

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: BE 042S

MEL G SOLUTIONS (S) FOR STOCKLAND
PO BOX 6030
MOOLLOOLAH QLD 4553

Title Reference:	51426613
Lodgement No:	7189985
Office:	BRISBANE
Box:	42

This is the current status of the title as at 13:38 on 20/07/2026

ESTATE AND LAND

Estate in Fee Simple

LOT 505 SURVEY PLAN 357764

Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 725046657 17/07/2026

STOCKLAND DEVELOPMENT PTY LIMITED A.C.N. 000 064 835

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 14151066 (POR 484)
Deed of Grant No. 15008221 (POR 505)
Deed of Grant No. 17017148 (Lot 648 on CP CG4590)
- EASEMENT IN GROSS No 719310451 15/03/2019 at 11:04
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENTS B AND C ON SP303517
- MORTGAGE No 719529238 24/07/2019 at 12:19
TERRENCE MARK PTY LIMITED A.C.N. 634 005 682
- CHANGE OF NAME DLNG (COMPANY) No 723466384 16/08/2024 at 11:01
MORTGAGE: 719529238
SEQ LAND PTY LIMITED A.C.N. 634 005 682
- EASEMENT IN GROSS No 722111492 17/11/2022 at 08:07
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENTS CY AND CZ ON SP332408
- PAR/SURRENDER No 723142844 22/03/2024 at 09:39
EASEMENT IN GROSS: 722111492
SO FAR AS RELATES TO EASEMENT CY ON SP332408
- EASEMENT IN GROSS No 722111493 17/11/2022 at 08:07
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT CV ON SP332408

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

8. EASEMENT IN GROSS No 722111494 17/11/2022 at 08:08
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENTS CW AND CX ON SP332408
9. PAR/SURRENDER No 723142842 22/03/2024 at 09:38
EASEMENT IN GROSS: 722111494
SO FAR AS RELATES TO EASEMENT CW ON SP332408
10. LEASE No 722146563 01/12/2022 at 14:37
LEADEN PASTORAL PTY LTD A.C.N. 143 375 419
OF THE WHOLE OF THE LAND
TERM: 01/10/2022 TO 30/09/2028 OPTION 3 YEARS
11. EASEMENT IN GROSS No 722700015 24/08/2023 at 08:56
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT CV ON SP332408
12. EASEMENT IN GROSS No 723142857 22/03/2024 at 09:44
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT FG ON SP344665
13. EASEMENT IN GROSS No 723142859 22/03/2024 at 09:45
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT FH ON SP344665

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712292992	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	20/03/2009 14:36	CURRENT
712293010	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	20/03/2009 14:38	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51403561	Search Date:	06/08/2026 11:23
Date Title Created:	05/12/2025	Request No:	57143199
Previous Title:	51403388		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 353735

Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 724540200 04/12/2025

STOCKLAND DEVELOPMENT PTY LIMITED A.C.N. 000 064 835

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 15008221 (POR 505)
2. MORTGAGE No 719529238 24/07/2019 at 12:19
TERRENCE MARK PTY LIMITED A.C.N. 634 005 682
3. EASEMENT IN GROSS No 721462789 07/02/2022 at 14:28
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT CQ ON SP330430
4. EASEMENT IN GROSS No 722227193 13/01/2023 at 08:00
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT DU ON SP332416
5. EASEMENT IN GROSS No 722415682 17/04/2023 at 13:51
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT DS ON SP336567
6. EASEMENT IN GROSS No 722417426 17/04/2023 at 15:47
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT EC ON SP334582
7. EASEMENT IN GROSS No 724248441 05/08/2025 at 08:56
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT HH ON SP353754
8. EASEMENT IN GROSS No 724540201 04/12/2025 at 06:30
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT HY ON SP353735

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51403561
-------------------------	-----------------

ADMINISTRATIVE ADVICES

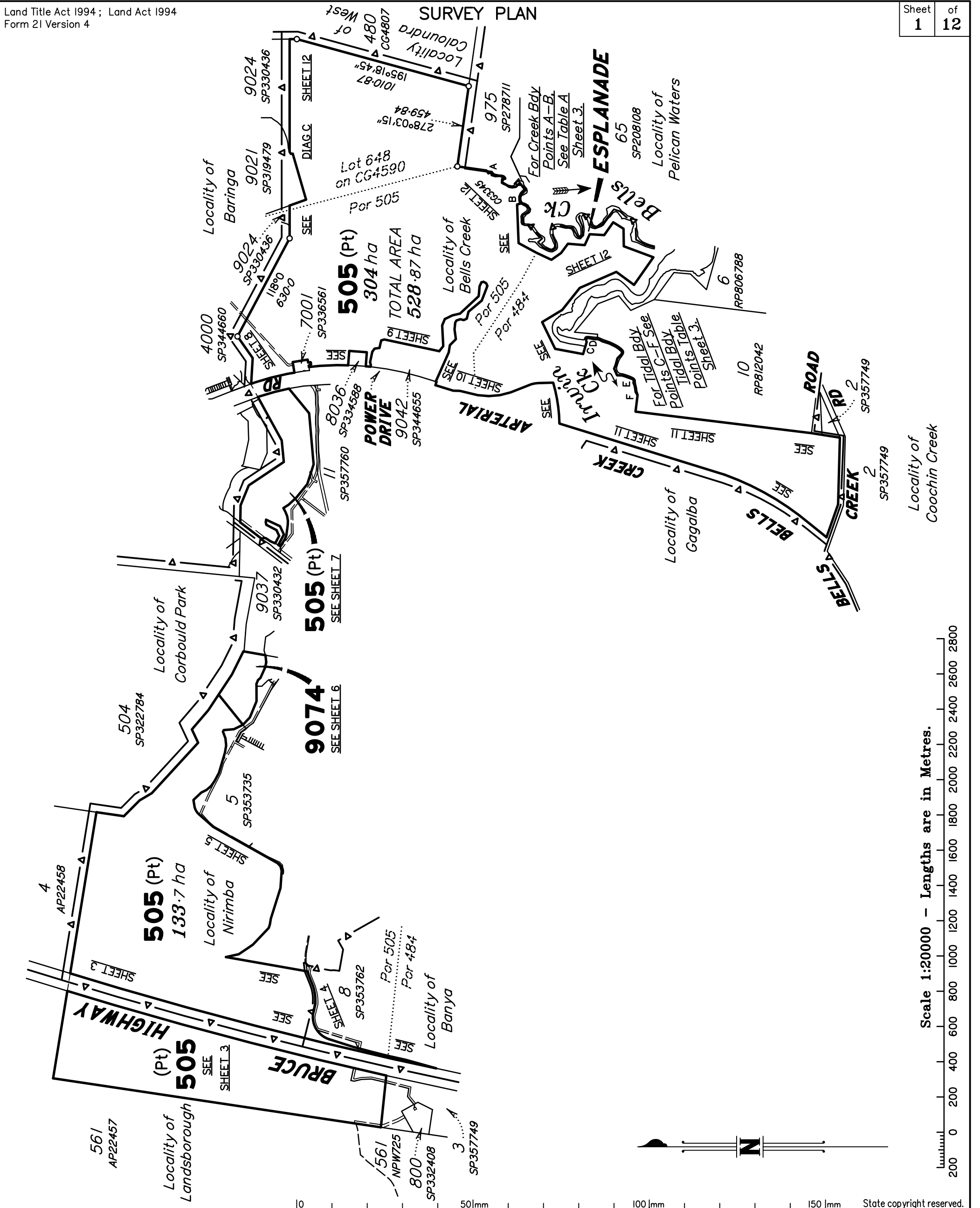
Dealing	Type	Lodgement Date	Status
712292992	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	20/03/2009 14:36	CURRENT
712293010	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	20/03/2009 14:38	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



RPS AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the corporation, by Geoffrey Ray Wilson, Cadastral Surveyor, for whose work the corporation accepts responsibility, has made this plan under Section 18 of the Survey and Mapping Infrastructure Regulation 2024 and pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from SP284343, SP317082 & SP347399 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.


.....
Authorised Delegate

13/04/2026
.....
Date

*Plan of
Lots 505 & 9074
Cancelling Lots 505 & 9074 on SP347399*

LOCAL GOVERNMENT: *SUNSHINE COAST REGIONAL COUNCIL*

LOCALITY: LANDSBOROUGH /
NIRIMBA /BANYA/
BELLS CREEK

Meridian: *MGA (Zone 56) Vide SP347399*

Survey Records:	<i>No</i>
--------------------	-----------

Scale: ***1:20000***

Format: **STANDARD**

SP357764

State copyright reserved.

(Dealing No.)

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51355838	Lot 505 on SP347399	505 & 9074	—	—
51355839	Lot 9074 on SP347399	9074	—	—

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
719310451 (Emts B & C on SP303517)	505
722111492 (Emt CZ on SP332408)	505
722111493 (Emt CV on SP332408)	505
722111494 (Emt CX on SP332408)	505
722700015 (Emt CV on SP332408)	505
723142857 (Emt FG on SP344665)	505
723142859 (Emt FH on SP344665)	505

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719529238	505	9074

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
722146563	505 & 9074

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
712292992	505 & 9074
712293010	505 & 9074

9074	Por 505
505	Por 484, Por 505 & Lot 648 on CG4590
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : PR124697—8

5. Passed & Endorsed :
By: RPS AAP CONSULTING PTY LTD
ACN 117 883 173
Date :
Signed :
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
SP357764

Bells Creek

A first new plan of survey (SP284343) was registered for the subject land on 25/07/2016, under s.108 of the SMIA. Check measurements confirmed that the top of bank of Bells Creek has not changed since SP284343. Therefore, this plan being a subsequent new plan of survey has been compiled from SP284343.

