

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 4

SURVEY PLAN

Sheet  
1 of  
6

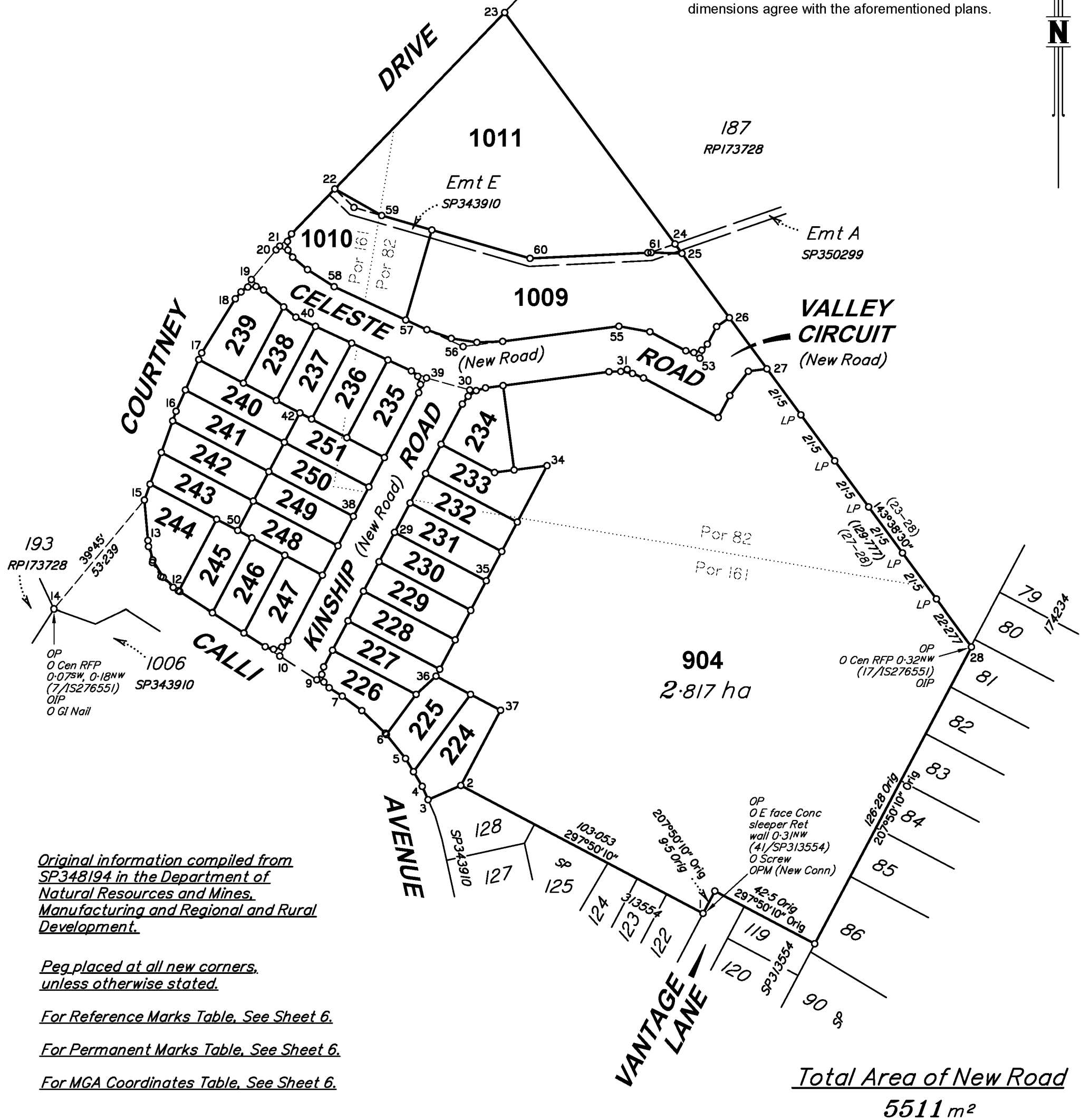
For Lots 224–234, See Sheet 3.

