

Land Title Act 1981: Land Act 1984  
Form 21 Version 2

SURVEY PLAN

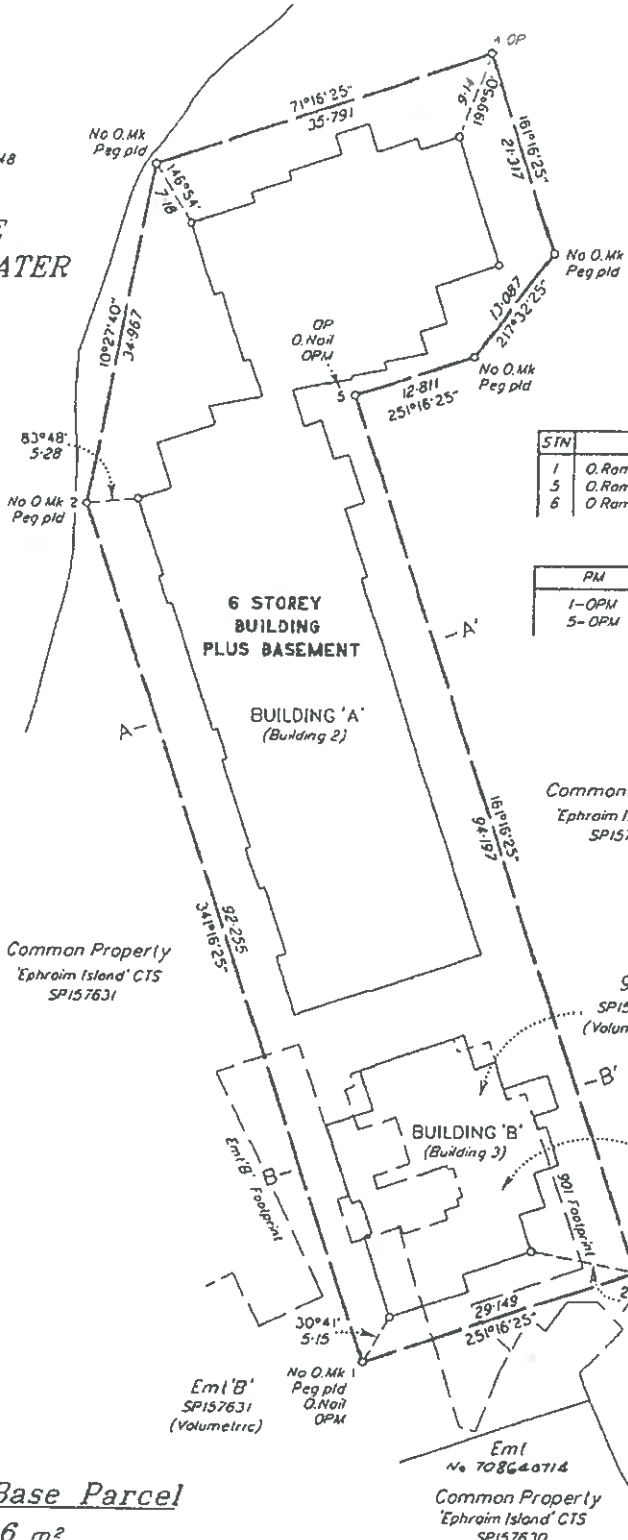
Sheet 1 of 6



THE BROADWATER

113  
SP142748

For Sections A-A' & B-B' - See Sheet 6.



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O. Ram Nail in Conc	24/SP157631	326°23'	7.57
5	O. Ram Nail in Conc	30/SP157631	132°44'	15.025
6	O. Ram Nail in Conc	23/SP157631	23°0'	5.325

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	10/SP146781	186°05'45"	146.114	118031 (New Conn.)
5-OPM	8/SP146781	138°25'10"	370.652	118032 (New Conn.)

Common Property  
'Ephraim Island' CTS  
SP157631

Common Property  
'Ephraim Island' CTS  
SP157631

901  
SP157631  
(Volumetric)

6 STOREY  
BUILDING  
PLUS BASEMENT

No O.Mk  
Peg pld  
6 O.Nail

Eml 'B'  
SP157631  
(Volumetric)

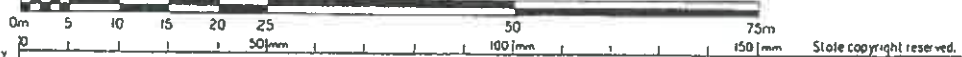
Common Property  
'Ephraim Island' CTS  
SP157630

Amendments by BBH 9/L  
ACN 010 417531

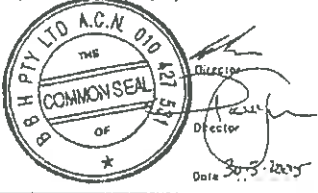
Director 9.6.2005

Area of Base Parcel  
3956 m<sup>2</sup>

SCALE 1:500



BBH Pty Ltd (A.C.N. 010 427 531) hereby certify that the company has surveyed the land comprised in this plan and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveys Act 2003 and associated Regulations and Standards and that the said survey was completed on 08/03/2005.



