

AMENDED IN RED

By: **Matthew Buchanan**

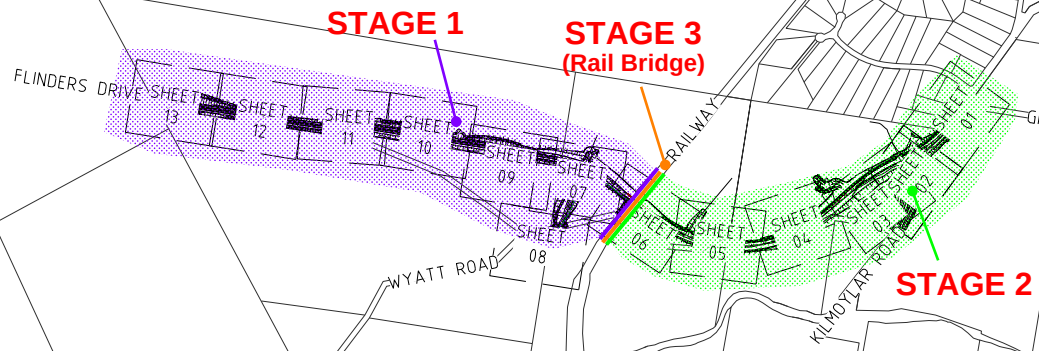
Date: **19 Sept. 2023**



PLANS AND DOCUMENTS
referred to in the
PDA DEVELOPMENT APPROVAL

Approval no.: **DEV2014/607/11**

Date: **27/09/2023**



PROJECT NAME



OPERATIONAL WORKS

EXTERNAL ROADWORKS
EXT 1 - INTERIM

CLIENT

PACIFIQ



0 100 200 300 400 500
Scale 1:10000 - A1 (1:20000 - A3)

ISSUES	DATE
TENDER	12-12-14
COUNCIL	
CONSTRUCTION	30-05-17

H	16-04-23	ISSUE FOR COMPLIANCE & TENDER
G	24-08-22	FOR INFORMATION
F	28-03-22	DESIGN AMENDED
E	19-01-22	TENDER ISSUE
D	27-10-19	CULVERT & AMENDED
C	25-03-18	DESIGN AMENDED
B	22-05-16	STAGE HATCH & BOUNDARY ADDED
A	12-12-14	TENDER ISSUE

PRE DATE AMENDMENT
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DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

SH saunders havill group **robertsday**

THE CONSULTANCY BUREAU **HOG** HARBOR DEVELOPMENT GROUP

Cardno **BIOME** **BMT**

Stephen Hosking Surveys Pty Ltd

DRAWING TITLE

KEY PLAN
SEDIMENT & EROSION,
EXISTING FEATURES,
ROADWORKS & DRAINAGE,
LINEMARKING

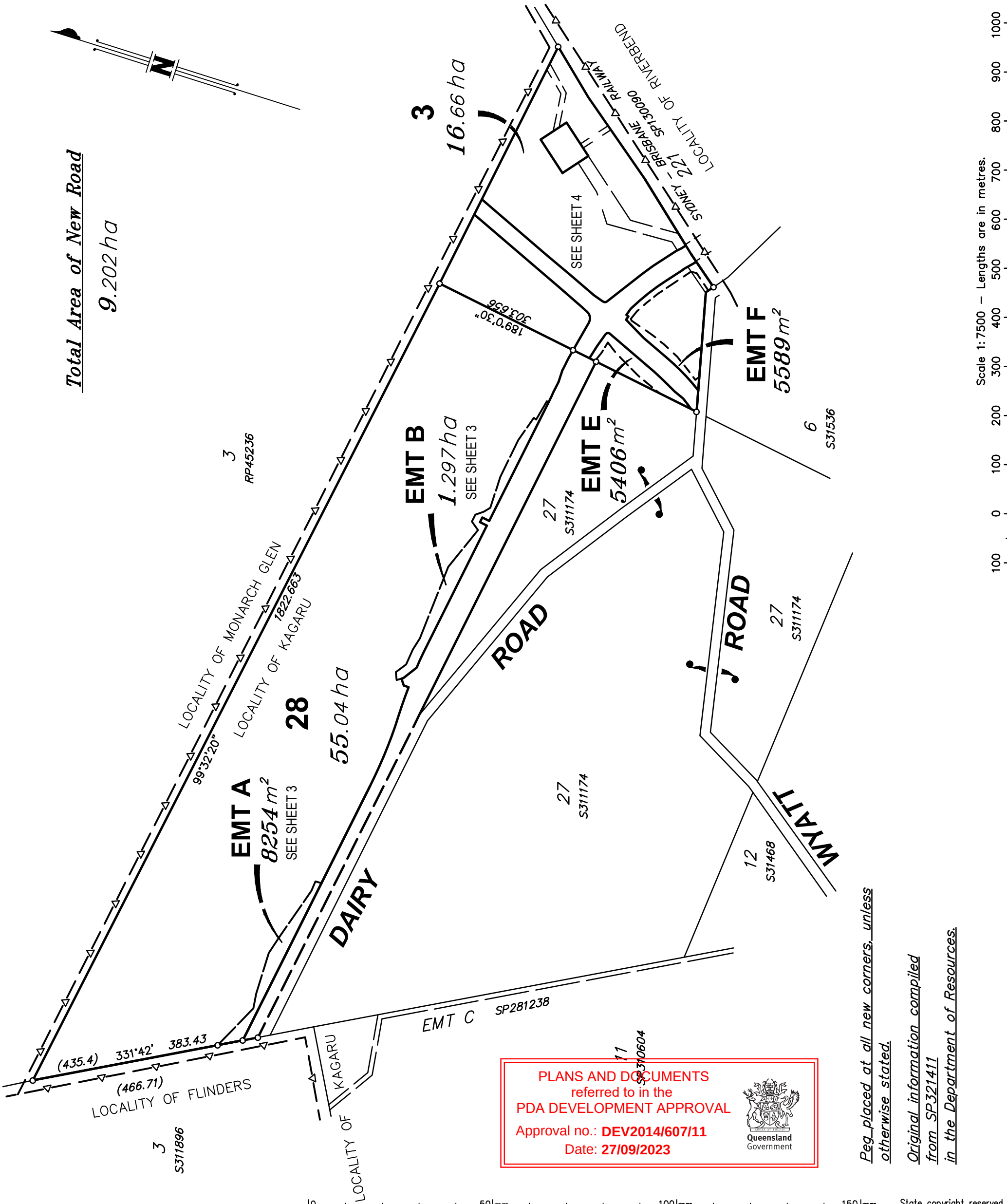
MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel: 07 5571 1099
Fax: 07 5571 1088

Postal Address
PO Box 2484
Southport QLD 4215
Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

DESIGNED PP	DRAWN CYM
APPROVED	PP023873 DATE 10-01-22
DRAWING NUMBER	AMEND.
23300-EXT1-003	H

Lots 3 and 28 SP333202



STEPHEN HOSKING SURVEYS PTY LTD ACN 056 982 293 hereby certify that the land comprised in this plan was surveyed by the corporation, by Stephen Robert Hosking, Cadastral Surveyor, for whose work the corporation accepts responsibility 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

Stephen Robert Hosking, Director & Cadastral Surveyor

Date

**Plan of Lots 3 and 28 and
Easements A and B in Lot 28
and Easements E and F in Lot 3**

Cancelling Lot 3 on SP321411 and Lot 28 on S311174

LOCAL
GOVERNMENT: LOGAN CITY COUNCIL LOCALITY: KAGARU

Meridian: MGA Zone 56 Vide IS222427

Survey
Records: No

Scale: 1:7500

Format: STANDARD

SP333202

*Peg placed at all new corners, unless
otherwise stated.*

*Original information compiled
from SP321411
in the Department of Resources.*

Scale 1:7500 - Lengths are in metres.