For Lots 235–251, See Sheet 4.

For Lots 1009–1011, See Sheet 5.

Survey Report

Original marks placed and referenced on IS276551, SP350299 and SP343910 have been used to reinstate the subject boundaries. All marks and dimensions agree with the aforementioned plans.



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 Dean Kontopoulos, Surveying Graduate, 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 31/10/2025.

**R. McLabbe**  
Agent  
3/12/2025  
Date

**Plan of Lots 224–251, 904 & 1009–1011**

**Cancelling Lot 901 on SP348194**

LOCAL GOVERNMENT:  
**GOLD COAST CITY COUNCIL**

LOCALITY:  
**UPPER COOMERA**

Meridian: **MGA Zone 56 Vide GNSS**

Survey Records: **No**

Scale: **1:1500**

Format: **STANDARD**

**SP351084**

Land Title Act 1994 ; Land Act 1994  
Form 21B Version 2

724609272

EL 400    \$4,498.39  
05/01/2026 11:26:01

(Dealing No.)

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  
6

4. Lodged by

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

I. Existing

Created

| Title Reference | Description         | New Lots                 | Road   | Secondary Interests |
|-----------------|---------------------|--------------------------|--------|---------------------|
| 51393406        | Lot 901 on SP348194 | 224–251, 904 & 1009–1011 | New Rd |                     |

ENCUMBRANCE EASEMENT ALLOCATIONS

| Easement                      | Lots to be Encumbered |
|-------------------------------|-----------------------|
| 724311170 (Emt E on SP343910) | 1009–1011             |

Emt D on SP343910 fully absorbed by new road.

232, 233, 236, 250, 251,  
904, 1010 & 1011  
234, 235 & 1009  
224–231 & 237–249