Plan of Lots 2101-2111, 2201-2208, 2301-2309, 2401-2409, 2501-2508, 2601-2603, 3301-3303, 3401-3403, 3501-3503, 3601 and Common Property

Cancelling Lot 101 on SP157631

PARISH: BARROW COUNTY: Ward

Meridian: SP157631

F/N's: No

Scale: 1:500

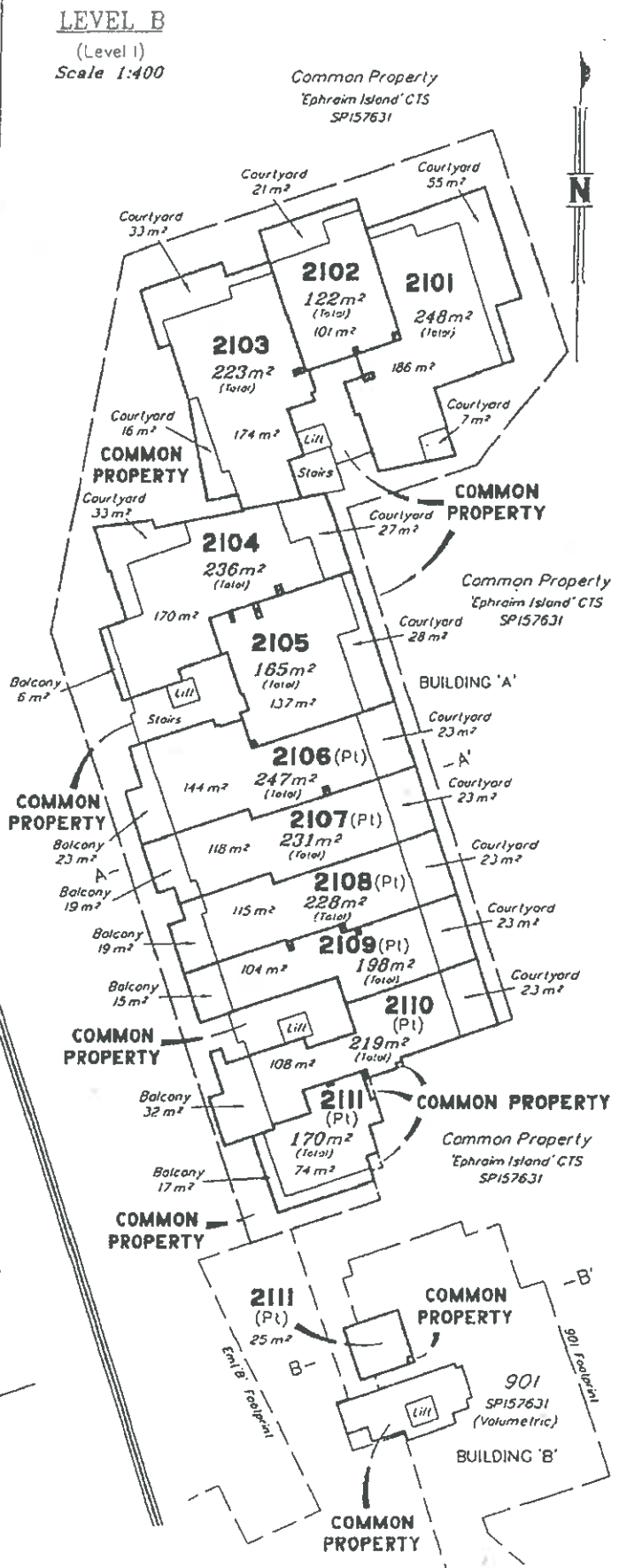
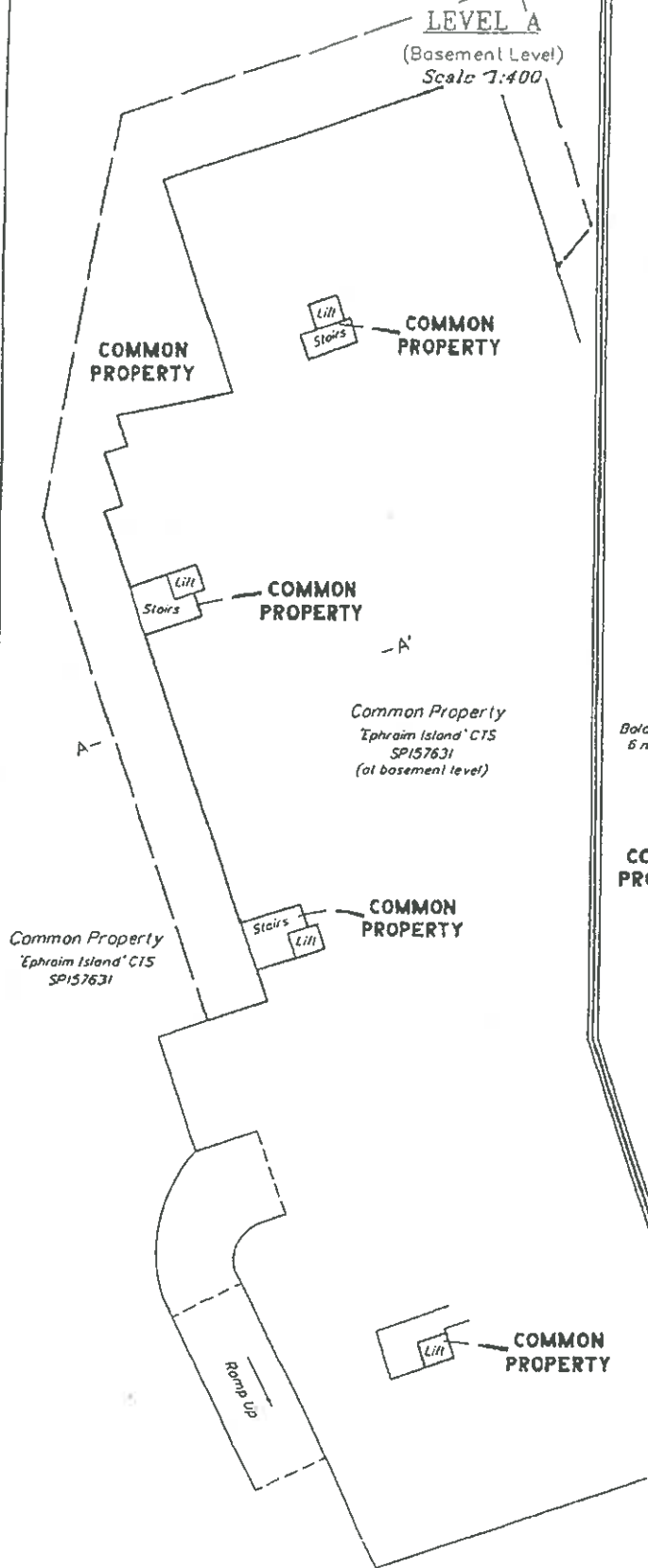
Format: BUILDING