TABLE A

CREEK POINTS	
BEARING	DISTANCE
233°53'30"	20.517
152°31'55"	19.813
267°58'05"	18.547
196°46'	21.667
176°34'55"	27.064
201°52'05"	21.002
218°34'05"	8.047
342°15'35"	14.507
274°52'40"	21.76
211°26'30"	8.11
204°31'55"	20.736
215°16'	17.486
190°40'30"	19.38
170°17'10"	20.342
137°22'55"	31.304
231°58'45"	44.738
314°24'50"	31.219
294°06'30"	21.003
268°52'50"	20.342
258°02'35"	20.175

TIDAL BDY POINTS	
BEARING	DISTANCE
77°0'	16.96
102°0'	5.933
174°56'20"	12.737
190°02'15"	39.745
169°20'	10.694
200°08'	14.51
207°52'35"	18.205
197°19'	41.25
206°18'50"	39.0
212°02'20"	18.896
220°29'10"	27.912
271°49'35"	12.281
313°34'	37.373
285°08'	38.416
292°21'50"	22.737
246°04'	41.369
181°26'10"	28.913
197°45'40"	19.36
200°02'20"	49.958
272°59'	20.633
241°41'	10.027
257°44'40"	21.313
263°90'	20.736
237°56'25"	20.736

Irwin Creek

Subsequent new plan of survey of a tidal boundary s. 86 Survey and Mapping Infrastructure Act 2003 (SMIA). Compiled from registered and authoritative information s. 85 SMIA.

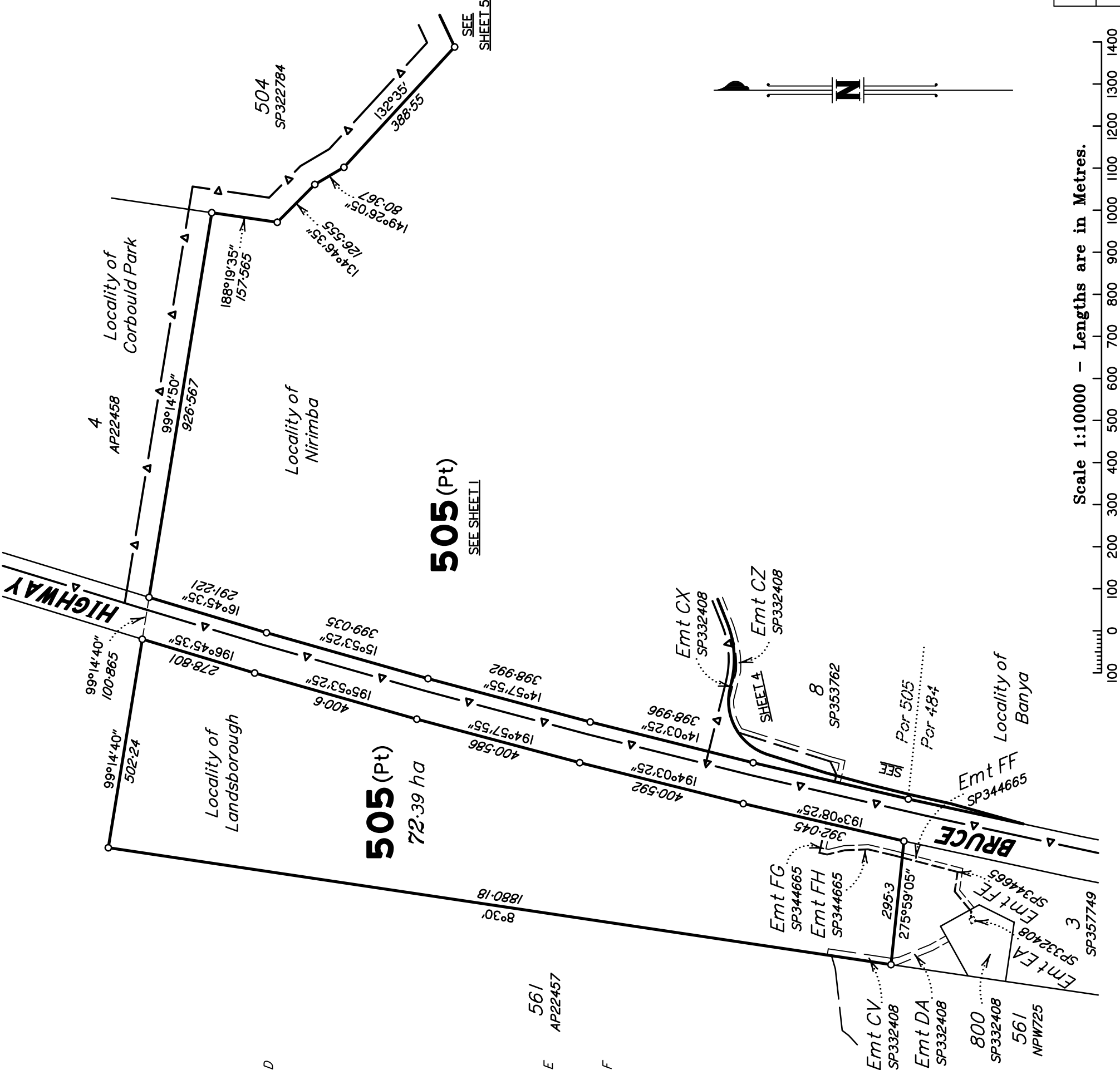
A first new plan of survey, SP317082, was registered for the subject land on 29/09/2020 pursuant to s.80 of the Survey and Mapping Infrastructure Act 2003.

On the first new plan of survey, the mangrove fringe, as surveyed on CG2926 between stations A-B & C-D, and the edge of saltmarsh, as surveyed on GG640 between stations B-C, was adopted as the boundary.

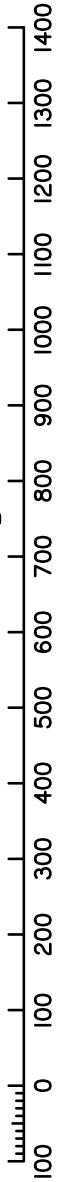
Compiled Plan

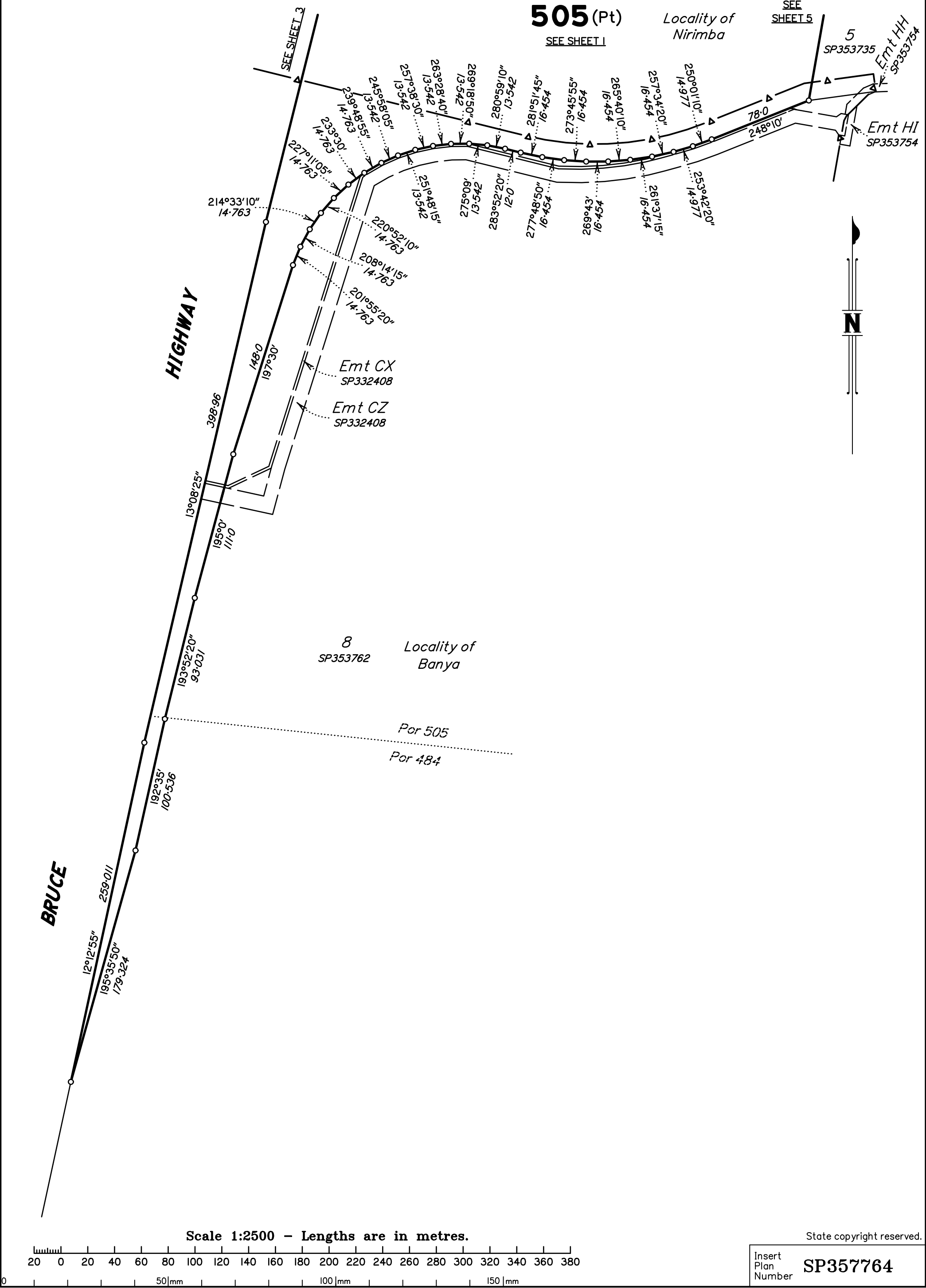
A site inspection has confirmed that recent weather events have not impacted on the mangrove fringe or saltmarsh. Check measurements confirm that the feature is, to the greatest practical extent, in the same location. Therefore, the boundary has been compiled from SP317082.