Por 82 & Por 161  
  
Por 82  
Por 161

| Lots | Orig |
|------|------|
|      |      |

2. Orig Grant Allocation :

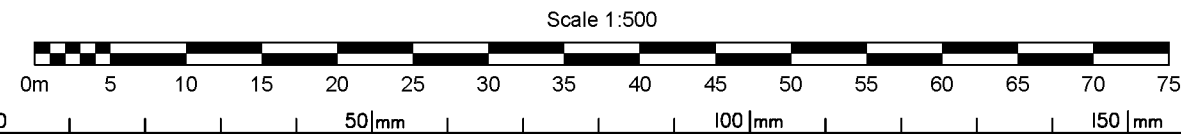
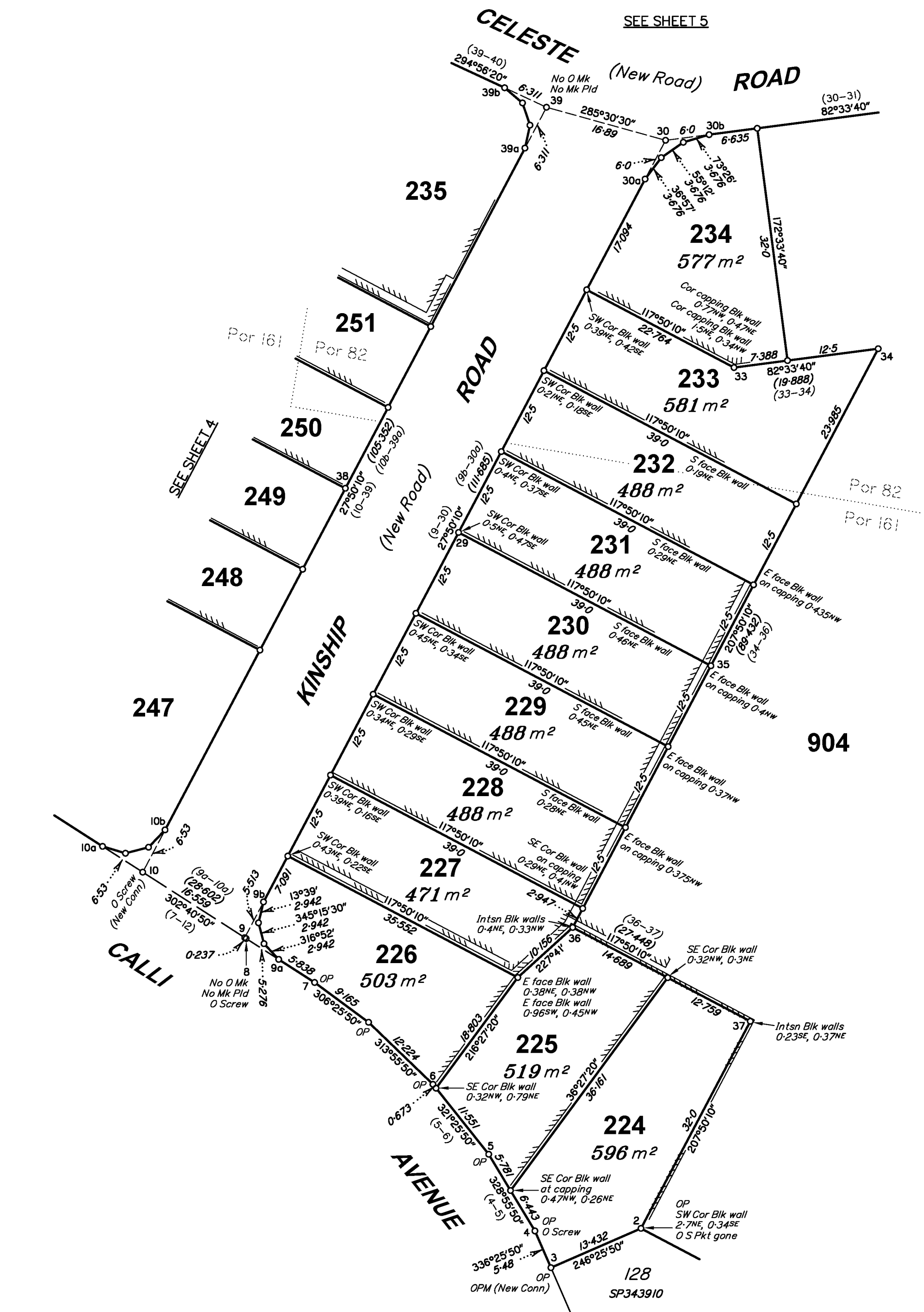
3. References :  
Dept File :  
Local Govt :  
Surveyor : 171101

5. Passed & Endorsed :  
  
By : B.B.H. PTY LTD ACN 010 427 531  
Date : 3/12/2025  
Signed : R. McLabbe  
Designation : Cadastral Surveyor

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                                \$ .....  
  