(Dealing No.)

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51268118 16958111	Lot 3 on SP321411 Lot 28 on S311174	3 28	New Rd New Rd	EMTs E & F EMTs A & B

ENCUMBRANCE EASEMENT ALLOCATIONS	
Easement	Lots to be Encumbered
721116702 Easement A on SP315979	3
721116704 Easements B, C & D on SP321411	3

Part of Easement D on SP321411
is extinguished by New Road

ADMINISTRATIVE ADVICES	
Vegetation Notation	Lots to be Encumbered
711650257 711650257	3 28

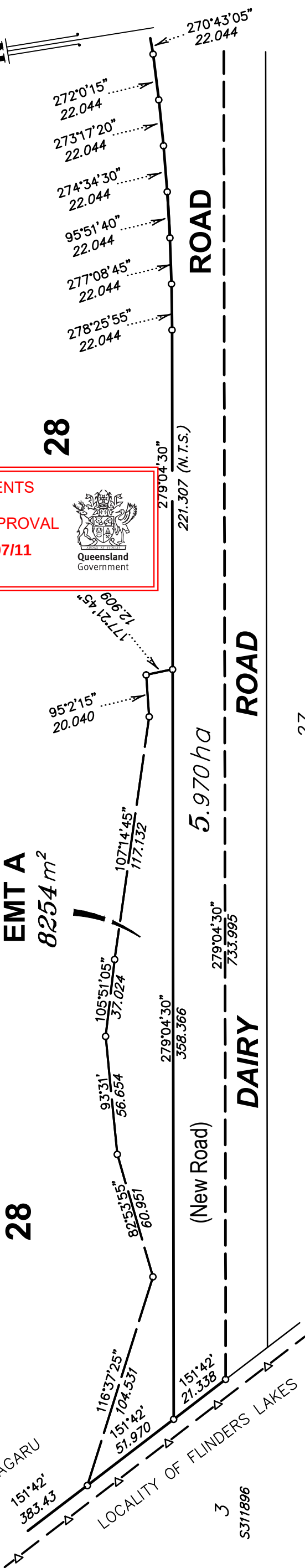
PLANS AND DOCUMENTS
referred to in the
PDA DEVELOPMENT APPROVAL
Approval no.: DEV2014/607/11
Date: 27/09/2023


Queensland
Government

3 28	POR 17 POR 28	
Lots	Orig	
2. Orig Grant Allocation :	5. Passed & Endorsed :	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
3. References : Dept File : Local Govt : Surveyor : -	By : Date : Signed : Designation :	7. Lodgement Fees : Survey Deposit \$..... Lodgement \$..... New Titles \$..... Photocopy \$..... Postage \$..... TOTAL \$..... 8. Insert Plan Number SP333202

Diagram A

Scale 1:2000



EMT A
8254 m²

28

Scale 1:7500 — Lengths are in metres.

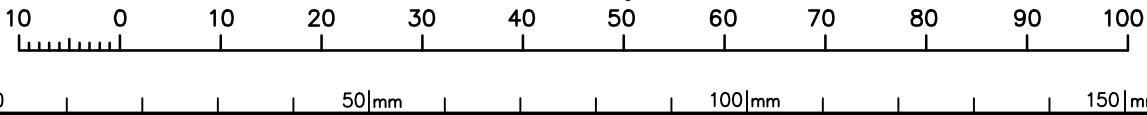
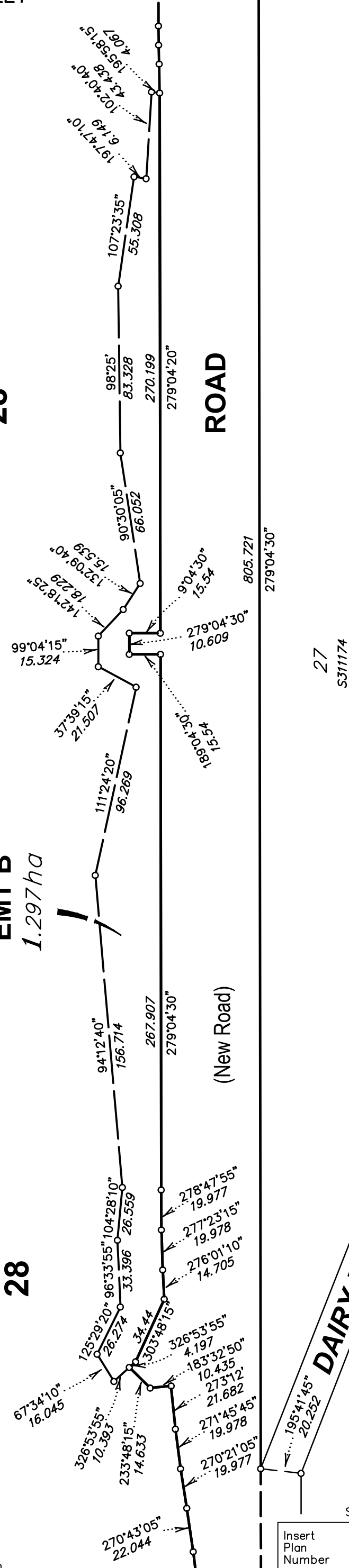