SP157633

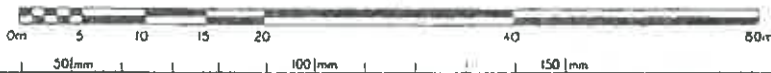
Plan Status:

SERHETT & DENNETT 02 057 4300 (220678FPI.DWG) DC Rev C 08/03/05



For Sections A-A' & B-B' - See Sheet 6.

SCALE 1:400



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Insert Plan Number SP157633

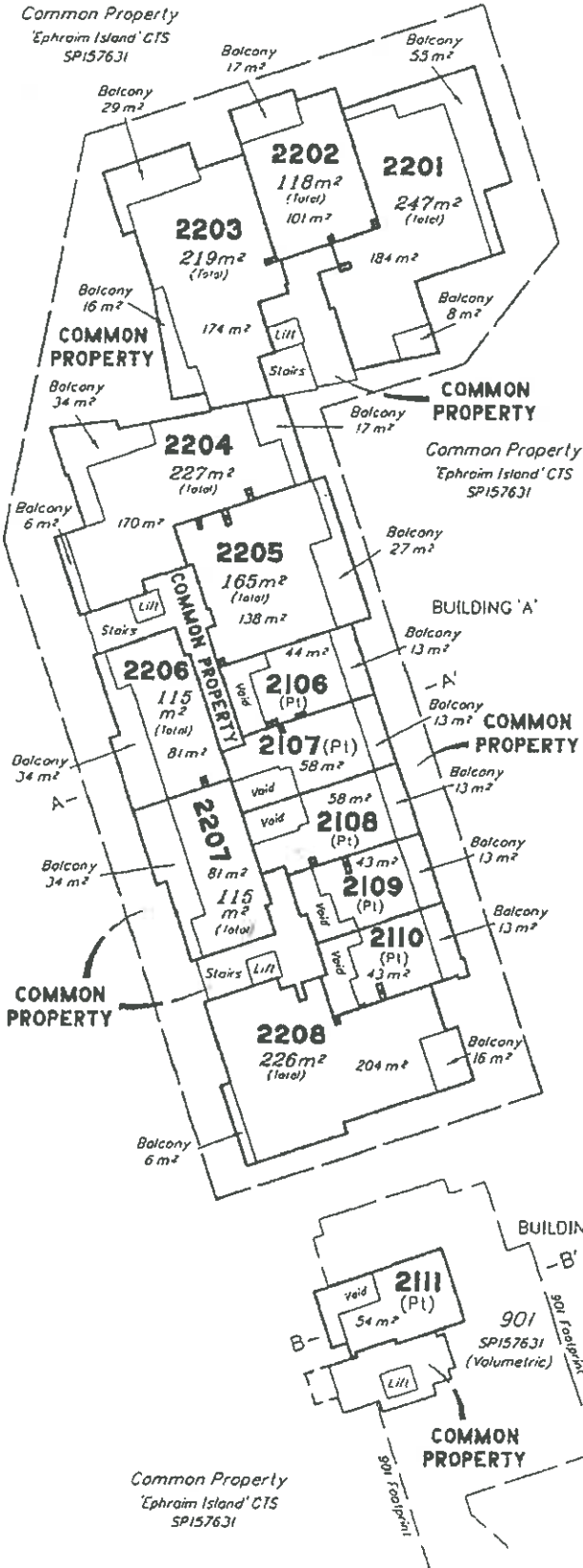
BENNETT & BENNETT 02 087 4300 (220678FPI/DWG) DC Rev C 08/03/05