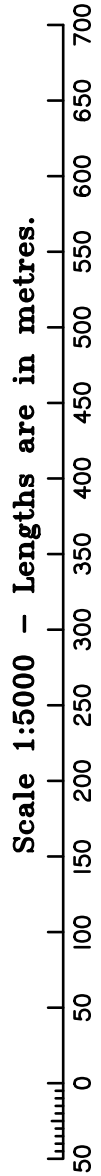
State copyright reserved.



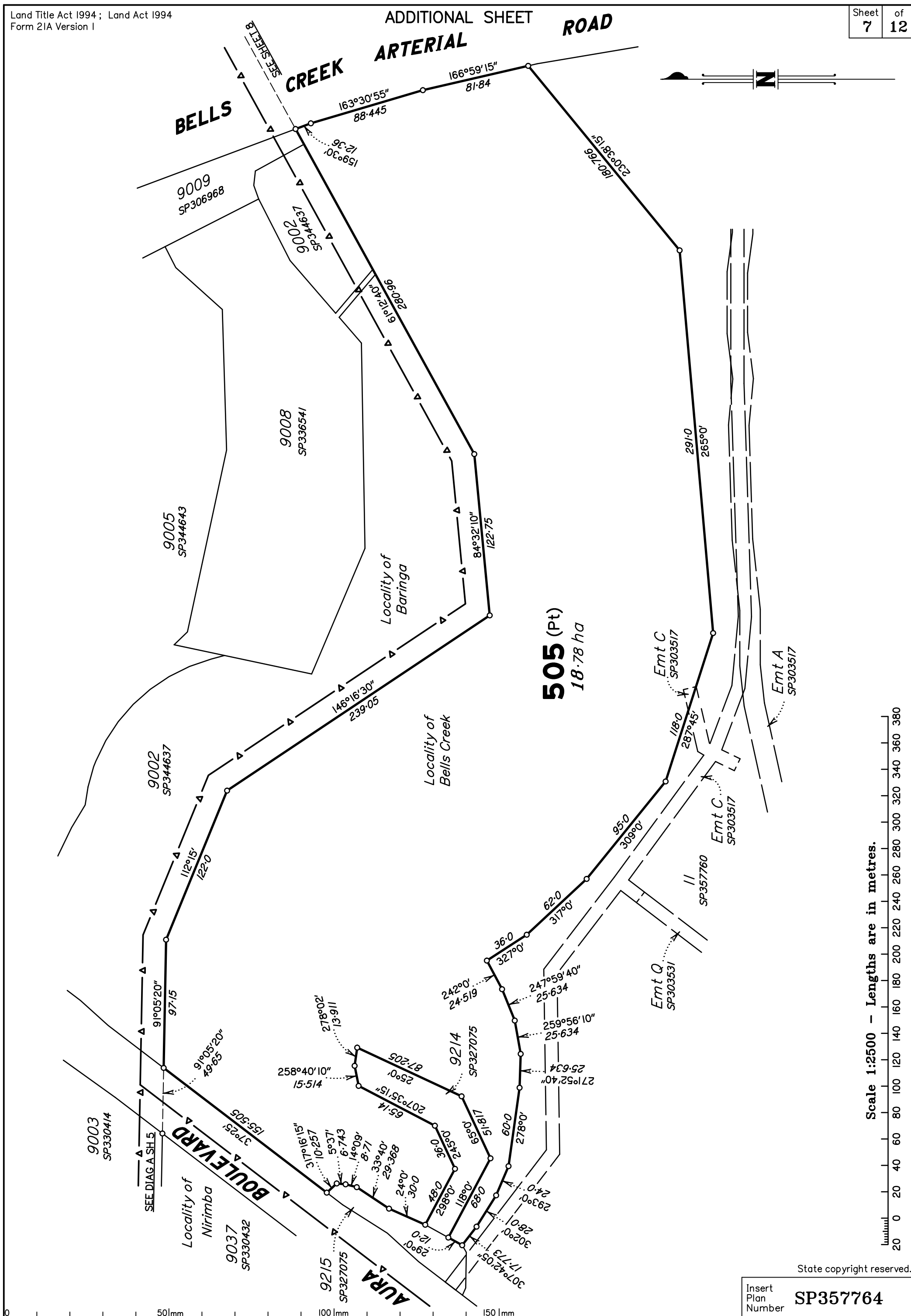
Scale 1:10000 – Lengths are in Metres.











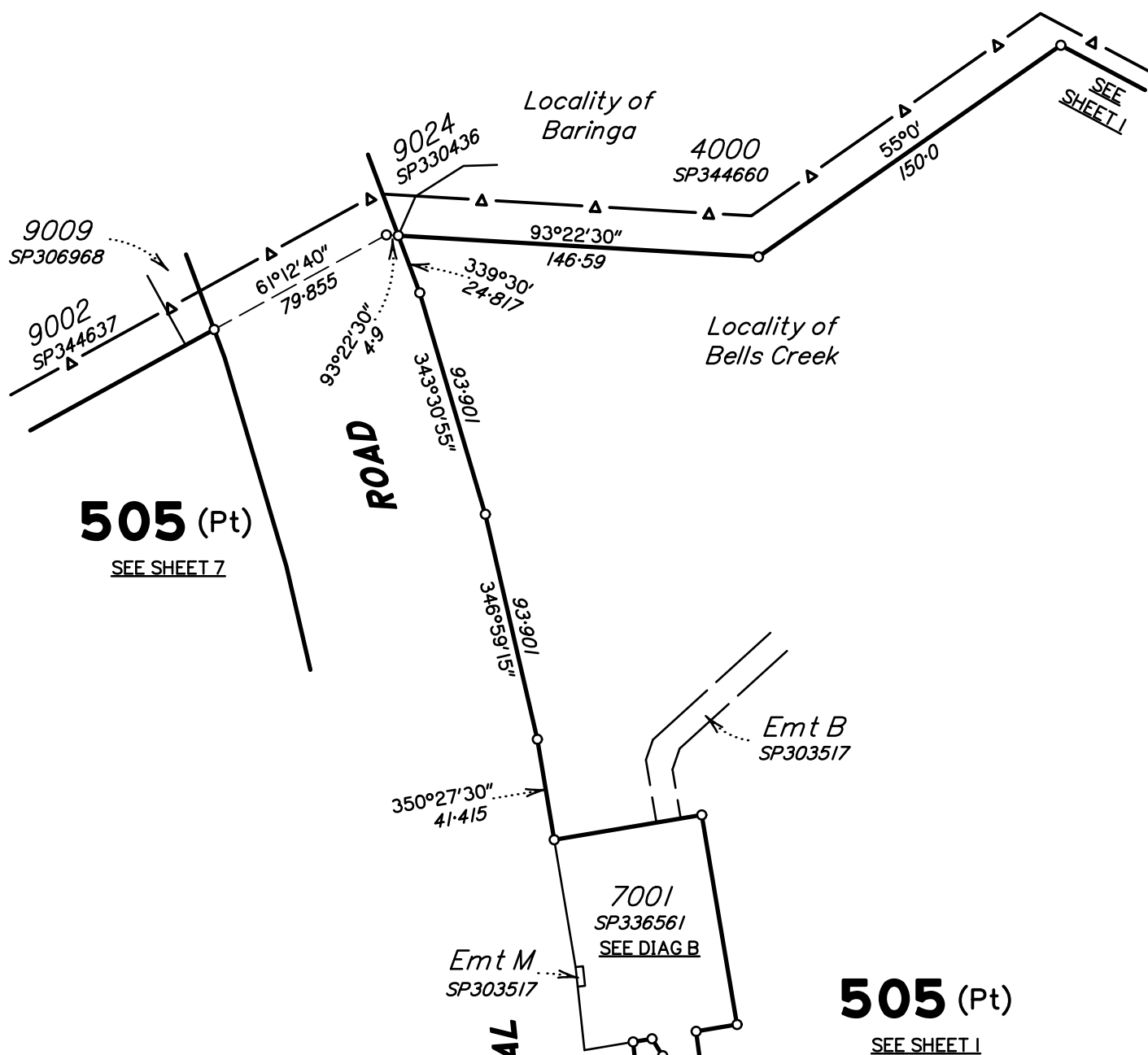
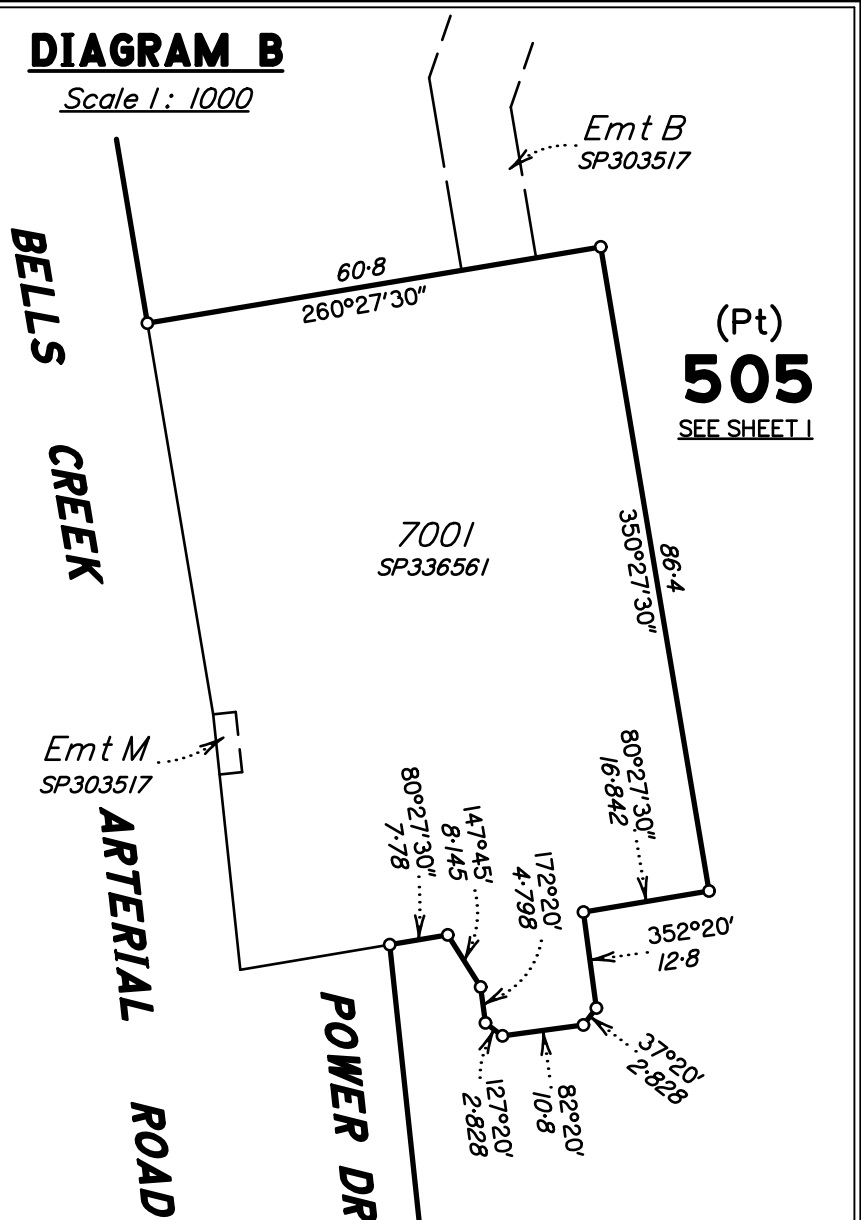
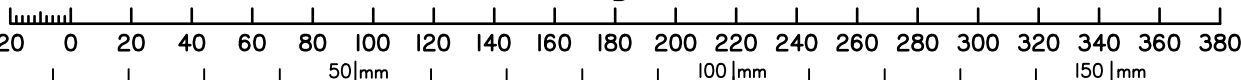