Diagram B

Scale 1:2000



EMT B
1.297 ha

28

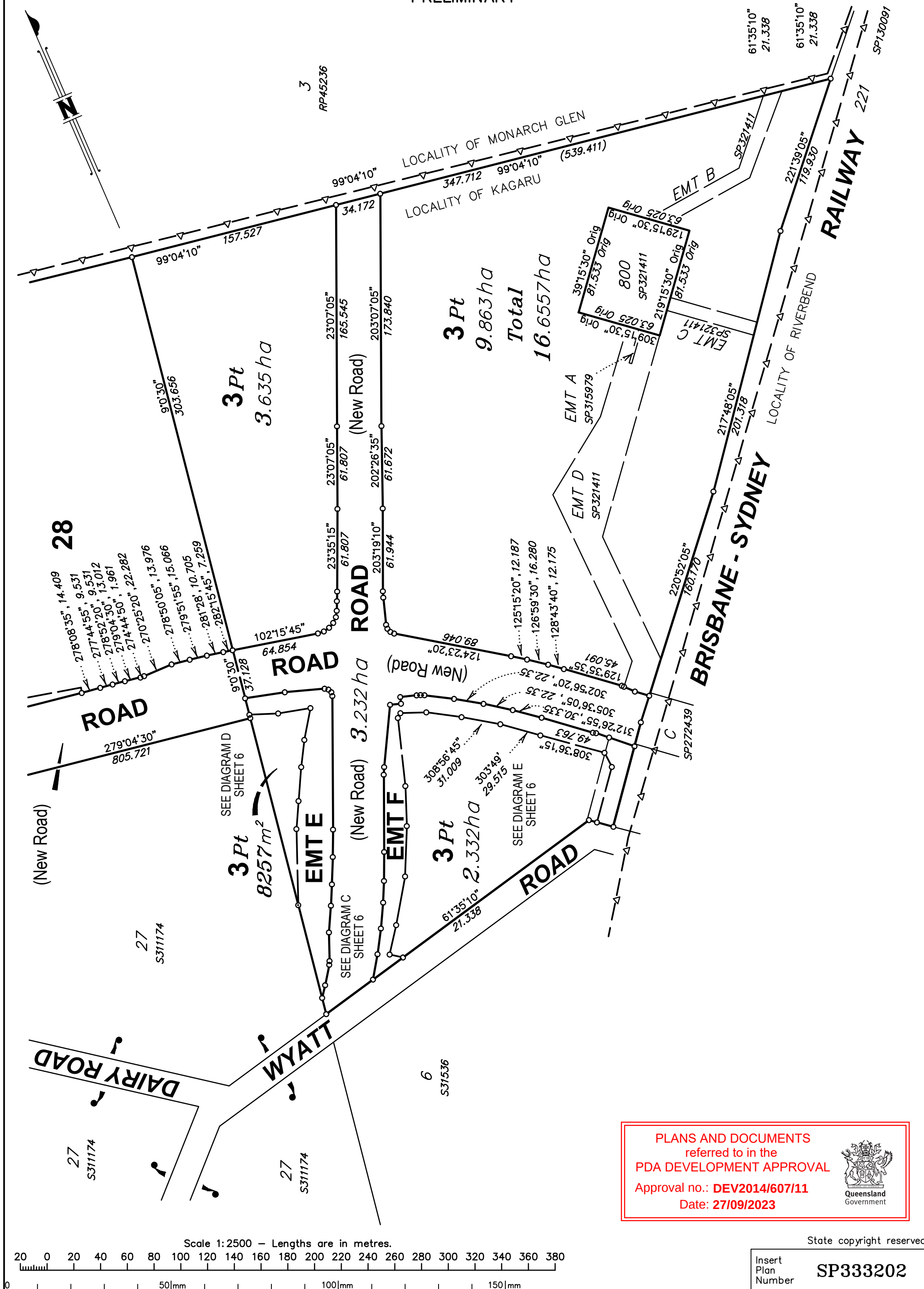
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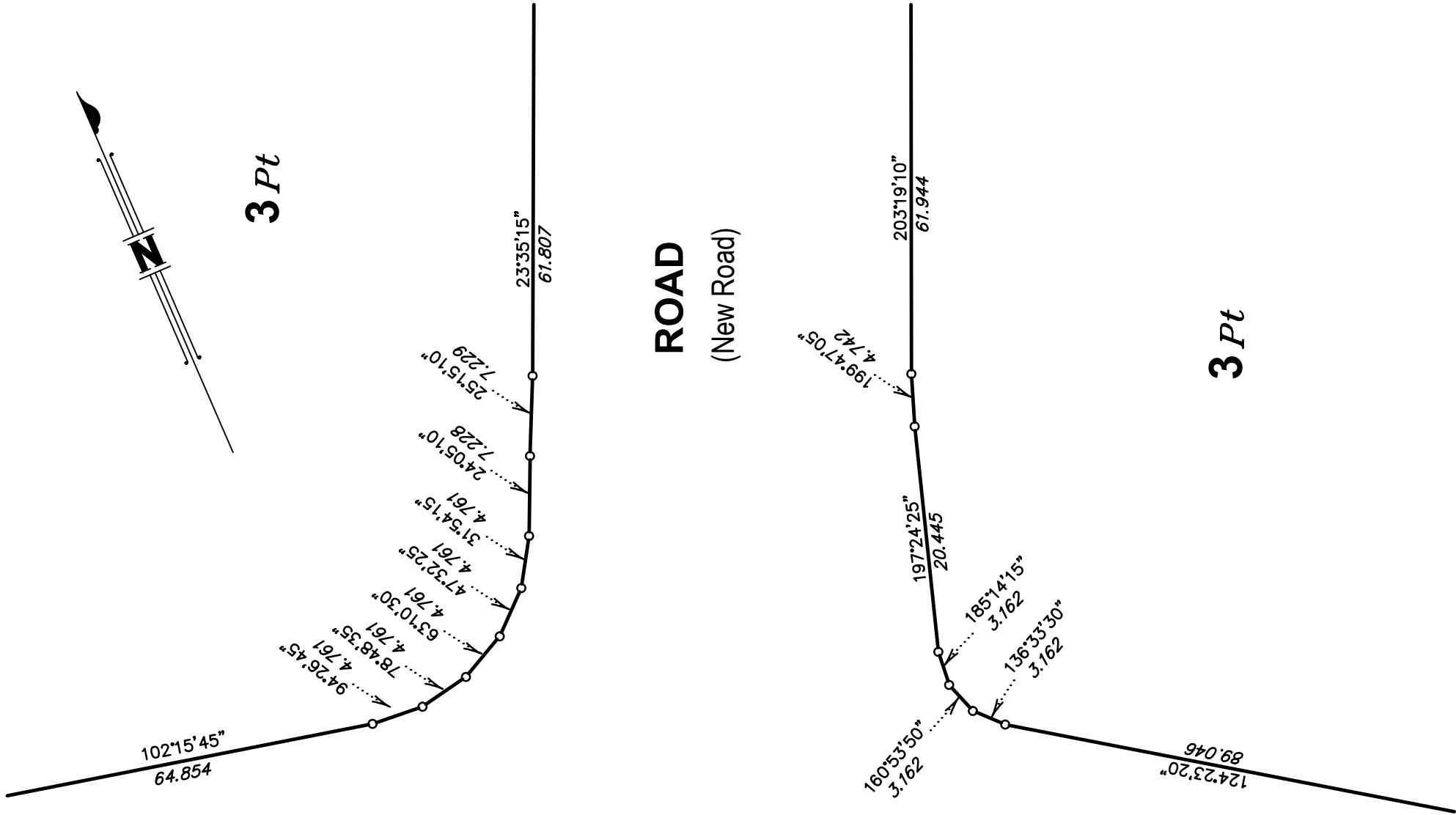
Insert
Plan
Number

