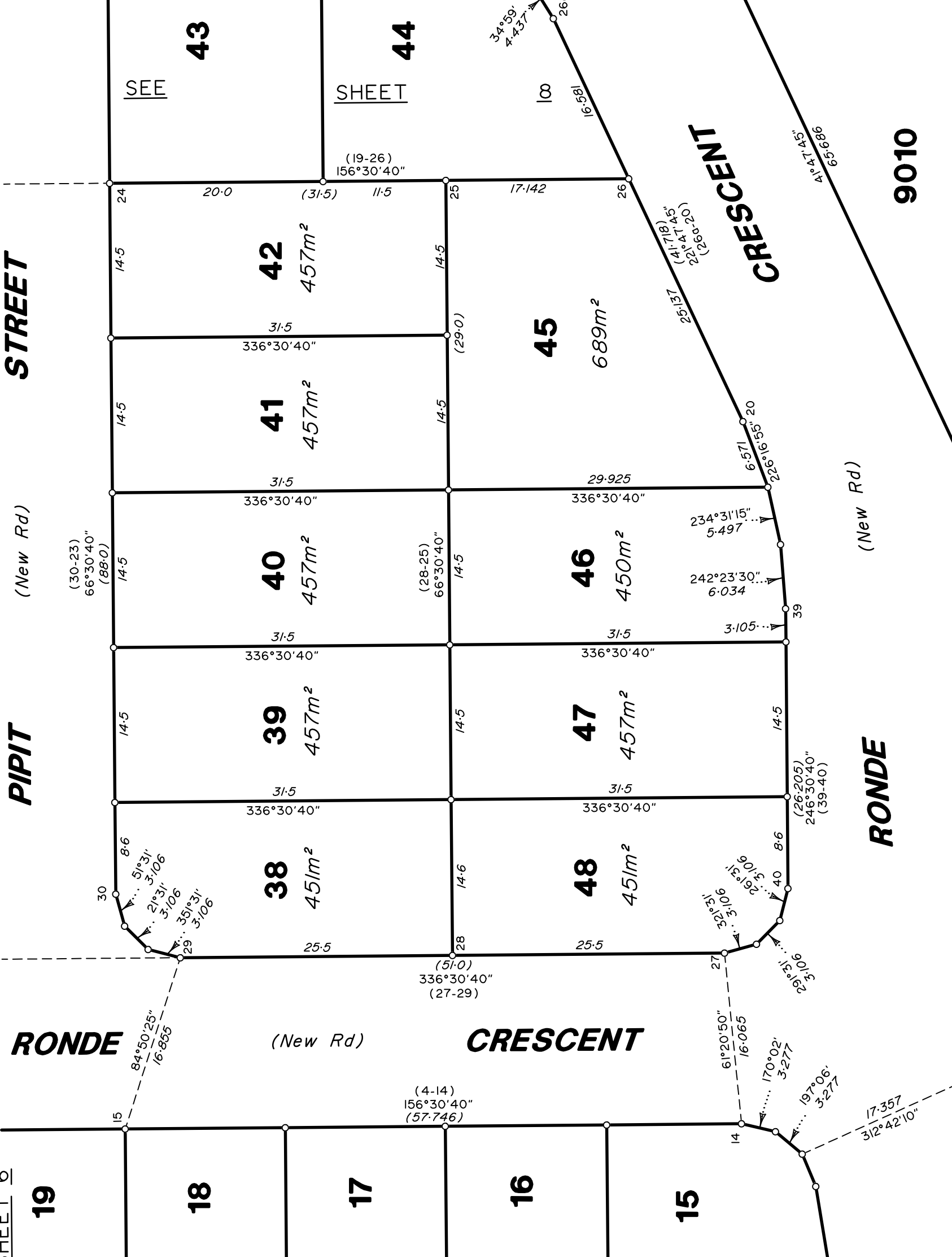
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SEE SHEET 6



Por 389



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