**LEVEL C**

(Level 2)

Scale 1:400

Common Property  
'Ephraim Island' CTS  
SP157631

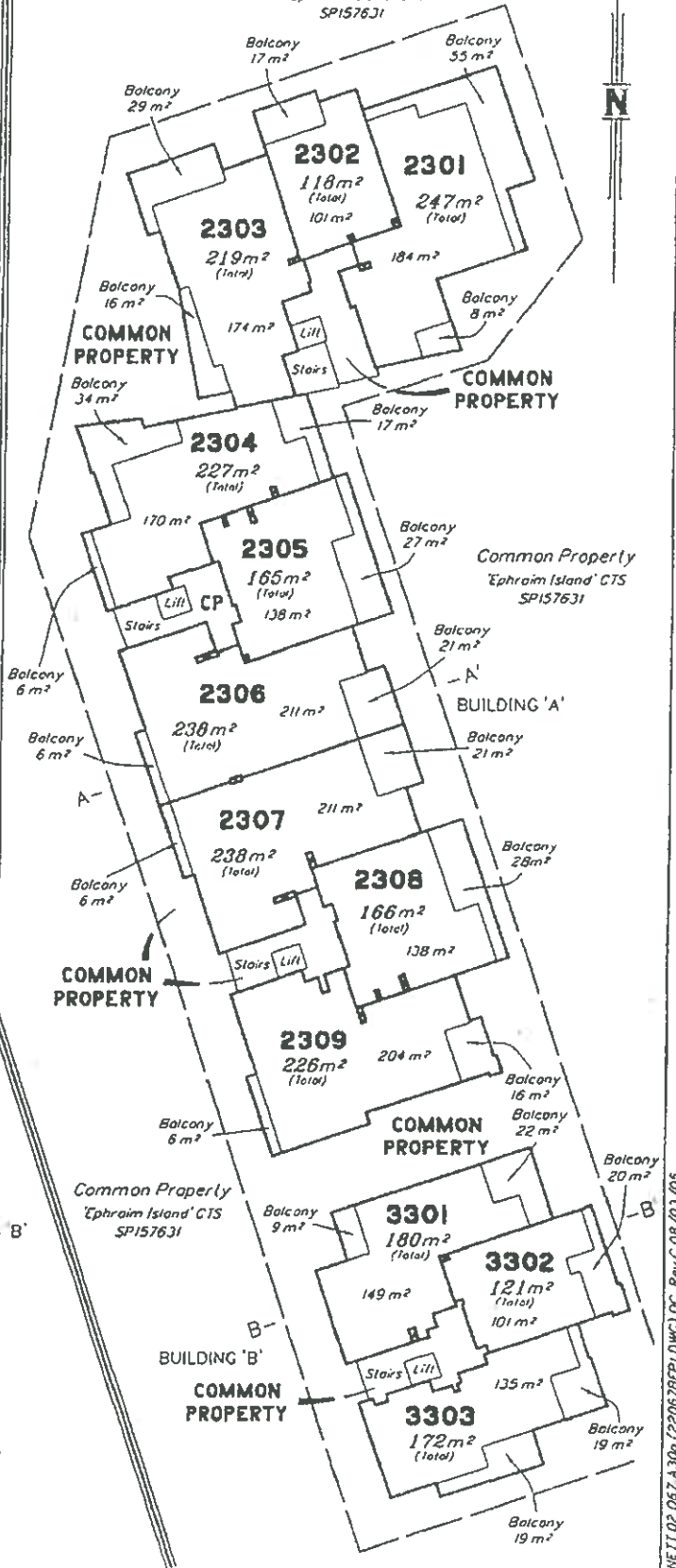


**LEVEL D**

(Level 3)

Scale 1:400

Common Property  
'Ephraim Island' CTS  
SP157631



For Sections A-A' & B-B' - See Sheet 5.