SP333202

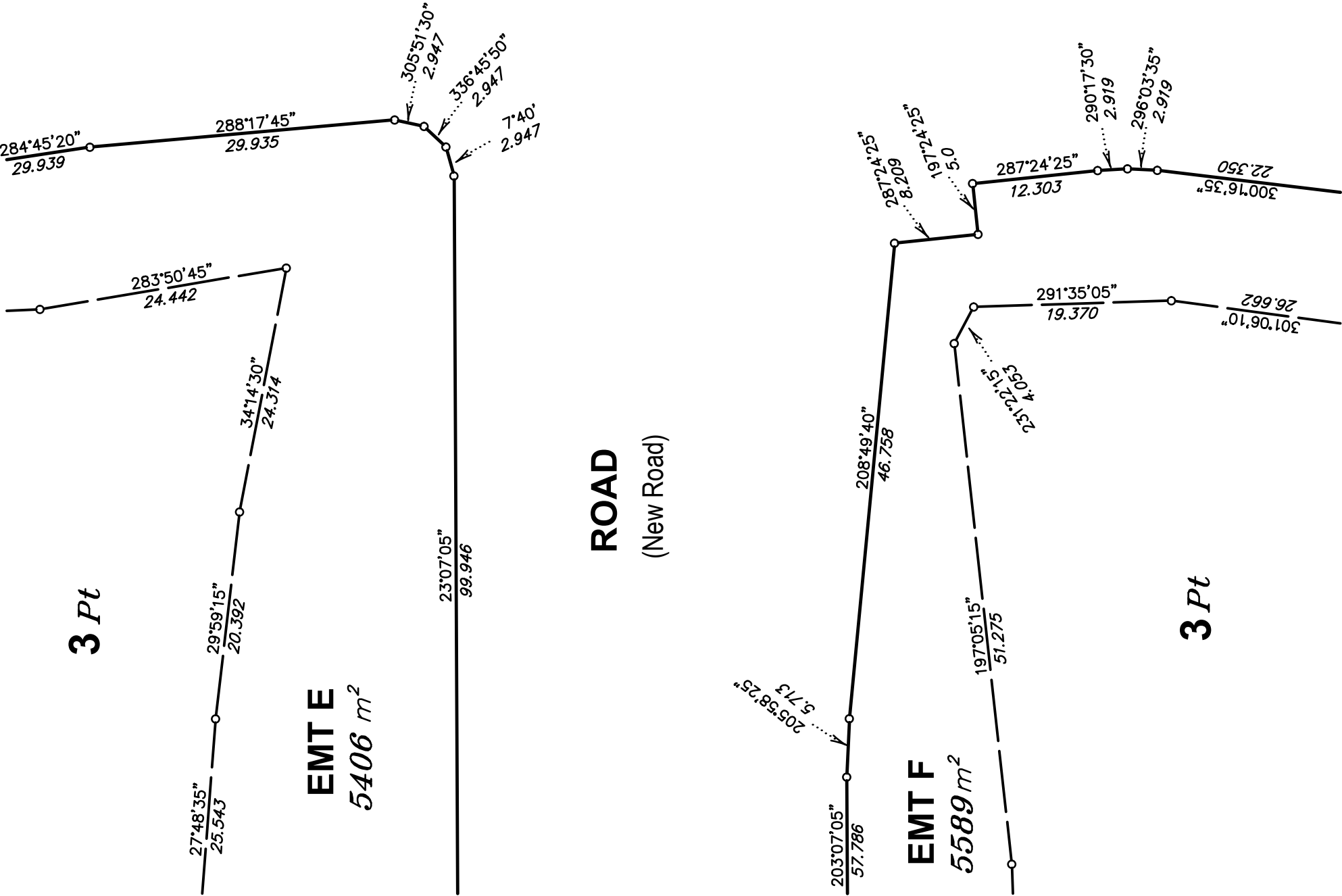
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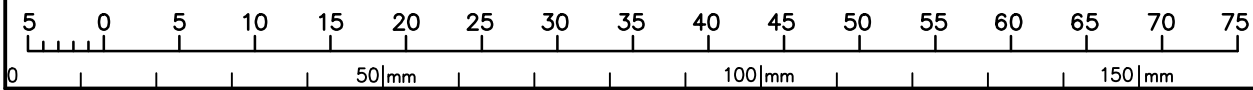




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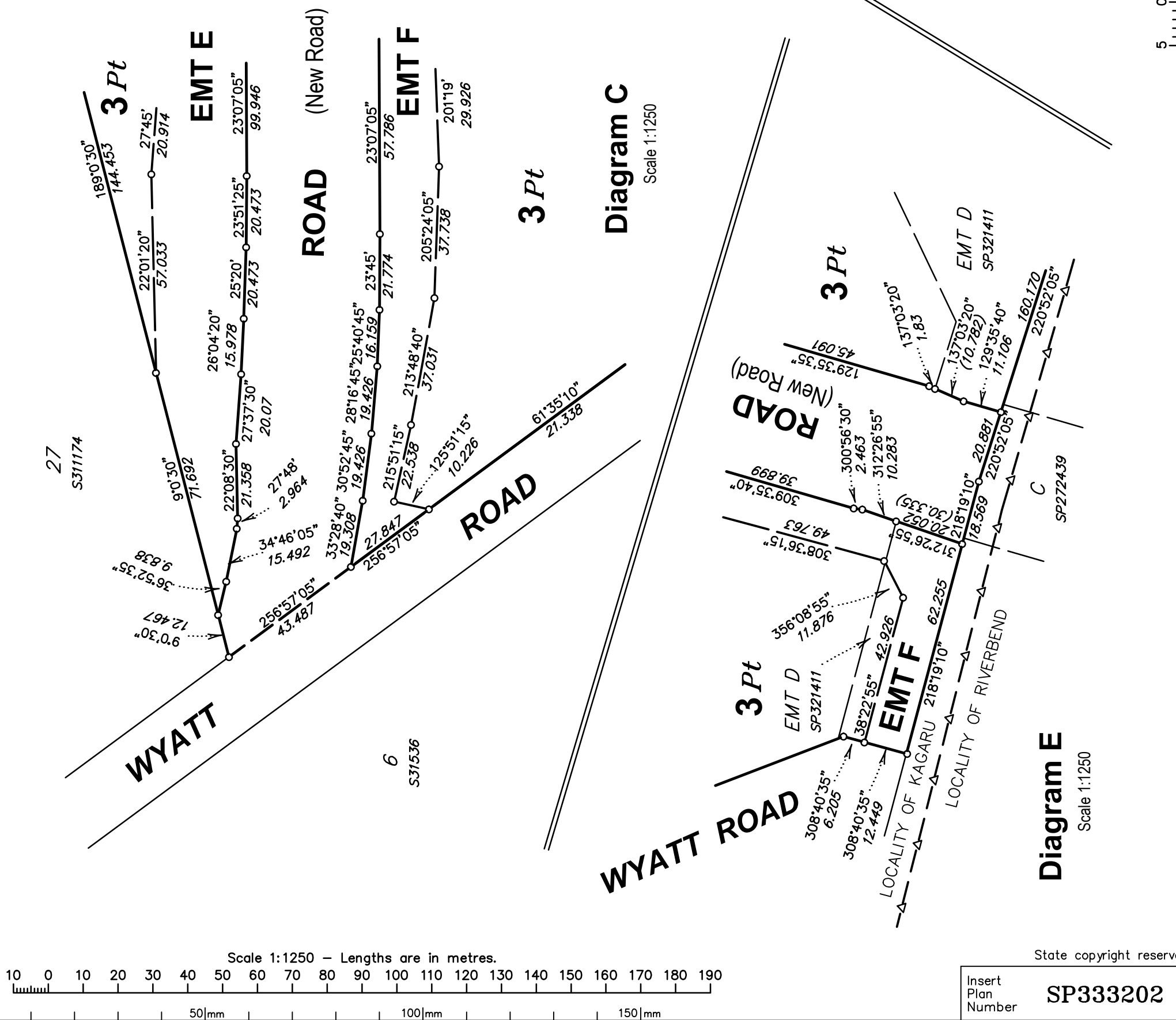
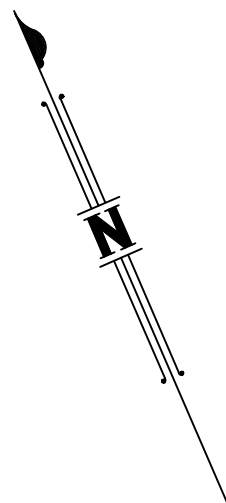
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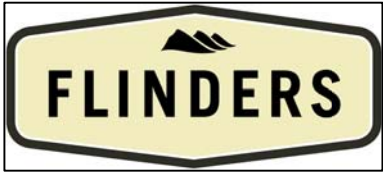
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Insert
Plan
Number