DIAGRAM B

Scale 1: 1000



Scale 1:2500 - Lengths are in metres.



State copyright reserved.

Insert
Plan
Number

SP357764



9042
SP344655

SEE SHEET 9

107°12'
20.0

17°12'
105.86

1°30'
37.5

13°28'35"
104.168

Por 505

Por 484

4°49'30"
63.101

355°10'20"
63.101

345°31'15"
63.101

125°38'8"
338°30'

346°39'45"
20.226

353°53'50"
20.226

358°30'
84.75

75°08'30"
47.059

78°14'05"
47.059

81°19'35"
47.059

84°25'10"
47.059

87°30'40"
47.059

SEE SHEET 11

Scale 1:2000 - Lengths are in metres.

State copyright reserved.

Insert
Plan
Number

SP357764



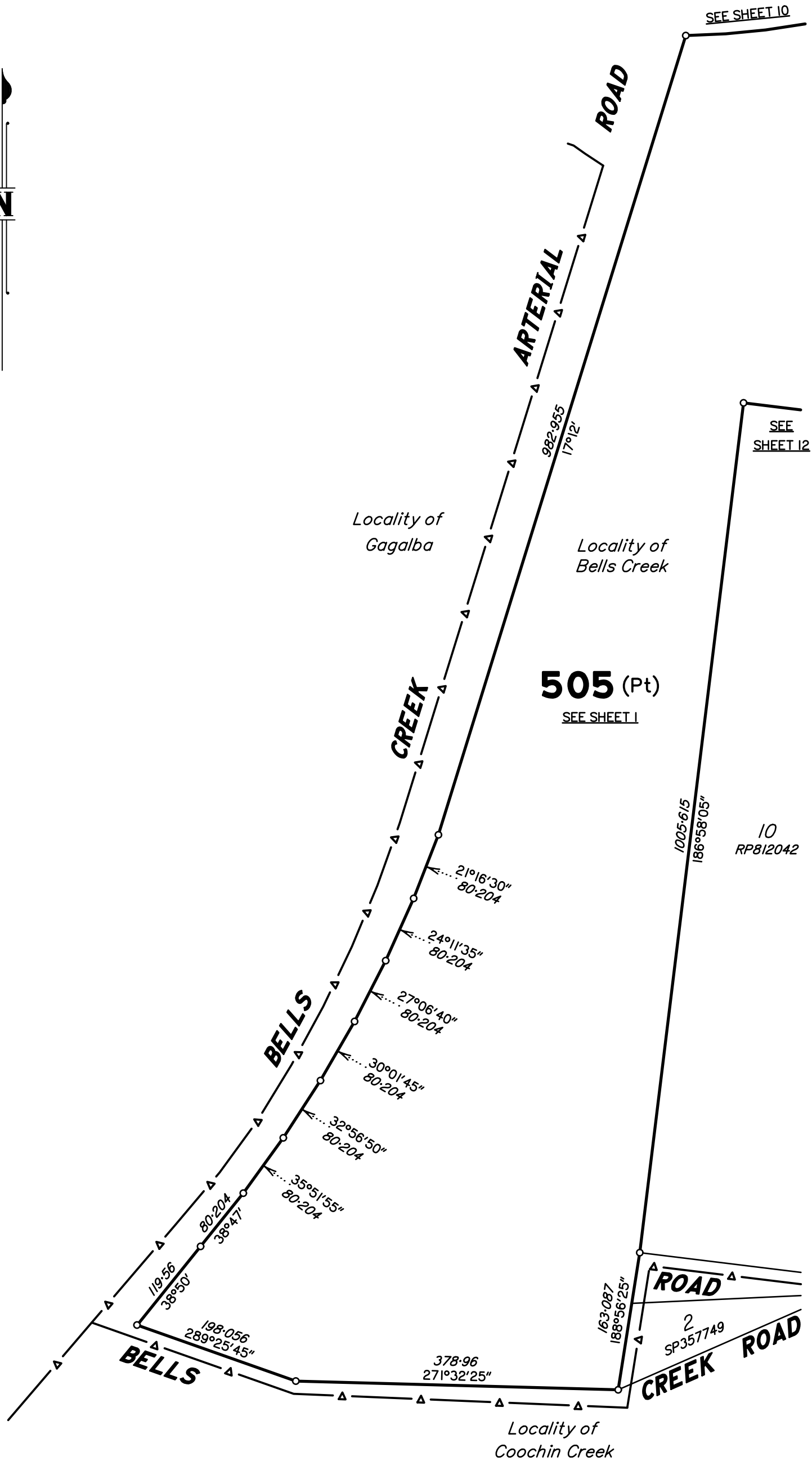
ARTERIAL

ROAD

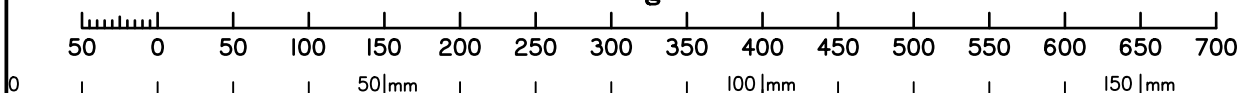
CREEK

BELLS

505 (Pt)
SEE SHEET 1

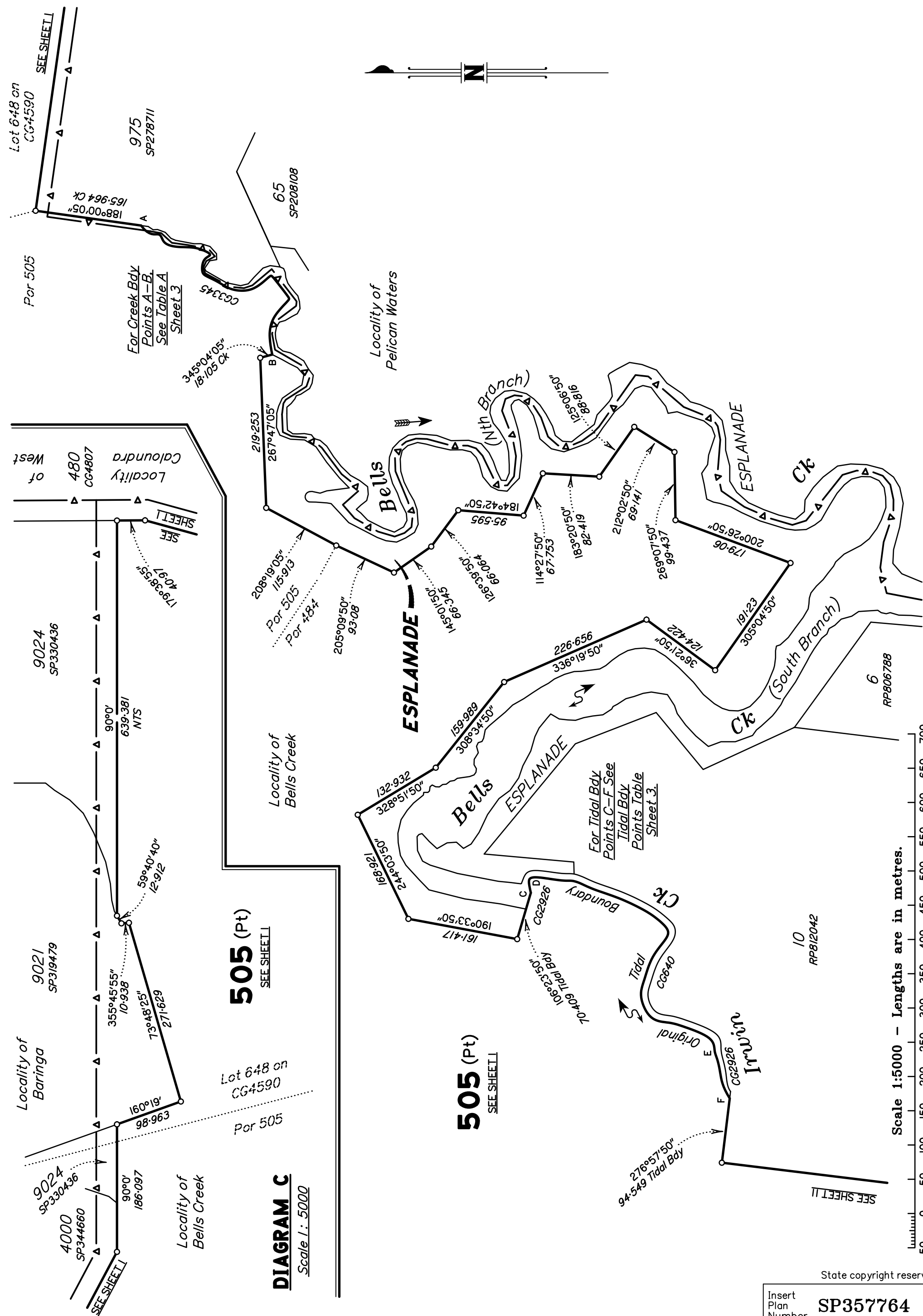


State copyright reserved.



Insert
Plan
Number

SP357764



SP357764

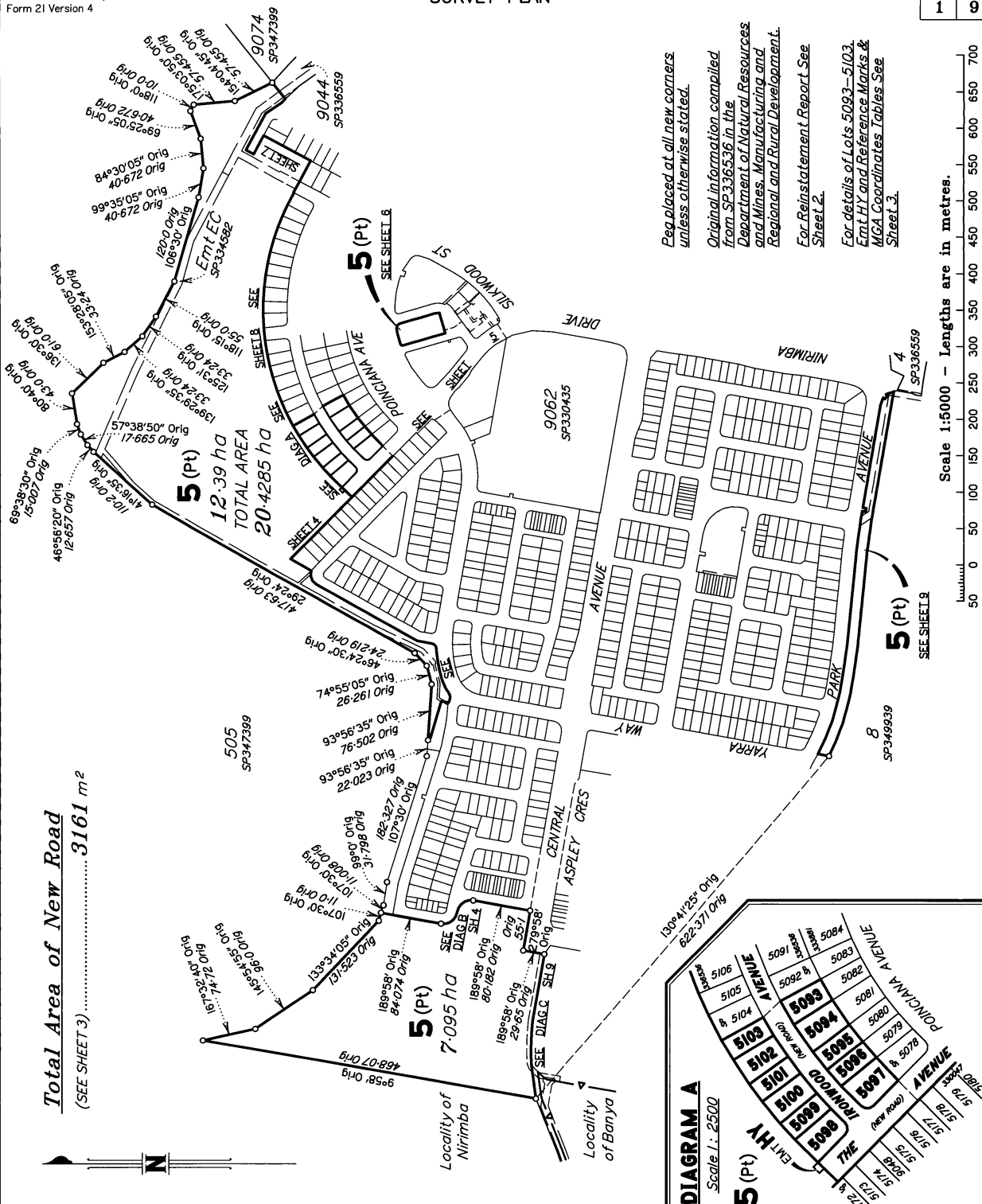
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

Peg placed at all new corners unless otherwise stated.

Original information compiled from SP336536 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

For Reinstatement Report See Sheet 2.

For details of Lots 5093–5103, Emly and Reference Marks & MGA Coordinates Tables See Sheet 3.



RPS AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the corporation, by Zachary Edward CRISPE, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Ray WILSON, 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 28/10/2025.



 Authorised Delegate
 30/10/2025

 Date

*Plan of
Lots 5 & 5093-5103 and Emt HY in
Lot 5*