SCALE 1:400



denotes Common Property (duct)

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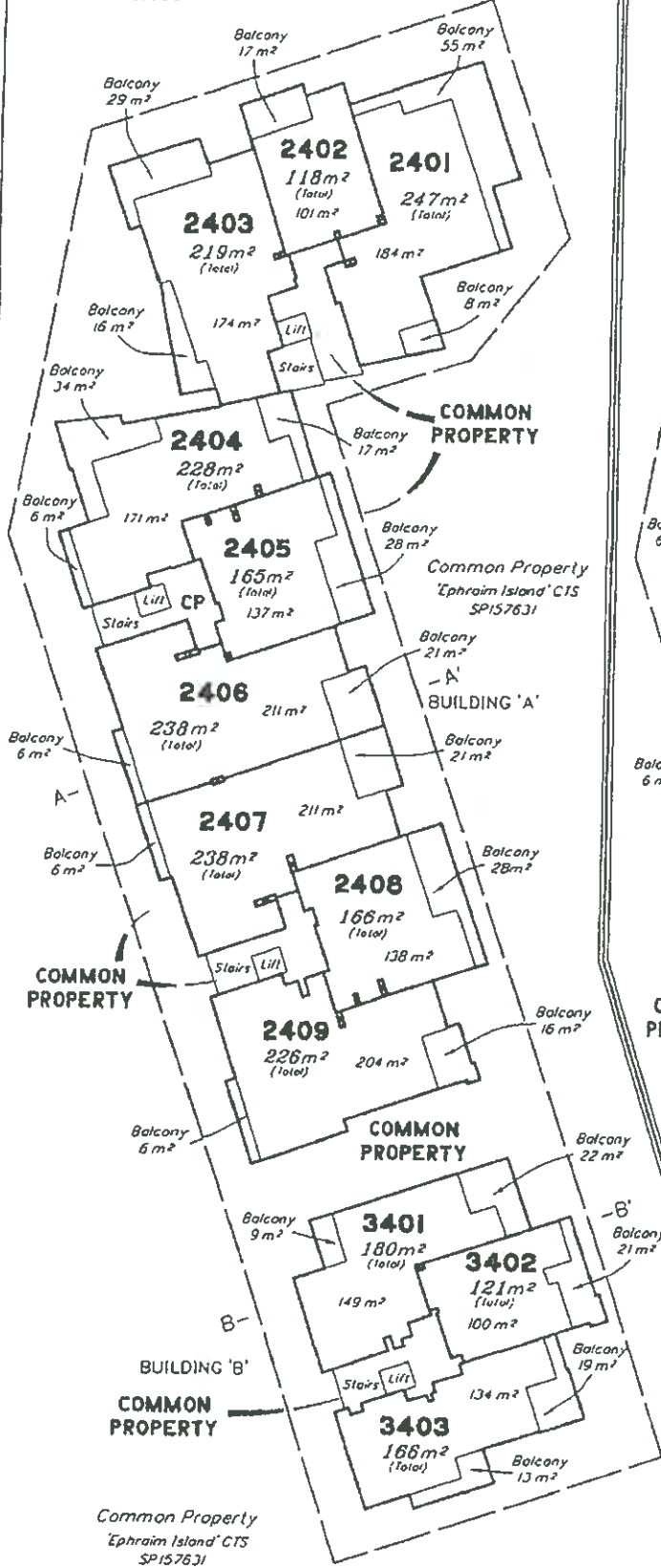
Insert  
Plan  
Number  
SP157633

BENNETT & BENNETT 02 057 A 306 (220678FP.DWG) DC Rev C 08/03/05

**LEVEL E**

(Level 4)  
Scale 1:400

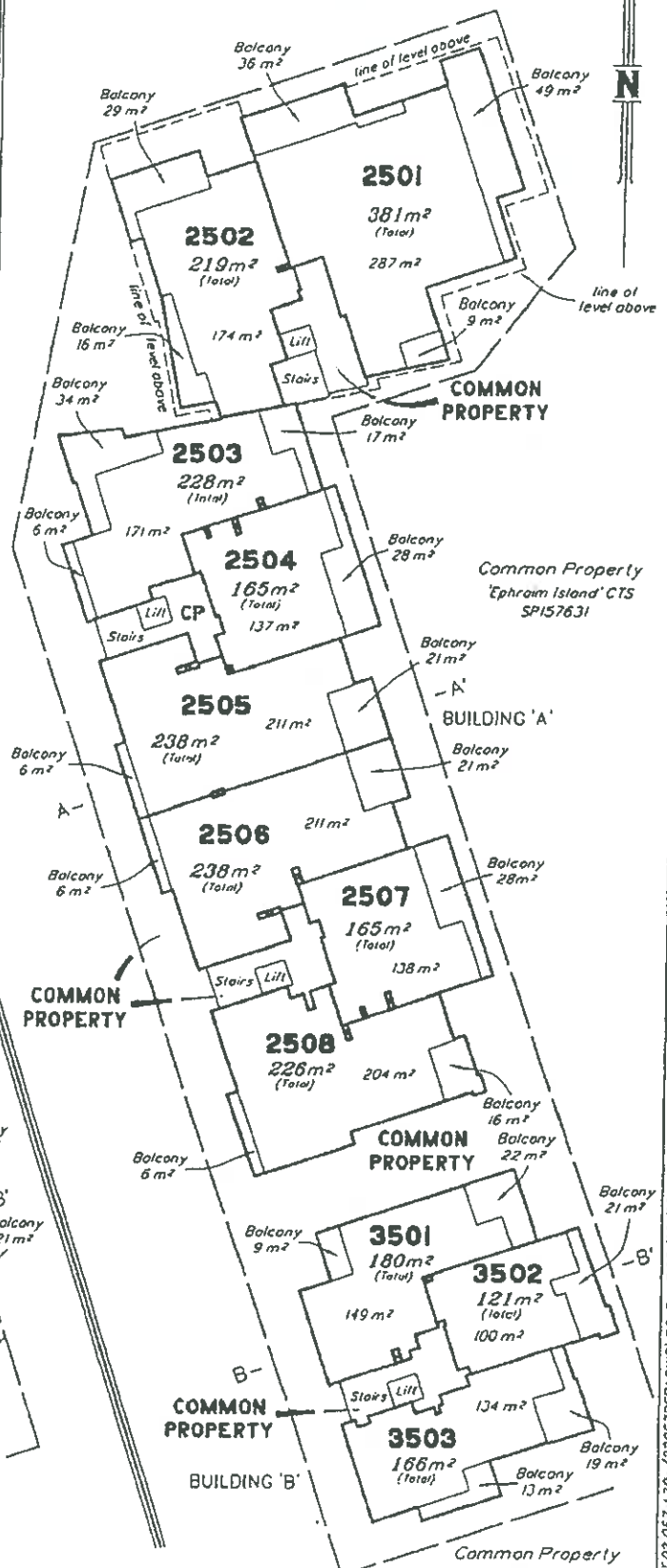
Common Property  
'Ephraim Island' CTS  
SP157631