SP333202



Lot 1 RP49296



Dimensions and areas subject to engineering design constraints, statutory authority and referral agency approvals and final survey

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Date: **27/09/2023**



3
RP49296

Locality of Monarch Glen
3
RP45236
983
RP857868
70
RP857866
Locality of Flagstone
99°04'10"
90.843
137.464
37°09'

BRISBANE - SYDNEY RAILWAY
201.321
40°41'

River Bend

1
RP49296
11.68 ha (Pt)
Bal 12.83 ha
(total)

24
SPI42997

NEW ROAD

Easement

Lot C on SP272439
(permission granted under
Sec 253 of T.L. Act 1994)

NEW ROAD

1.152 ha (Pt)

STAGE 2 STAGE 1

WYATT

ROAD

NEW ROAD
6763 m²

NEW ROAD

Existing WYATT RD

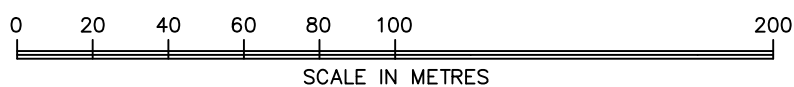
Road to be Closed

Existing WYATT RD
(access to Lot 7)

25
SPI42997

For overall concept plan see Dwg 2029/25/A3
For details of Lot 23 road requirements see Dwg 2029/26/A3
For details of Lot 24 road requirements see Dwg 2029/27/A3
For details of Lot 3 road requirements see Dwg 2029/29/A3
For details of Lot 28 road requirements see Dwg 2029/30/A3

Road to be Closed
& added to Lot 1
7611m²



E 20/04/2021

SCALE 1:2000	DATE 28/08/2014
LEVEL DATUM	DRAWN AVP
CHECKED SRH	CLIENT PACIFIC INVESTMENT DEVELOPMENT CORPORATION
CAD ProposalLot1.dwg	
COUNCIL	

FLINDERS ESTATE UNDULLAH
ROL 1 - EXTERNAL ROADS
Road Widening and New Road Requirements
Lot 1 on RP49296
Wyatt Road, JIMBOOMBA

STEPHEN HOSKING SURVEYS PTY. LTD.
CONSULTING SURVEYORS A.C.N. 056 982 293

OFFICE ADDRESS
SUITE 3, 27 ALICIA ST.
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PO BOX 379
SOUTHPORT BC QLD. 4215

Email shsurveys@ozemail.com.au
PHONE (07) 55917703
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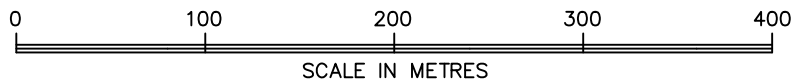
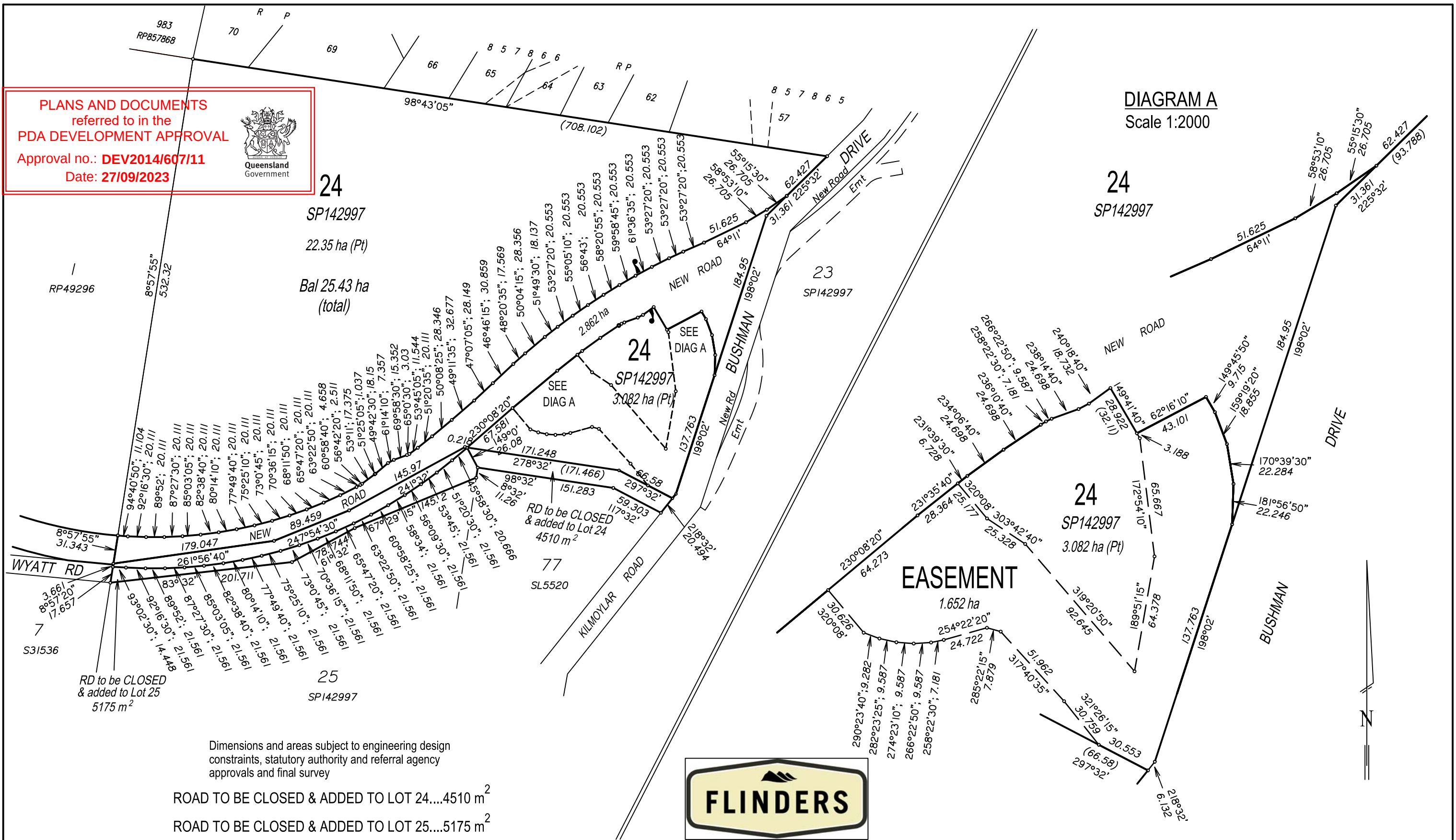
AMENDMENTS
A 1/10/14 Rd Close
B 11/3/15 Rd Close
C 18/04/16 Update
D 22/06/16 Update
DRAWING NO 2029/28/A3