Cancelling Lot 5 on SP336536

LOCAL GOVERNMENT: <i>SUNSHINE COAST REGIONAL COUNCIL</i>	LOCALITY: <i>NIRIMBA</i>
Meridian: <i>MGA (Zone 56) Vide GNSS</i>	Survey Record

Scale: **1:5000**

Format: **STANDARD**



SP353735

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
9

WIRE 4/12/25

724517590

724540200

\$2019.63

\$2019.63

04/12/2025 06:30

BE 400 NT

4. Lodged by

Stockland Development

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

BE042 S

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
	Lot 5 on SP336536	5 & 5093-5103	New Rd	Emt HY

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719529238	5 & 5093-5103	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
721462789 (Emt CQ on SP330430)	5
722227193 (Emt DU on SP332412)	5
722415682 (Emt DS on SP336567)	5
722417426 (Emt EC on SP334582)	5
724248441 (Emt HH on SP353754)	5

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
712292992	5 & 5093-5103
712293010	5 & 5093-5103

REINSTATEMENT REPORT

This plan is part of a multi - stage development. It follows the reinstatement of the previous plans IS311109, IS314386, SP333881 & SP336536. The existing boundaries have been reinstated from original marks shown. There are no differences in the original dimensions or bearings with the previous surveys.

5 & 5093-5103	Por 505
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :

Local Govt :

Surveyor : **PR124697-14**

5. Passed & Endorsed :

By : **RPS AAP CONSULTING PTY LTD**
ACN 117 883 173

Date : **30/10/25**

Signed : 