8. Insert Plan Number                    SP351084

Bennett + Bennett 171101\_056\_SFP.DWG SCO 03/12/2025

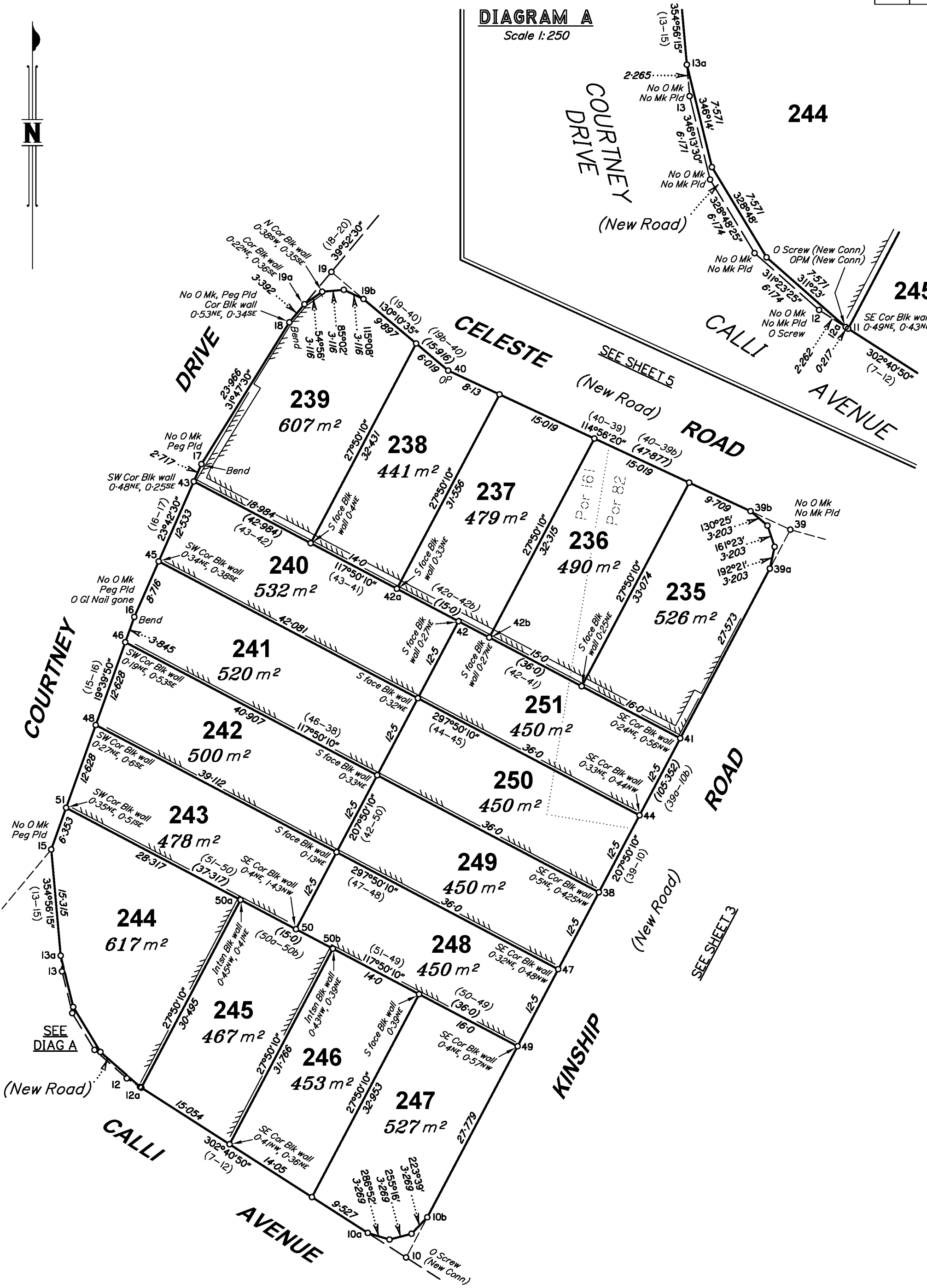


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Insert Plan Number **SP351084**



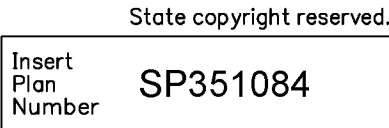
DIAGRAM A  
Scale 1: 250



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Insert Plan Number  
SP351084