Lot 24 SP142997

PLANS AND DOCUMENTS
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Date: **27/09/2023**



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For overall concept plan see Dwg 2029/25/A3
For details of Lot 23 road requirements see Dwg 2029/26/A3
For details of Lot 1 road requirements see Dwg 2029/28/A3
For details of Lot 3 road requirements see Dwg 2029/29/A3
For details of Lot 28 road requirements see Dwg 2029/30/A3

SCALE	1:4000	DATE	28/08/2014
LEVEL DATUM		DRAWN	AVP
CHECKED	SRH	CLIENT	PACIFIC INVESTMENT DEVELOPMENT CORPORATION
CAD	ProposalLot24.dwg		
COUNCIL	LOGAN C C		

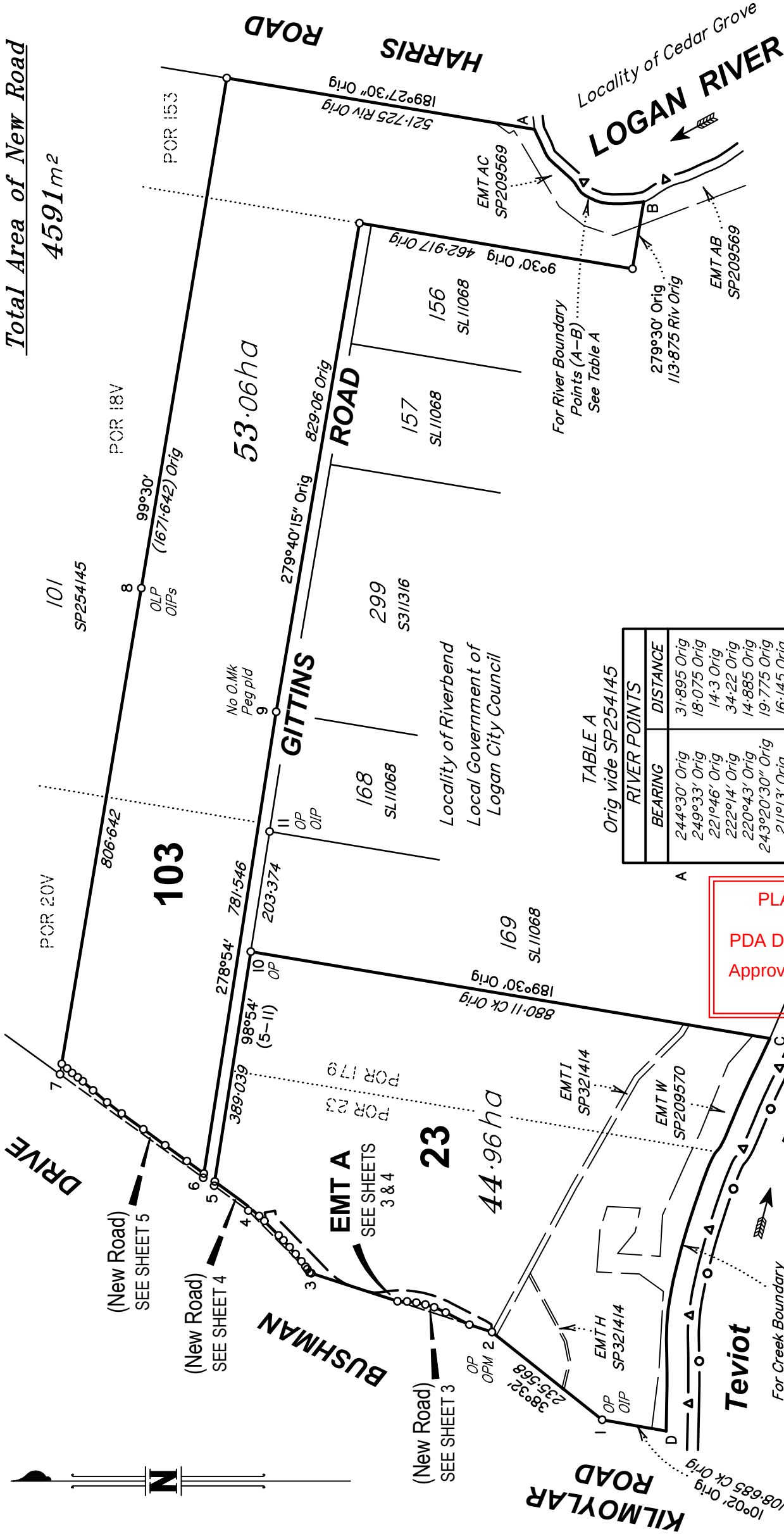
FLINDERS ESTATE UNDULLAH
ROL 1 - EXTERNAL ROADS
Road Widening and New Road Requirements
Lot 24 on SP142997
Wyatt Road / Bushman Drive, RIVER BEND

STEPHEN HOSKING SURVEYS PTY. LTD.
CONSULTING SURVEYORS A.C.N. 056 982 293

OFFICE ADDRESS	POSTAL ADDRESS	Email
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SOUTHPORT QLD. 4215	SOUTHPORT BC QLD. 4215	PHONE (07) 55917703
	FAX (07) 55917709	

F 20/04/2021
AMENDMENTS
A 1/10/14 Rd Close
B 10/3/15 Rd Close
C 12/04/16
D 22/06/16
E 10/05/17
DRAWING NO
2029/27/A3

SP333196 including Lot 23



Total Area of New Road
4591m²

53.06ha

44.96 ha

LOGAN RIVER

Brook

TABLE A
Orig vide SP254145

BEARING	DISTANCE
244°30' Orig	31.895 Orig
249°33' Orig	18.075 Orig
221°46' Orig	14.3 Orig
222°14' Orig	34.22 Orig
220°43' Orig	14.885 Orig
243°20'30" Orig	19.775 Orig
211°13' Orig	16.145 Orig
203°35'40" Orig	23.43 Orig
184°12' Orig	19.325 Orig
178°41'50" Orig	35.25 Orig
169°57' Orig	16.995 Orig

TABLE B
Orig vide SP209570

BEARING	DISTANCE
294°39'10" Orig	36.23 Orig
297°09' Orig	33.615 Orig
294°42'50" Orig	49.3 Orig
292°05'40" Orig	51.465 Orig
293°50'20" Orig	37.93 Orig
9°30' Orig	10.058 Orig
288°49'50" Orig	181.719 Orig
280°47'50" Orig	129.736 Orig
259°56'40" Orig	49.414 Orig
271°40'30" Orig	120.19 Orig

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	SP142997	171°51'	1.174
3	OIP	SP142997	23°42'	0.828
5	OIP	SP209569	120°27'10"	2.44
6	ORT Remns	SL224	23°27'55"	7.041
7	OIP	SP254145	298°33'10"	2.05
7	OIP	SP254145	218°01'20"	20.565
8	OIP	SP254145	203°15'	1.01
8	OIP	SP254145	189°57'	19.795
11	OIP	SP209569	16°35'	4.075

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	SP209570	219°00'30"	78.43	171095	Star Picket
5-OPM	SP209569	282°47'10"	32.645	171096	Star Picket

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Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP209570 & SP254145 in the Department of Resources.