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

SP353735

MGA COORDINATES GDA-94

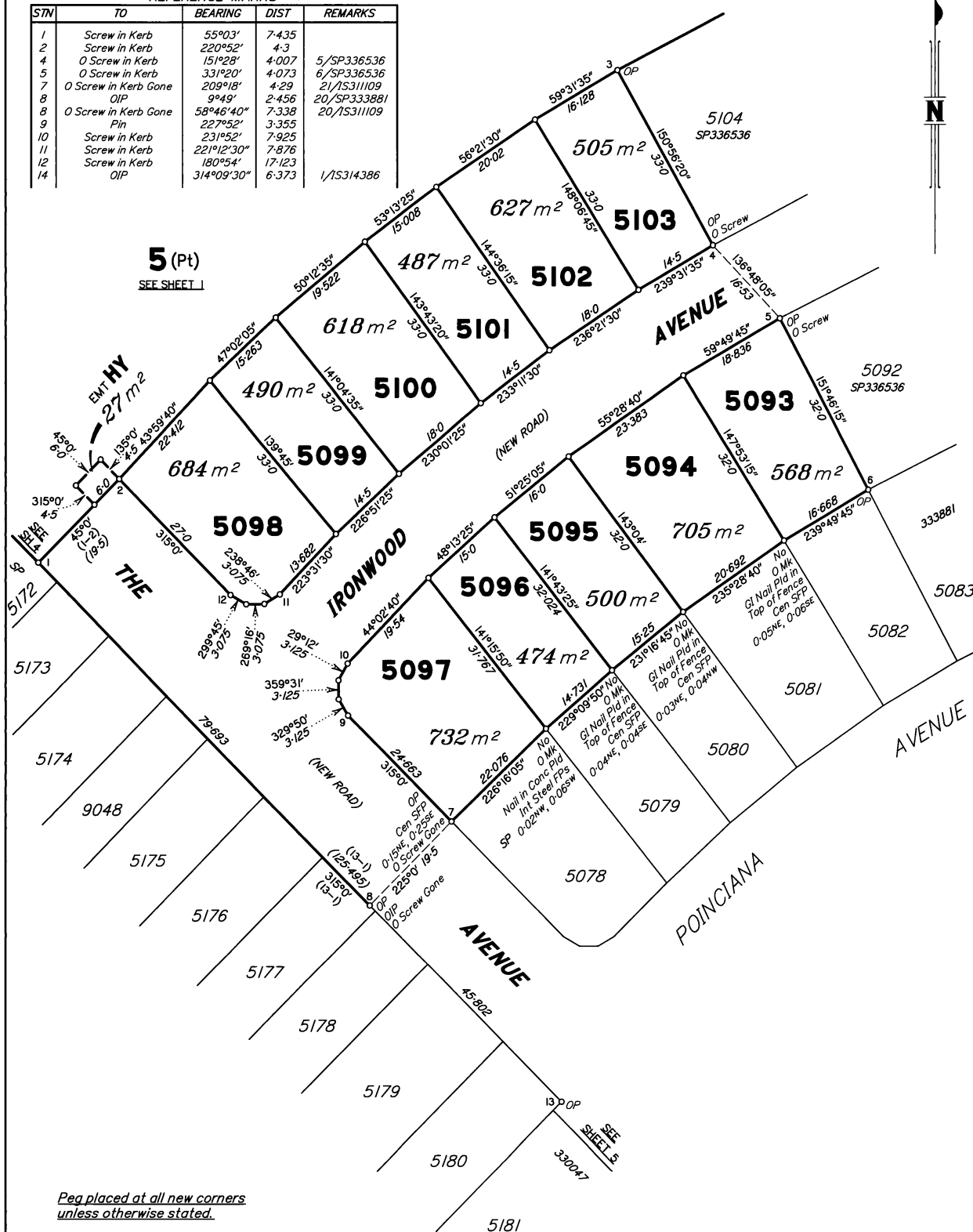
STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
2	504933.261	7033983.118	56	0-032	Derived	Network RTK	Peg
5	505044.878	7034009.503	56	0-034	Derived	Network RTK	OP

Area of New Road

(1-2-11-4-5-10-7-8-1) **3161m²**

REFERENCE MARKS

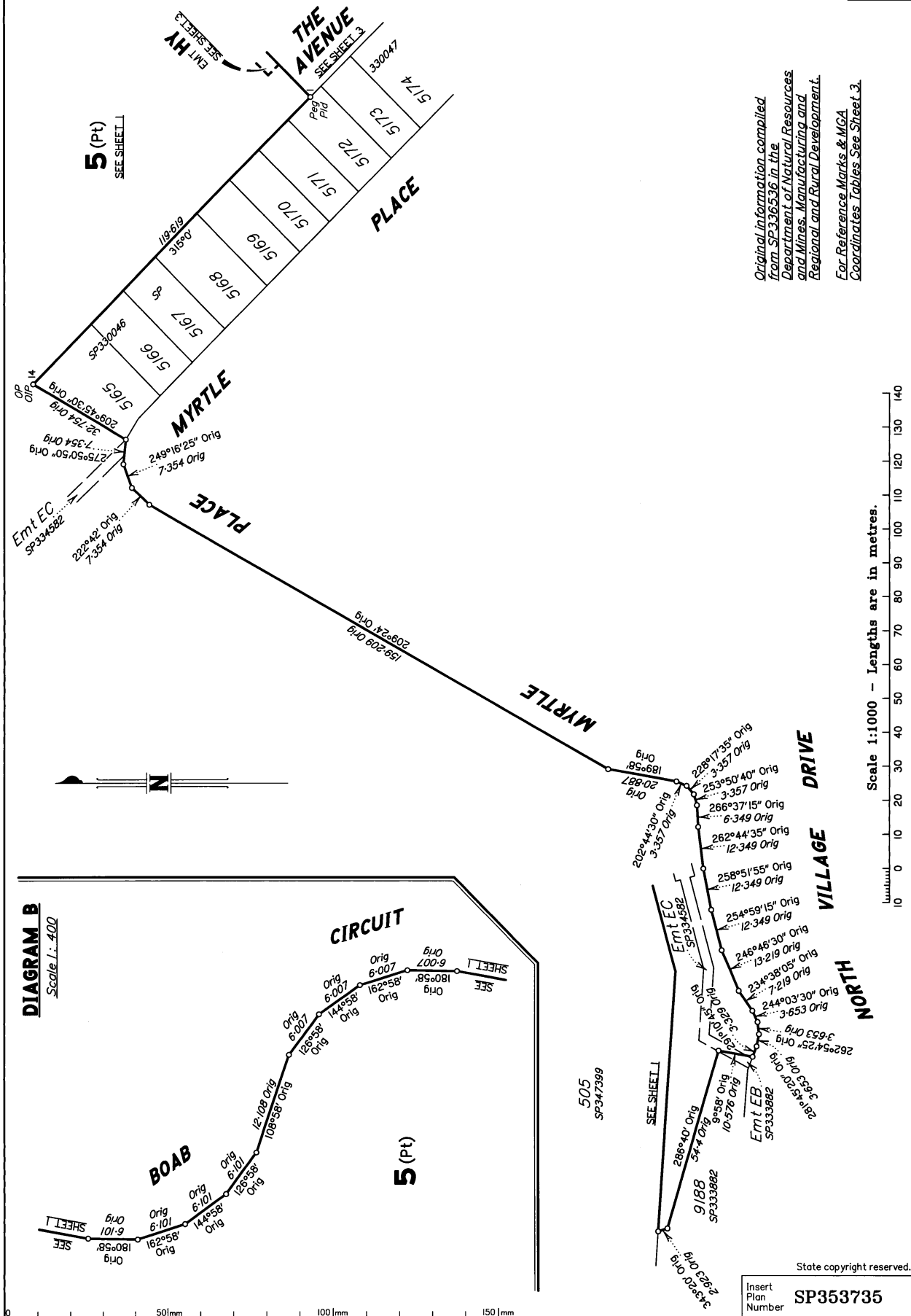
STN	TO	BEARING	DIST	REMARKS
1	Screw in Kerb	55°03'	7.435	
2	Screw in Kerb	220°52'	4.3	
4	O Screw in Kerb	151°28'	4.007	5/SP336536
5	O Screw in Kerb	331°20'	4.073	6/SP336536
7	O Screw in Kerb Gone	209°18'	4.29	21/TS311109
8	OIP	9°49'	2.456	20/SP333881
8	O Screw in Kerb Gone	58°46'40"	7.338	20/TS311109
9	Pin	227°52'	3.355	
10	Screw in Kerb	231°52'	7.925	
11	Screw in Kerb	221°12'30"	7.876	
12	Screw in Kerb	180°54'	17.123	
14	OIP	314°09'30"	6.373	1/TS14386



Scale 1:600 - Lengths are in metres.

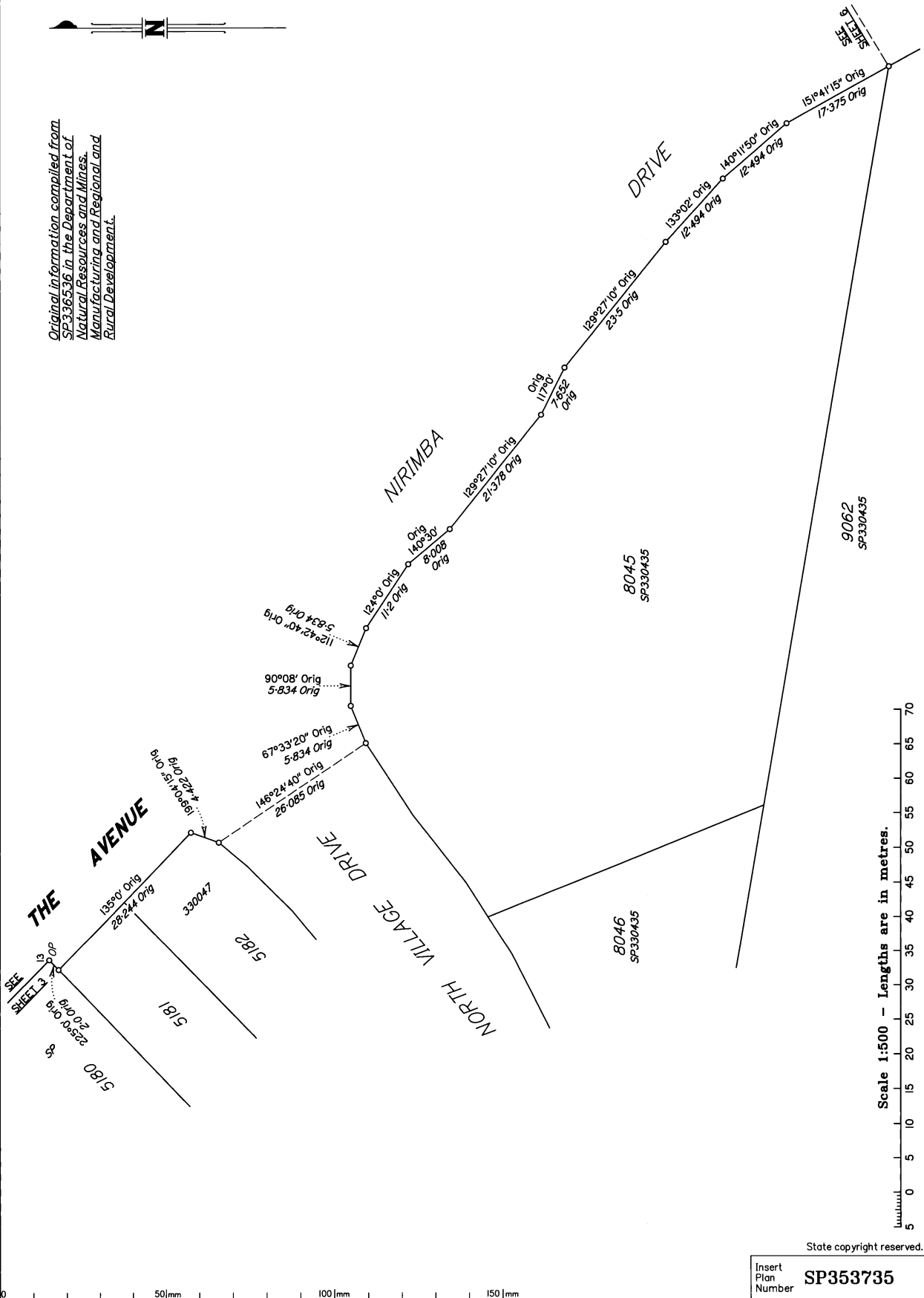
State copyright reserved.