Bennett + Bennett 17101\_056\_SFP.DWG SCO 03/12/2025



REFERENCE MARKS

| STN | TO                    | ORIGIN      | BEARING    | DIST   |            |
|-----|-----------------------|-------------|------------|--------|------------|
| 1   | O Screw in Kb         | 41/SP313554 | 131°23'    | 2.506  |            |
| 2   | O S Pkt gone          | 17/SP343910 | 346°56'20" | 4.058  |            |
| 4   | O Screw in Kb         | 13/SP343910 | 198°02'30" | 6.582  |            |
| 6   | Screw in Kb           |             | 171°10'    | 5.352  |            |
| 8   | Screw in Kb           |             | 284°16'    | 4.272  |            |
| 8   | O Screw in Conc       | 11/SP343910 | 295°50'    | 16.252 |            |
| 10  | O Screw in Conc       | 11/SP343910 | 193°52'20" | 2.047  | (New Conn) |
| 12  | O Screw in Conc       | 10/SP343910 | 138°43'    | 10.07  |            |
| 12a | O Screw in Conc       | 10/SP343910 | 143°14'30" | 7.921  | (New Conn) |
| 13a | Screw in Kb           |             | 239°43'20" | 9.952  |            |
| 14  | OIP                   | 3/SP343910  | 18°10'     | 2.54   |            |
| 14  | O GI Nail in Bit      | 3/SP343910  | 12°14'30"  | 24.163 |            |
| 15  | Screw in Kb           |             | 240°23'20" | 9.188  |            |
| 16  | O GI Nail in Bit gone | 9/IS276551  | 339°33'30" | 18.551 |            |
| 19  | I Pin                 |             | 199°34'20" | 2.337  |            |
| 21  | Screw in Kb           |             | 310°39'05" | 13.359 |            |
| 23  | OIP                   | 12/IS276551 | 317°0'     | 0.966  |            |
| 24  | OIP                   | 13/SP350299 | 297°06'40" | 12.231 |            |
| 25  | OIP                   | 13/SP350299 | 304°04'10" | 16.308 | (New Conn) |
| 28  | OIP                   | 7/SP313554  | 208°35'    | 2.15   |            |
| 29  | Screw in Kb           |             | 298°47'    | 4.425  |            |
| 30  | I Pin                 |             | 52°32'     | 2.658  |            |
| 31  | Screw in Kb           |             | 39°53'20"  | 3.748  |            |
| 38  | Screw in Kb           |             | 120°00'20" | 4.422  |            |
| 39  | I Pin                 |             | 62°50'40"  | 2.707  |            |
| 40  | Screw in Kb           |             | 345°45'10" | 7.833  |            |
| 53  | Screw in Kb           |             | 176°47'45" | 3.84   |            |
| 56  | Screw in Conc Path    |             | 101°59'    | 5.376  |            |
| 58  | Screw in Kb           |             | 283°01'30" | 13.024 |            |
| 59  | Screw in M/H Surround |             | 277°04'    | 10.802 |            |
| 60  | Screw in M/H Surround |             | 167°09'30" | 1.623  |            |

PERMANENT MARKS

| PM      | ORIGIN      | BEARING    | DIST    | NO     | TYPE |            |
|---------|-------------|------------|---------|--------|------|------------|
| 1-OPM   | 11/SP313554 | 200°48'30" | 44.655  | 186355 |      | (New Conn) |
| 3-OPM   | 52/SP313554 | 177°26'    | 61.597  | 186354 |      | (New Conn) |
| 12a-OPM | 75/SP343910 | 187°44'45" | 118.419 | 186353 |      | (New Conn) |
| 23-OPM  | 12/IS276551 | 43°03'     | 64.364  | 130263 |      |            |

M.G.A. COORDINATES GDA-2020

| STATION  | EASTING     | NORTHING      | ZONE | P.U.  | LINEAGE | METHOD                          | REMARKS |
|----------|-------------|---------------|------|-------|---------|---------------------------------|---------|
| PM186353 | 527 339.936 | 6 917 196.228 | 56   | 0.02  | Derived | Network Post-Processed (static) |         |
| PM186354 | 527 452.597 | 6 917 173.495 | 56   | 0.019 | Derived | Network Post-Processed (static) |         |
| PM186355 | 527 537.377 | 6 917 150.55  | 56   | 0.019 | Derived | Network Post-Processed (static) |         |