Subsequent New Plan of Survey under Section 113 of the Survey and Mapping Infrastructure Act 2003, so far as relates to Stns A-B.

First New Plan of Survey under Section 108 of Survey and Mapping Infrastructure Act 2003, so far as relates to Stns C-D.

STEPHEN HOSKING SURVEYS PTY LTD ACN 056 982 293 hereby certify that the land comprised in this plan was surveyed by the corporation, by Stephen Robert Hosking, Cadastral Surveyor, for whose work the corporation accepts responsibility 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

Stephen Robert Hosking, Director & Cadastral Surveyor

Date

0 50mm 100mm 150mm State copyright reserved.	
Plan of Lots 23, 103 & Emt A in Lot 23	
Cancelling Lot 23 on SP142997 & Lot 103 on SP254145	
LOCAL GOVERNMENT: LOGAN CITY COUNCIL	LOCALITY: RIVERBEND
Meridian: MGA Zone 56 Vide SP321414	Survey Records: No
Scale: 1:8000	
Format: STANDARD	
SP333196	

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

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

Sheet
2of
5

(Dealing No.)

4. Lodged by

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

I. Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
50378293	Lot 23 on SPI42997	23	New Rd	Emt A
50930068	Lot 103 on SP254145	103	New Rd	—

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
712417762 (Emt W on SP209570)	23
721113040 (Emts H & I on SP321414)	23
712417854 (Emt AC on SP209569)	103

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Government

103

23

POR 18V, 20V & 153

POR 23 & 179

Lots

Orig

2. Orig Grant Allocation :

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

5. Passed & Endorsed :

By :
Date :
Signed :
Designation :

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~~

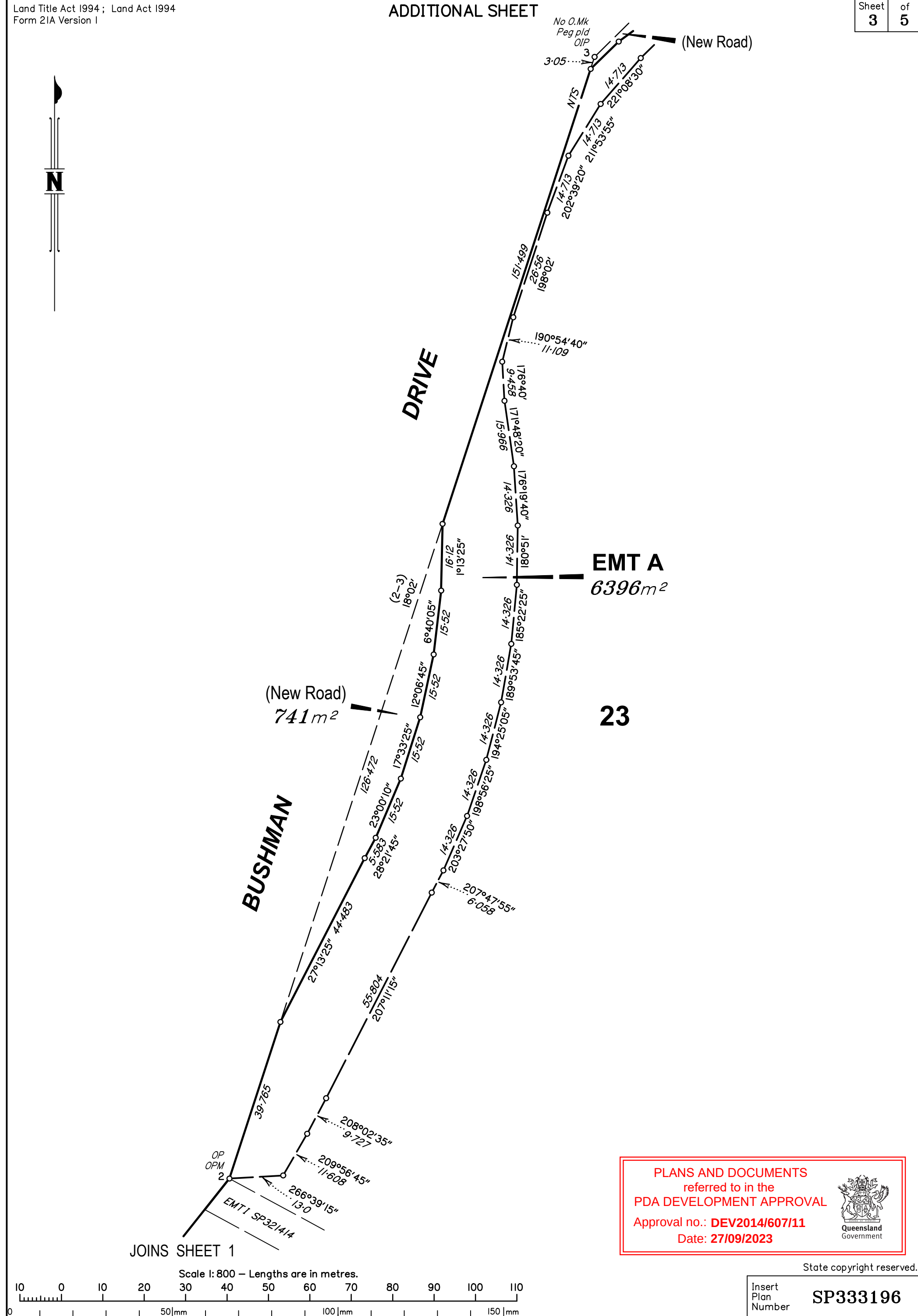
.....
Cadastral Surveyor/Director* Date
*delete words not required