Insert
Plan
Number **SP353735**



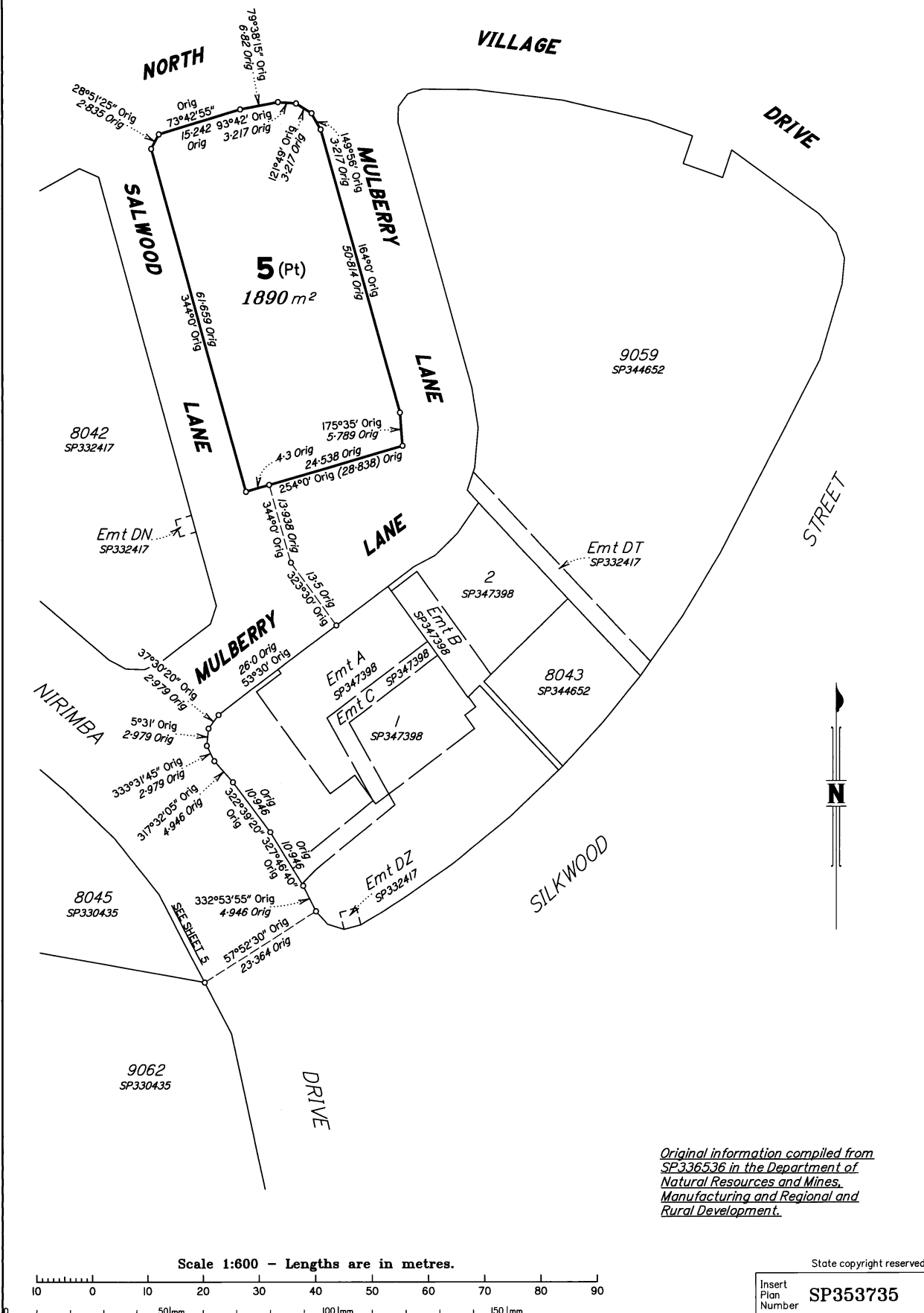


Original information compiled from
SP336536 in the Department of
Natural Resources and Mines.
Manufacturing and Regional and
Rural Development.



State copyright reserved.