**LEVEL F**

(Level 5)  
Scale 1:400

Common Property  
'Ephraim Island' CTS  
SP157631



For Sections A-A' & B-B' - See Sheet 6

SCALE 1:400



☒ denotes Common Property (duct)

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Insert Plan Number **SP157633**

BENNETT & BENNETT 02 057 A 30a (2205785PI.DWG) DC Rev C 08/03/05

**LEVEL G**  
(Level 6)  
Scale 1:400



Common Property  
'Ephraim Island' CTS  
SP157631

COMMON  
PROPERTY

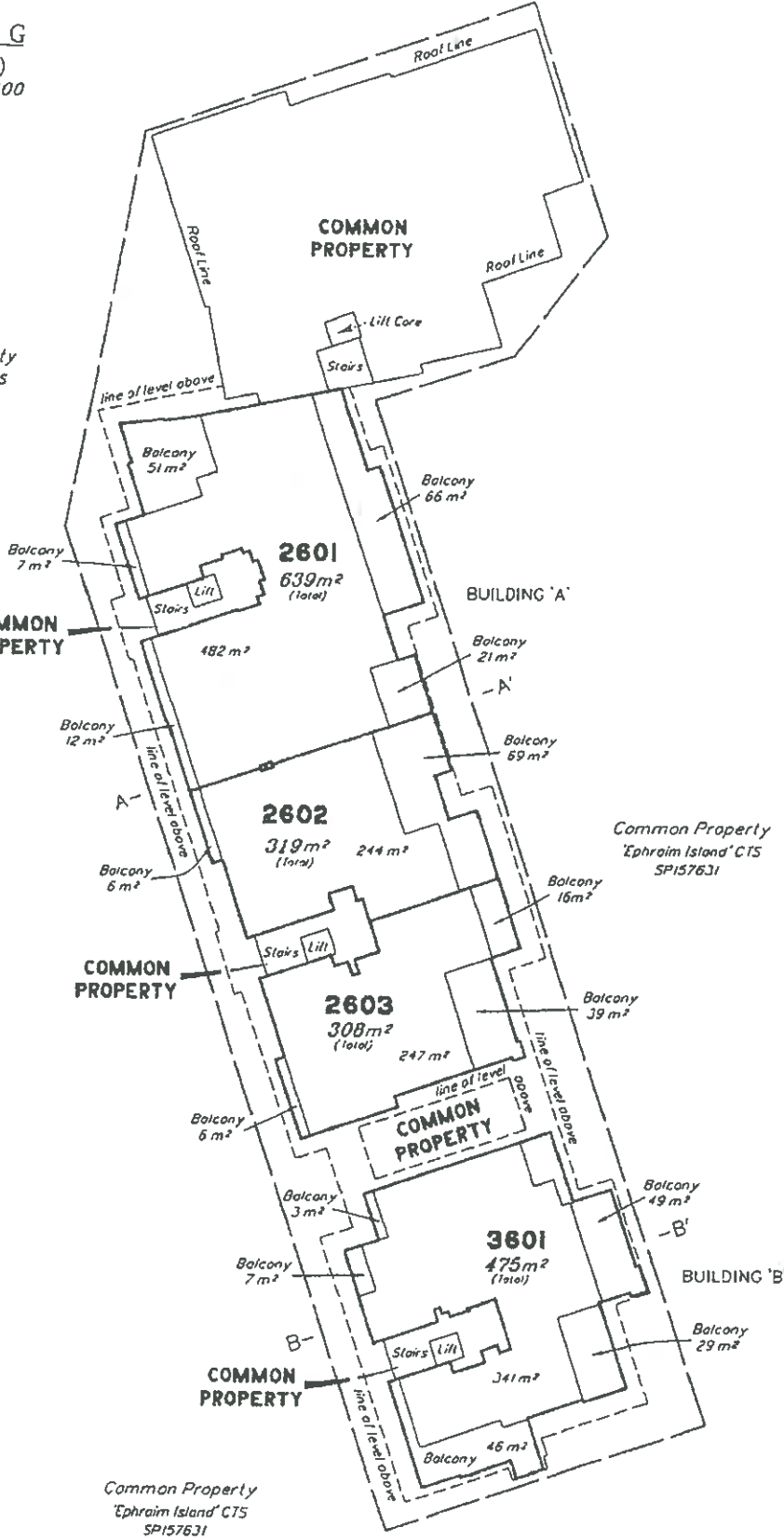
COMMON  
PROPERTY

COMMON  
PROPERTY

COMMON  
PROPERTY

COMMON  
PROPERTY

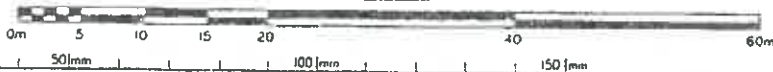
Common Property  
'Ephraim Island' CTS  
SP157631



For Sections A-A' & B-B' - See Sheet 6.

SCALE 1:400

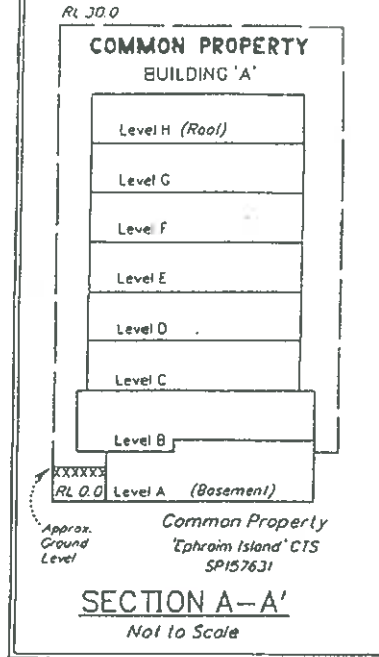
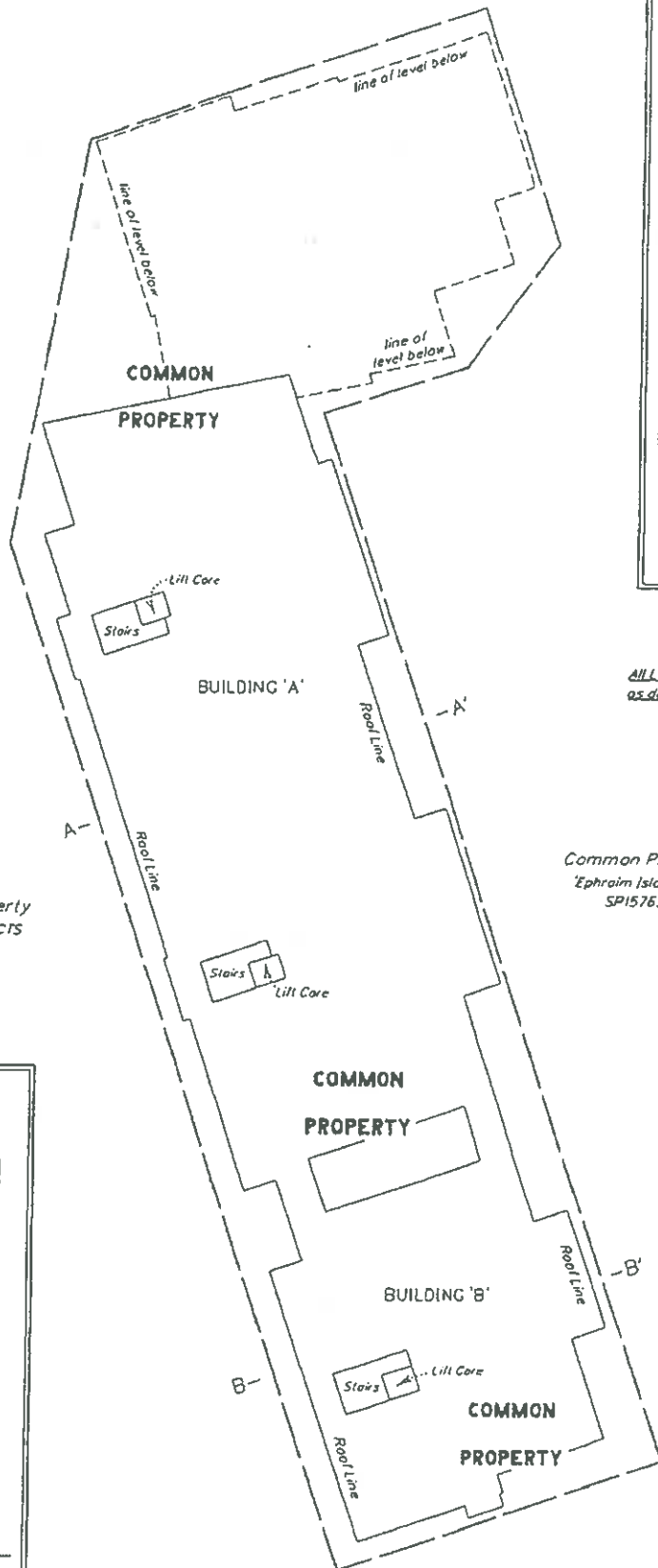
☒ denotes Common Property (duct)