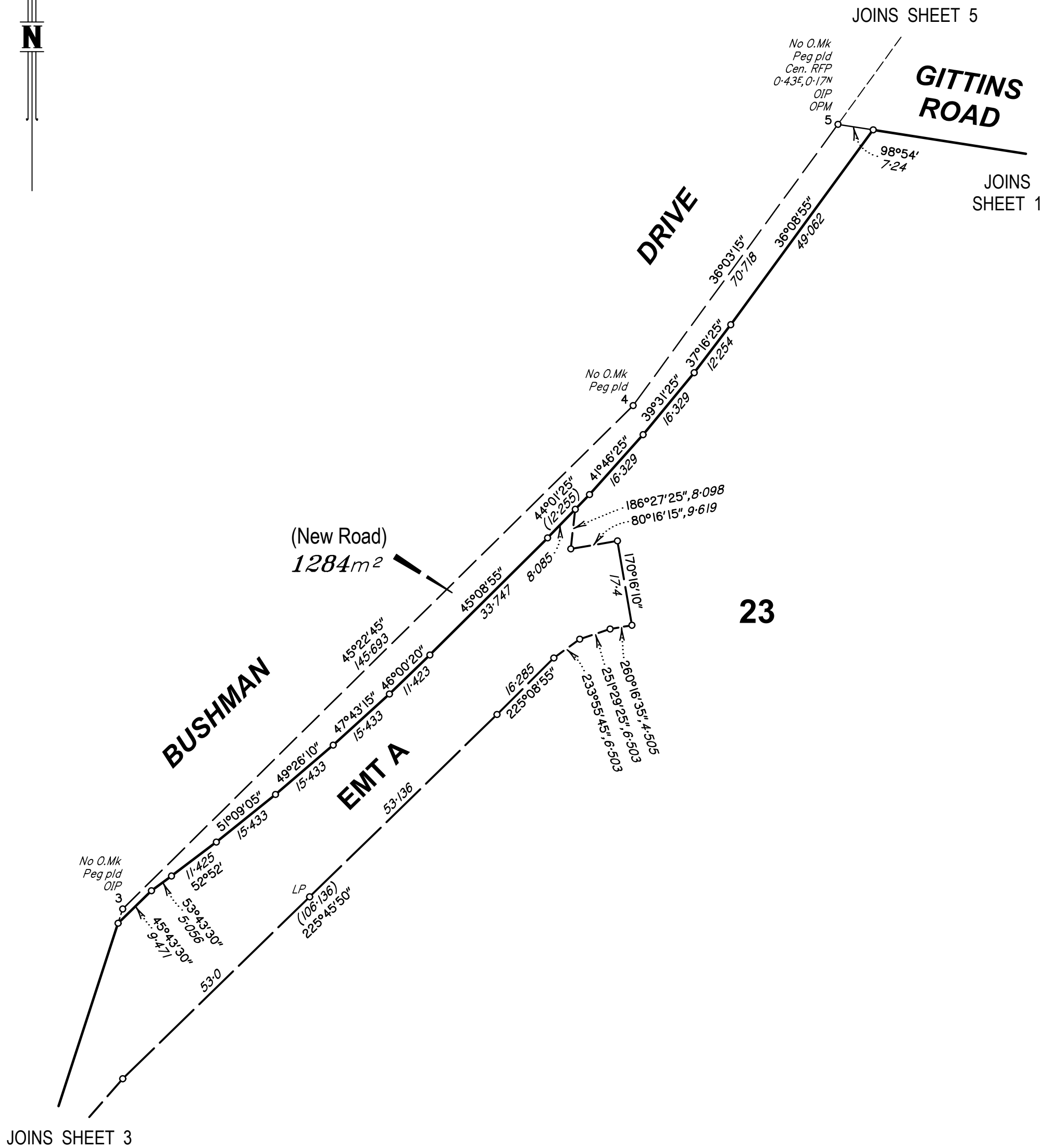
7. Lodgement Fees :

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

8. Insert Plan Number

SP333196





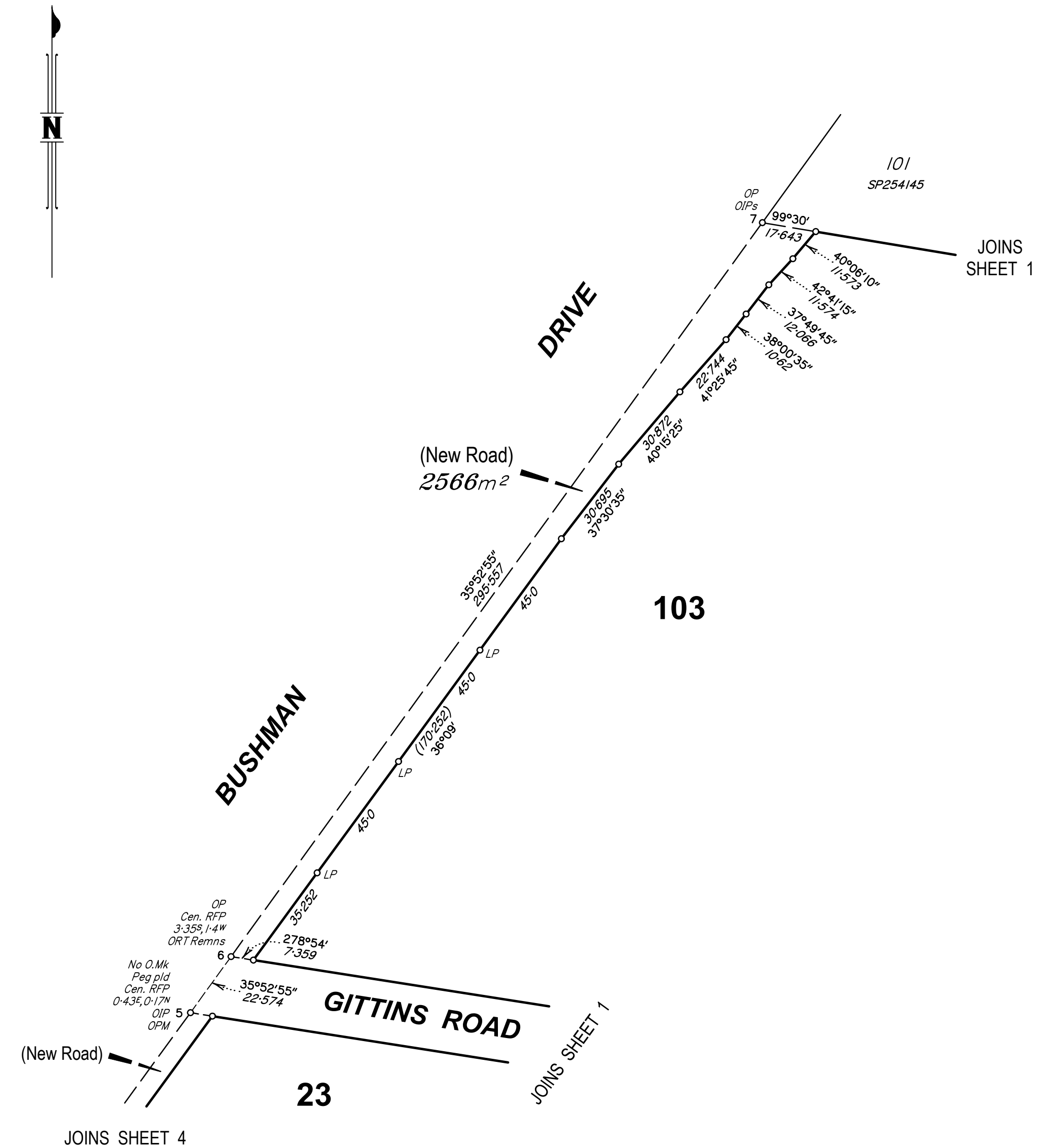
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10 0 10 20 30 40 50 60 70 80 90 100 110

0 50 mm 100 mm 150 mm

Insert
Plan
Number

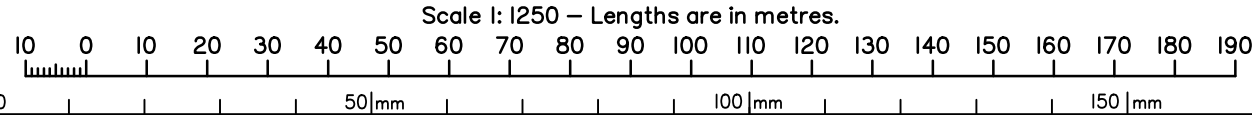
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Number

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