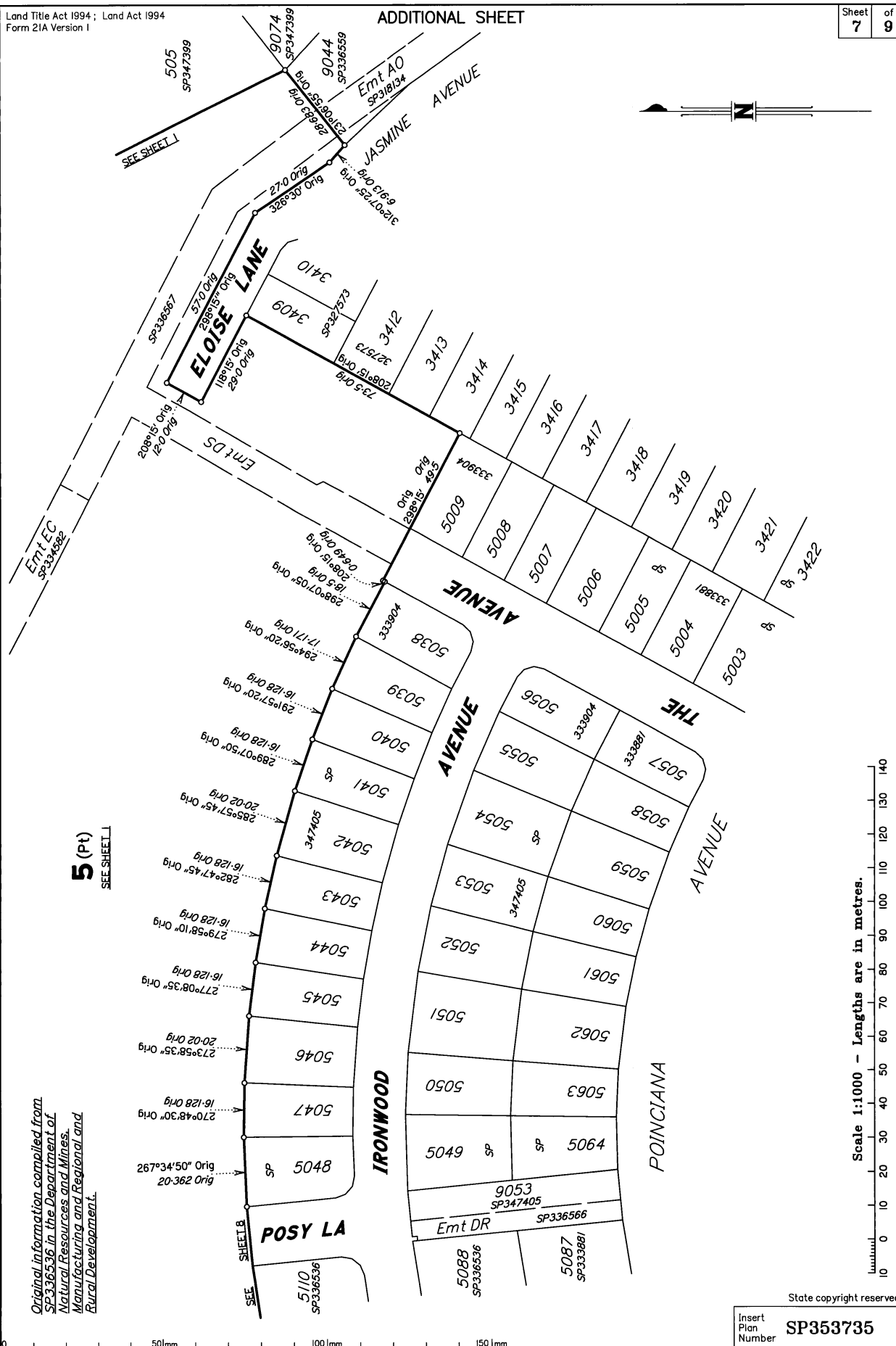
Insert
Plan
Number **SP353735**

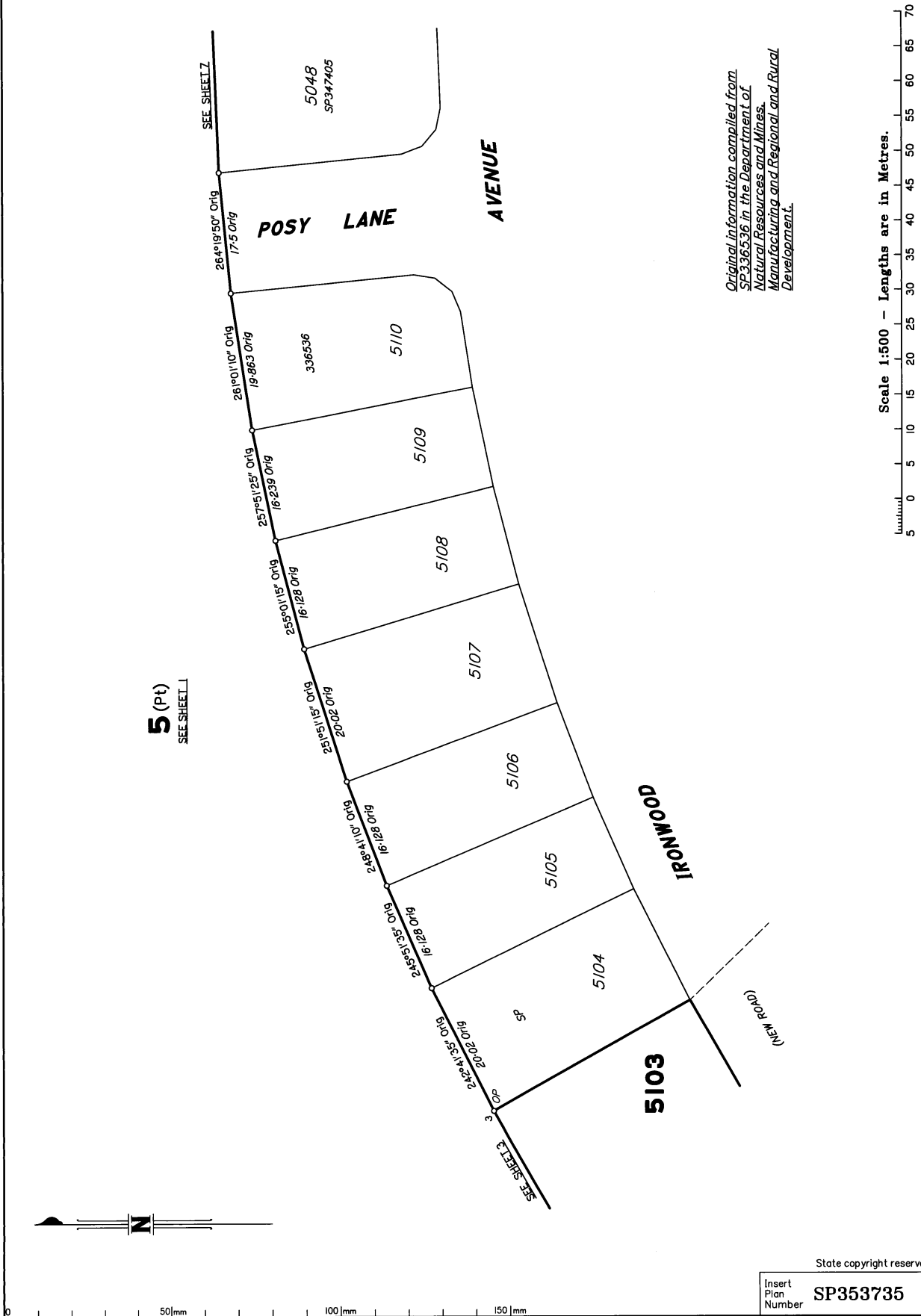


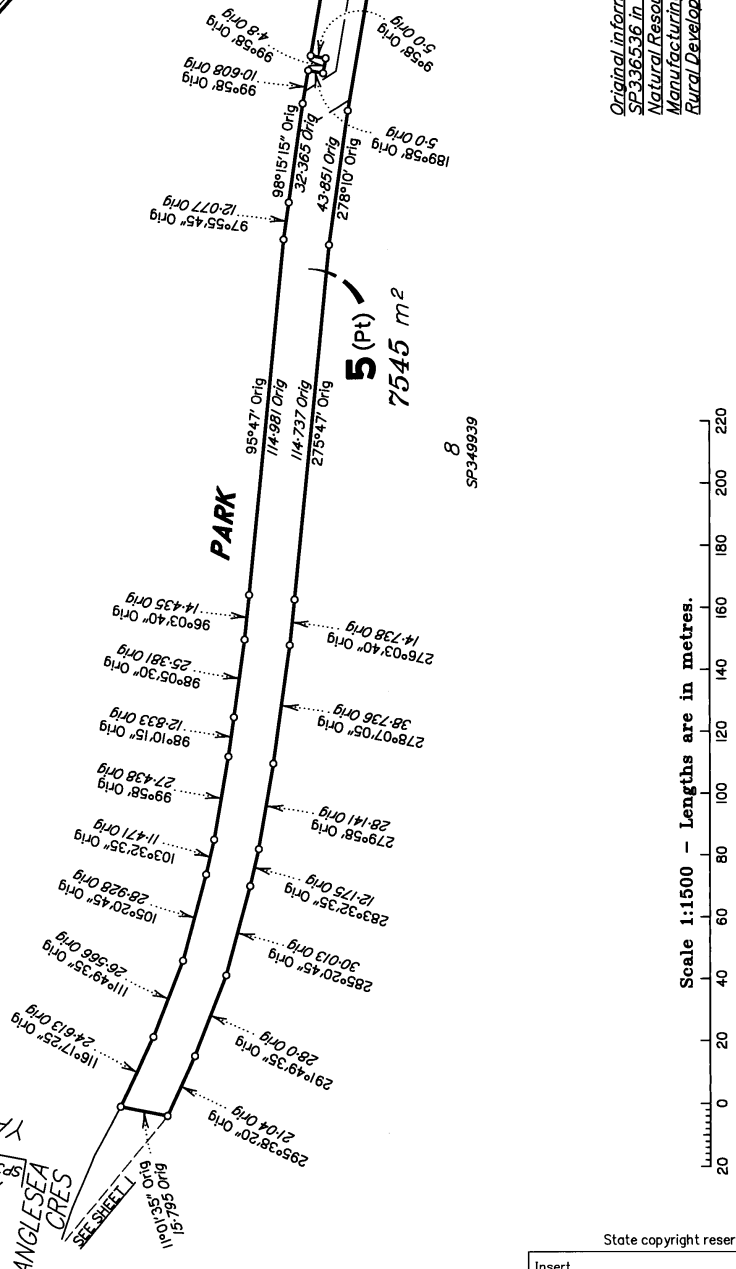
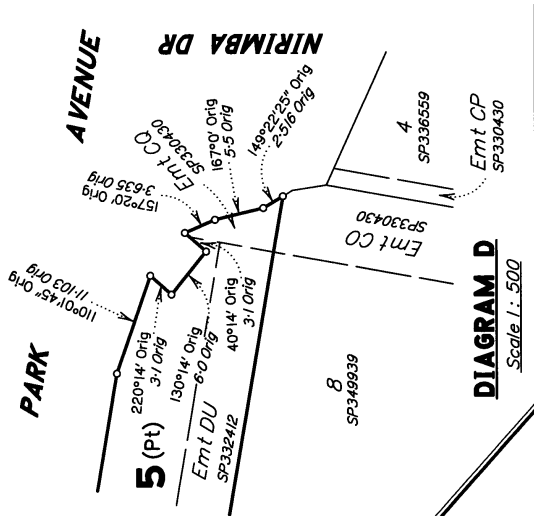
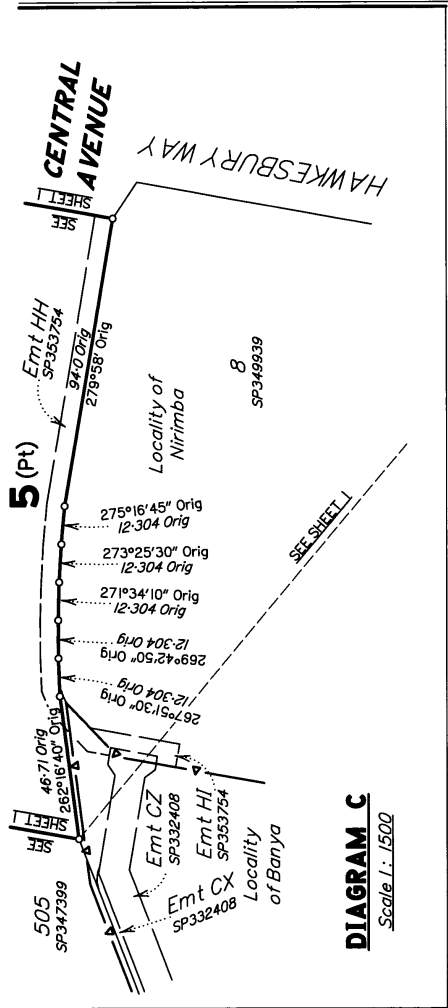
*Original information compiled from
SP336536 in the Department of
Natural Resources and Mines,
Manufacturing and Regional and
Rural Development.*

State copyright reserved.

Insert Plan Number **SP353735**

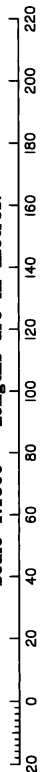






Original information compiled from
SP336536 in the Department of
Natural Resources and Mines,
Manufacturing and Regional and
Rural Development.

Scale 1:1500 - Lengths are in metres.



State copyright reserved.

Insert Plan Number
SP353735