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Insert  
Plan  
Number  
**SP157633**

**LEVEL H**  
(Roof)  
Scale 1:400

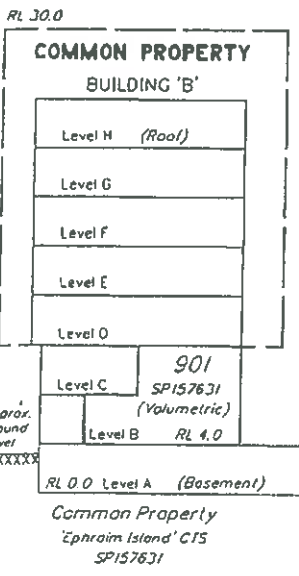


All Levels are referred to Australian Height Datum as determined by PM58204 RL 1.488m AHD.

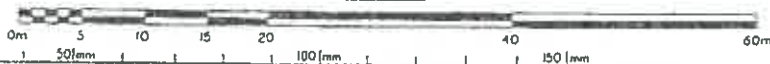
Common Property  
'Ephraim Island' CTS  
SP157631

Common Property  
'Ephraim Island' CTS  
SP157631

**SECTION B-B'**  
Not to Scale



SCALE 1:400



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Insert Plan Number **SP157633**

BEHNETT & BEHNETT 02 067 A300 (22067BFP1.DWG) DC Rev C 08/03/05

708707827

\$3853.30  
02/26/2005 14:58

BE 400 NT

Information may not be placed in the outer margins.

Registered

Lodged by

Clarke & Kamm  
Level 7, 300 Queen St.  
BRISBANE 4000  
(Include address, phone number, reference, and Lodger Code)

Certificate of Registered Owners or Lessees.

MIRVAC QUEENSLAND PTY. LIMITED  
A.C.N. 060 411 207  
LEWIAC LAND PTY. LIMITED  
A.C.N. 009 793 337

6 Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
<del>50554876</del> 50556943	101	SP157631	2101-2111, 2201-2208, 2301-2309, 2401-2409, 2501-2508, 2601-2603, 3301-3303, 3401-3403, 3501-3503, 3601 & CP		

(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-

SIGNED SEALED AND DELIVERED ON  
BEHALF OF MIRVAC QUEENSLAND PTY LIMITED  
ACN 060 411 207 BY ITS ATTORNEYS  
MICHAEL LYNCH AND PETER RAYMOND GIBBS  
UNDER POWER OF ATTORNEY NO. 707463737

MICHAEL LYNCH

WITNESS:

PETER RAYMOND GIBBS

SIGNED SEALED AND DELIVERED ON  
BEHALF OF LEWIAC LAND PTY LIMITED  
ACN 009 793337 BY ITS ATTORNEYS  
MICHAEL JOHN LYNCH AND PETER RAYMOND GIBBS  
UNDER POWER OF ATTORNEY NO. 708255261

MICHAEL JOHN LYNCH

WITNESS:

PETER RAYMOND GIBBS

\* Rule out whichever is inapplicable

2 Local Government Approval.

\* COUNCIL OF THE CITY OF GOLD COAST  
hereby approves this plan in accordance with the

INTEGRATED PLANNING ACT 1997

2101-2111,  
2201-2208,  
2301-2309,  
2401-2409,  
2501-2508,  
2601-2603,  
3301-3303,  
3401-3403,  
3501-3503,  
3601 & CP

LOT 112 on W06564

Development Approval

Date of DA: 7/09/04

12 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 7-6-2005

\* Delete words not required

7 Portion Allocation:

8. Map Reference:  
9542-22441

9 Locality:  
PARADISE POINT

10 Local Government:  
GOLD COAST CITY COUNCIL

11 Passed & Endorsed:  
By 88H Pty. Ltd. A.C.N. 010 427 531  
Date: 16.5.2005

Signed:   
Designation: Director

13 Lodgement Fees:

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

14. Insert Plan Number  
SP157633

Dated this

2nd day of June 2005

David Andrew Lohar  
Authorising Officer

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or  
# Insert designation of Signatory or delegation Local Government (Planning & Environment) Act 1990

3 Plans with Community Management Statement:

CMS Number: 34051  
Name: EPHRAIM ISLAND SUBSIDIARY 101

4. References:

Dept File:  
Local Govt: AN27657Hd  
Surveyor: 02.067.A30A