

Land Title Act 1994 : Land Act 1994  
Form 21 Version 2

## SURVEY PLAN

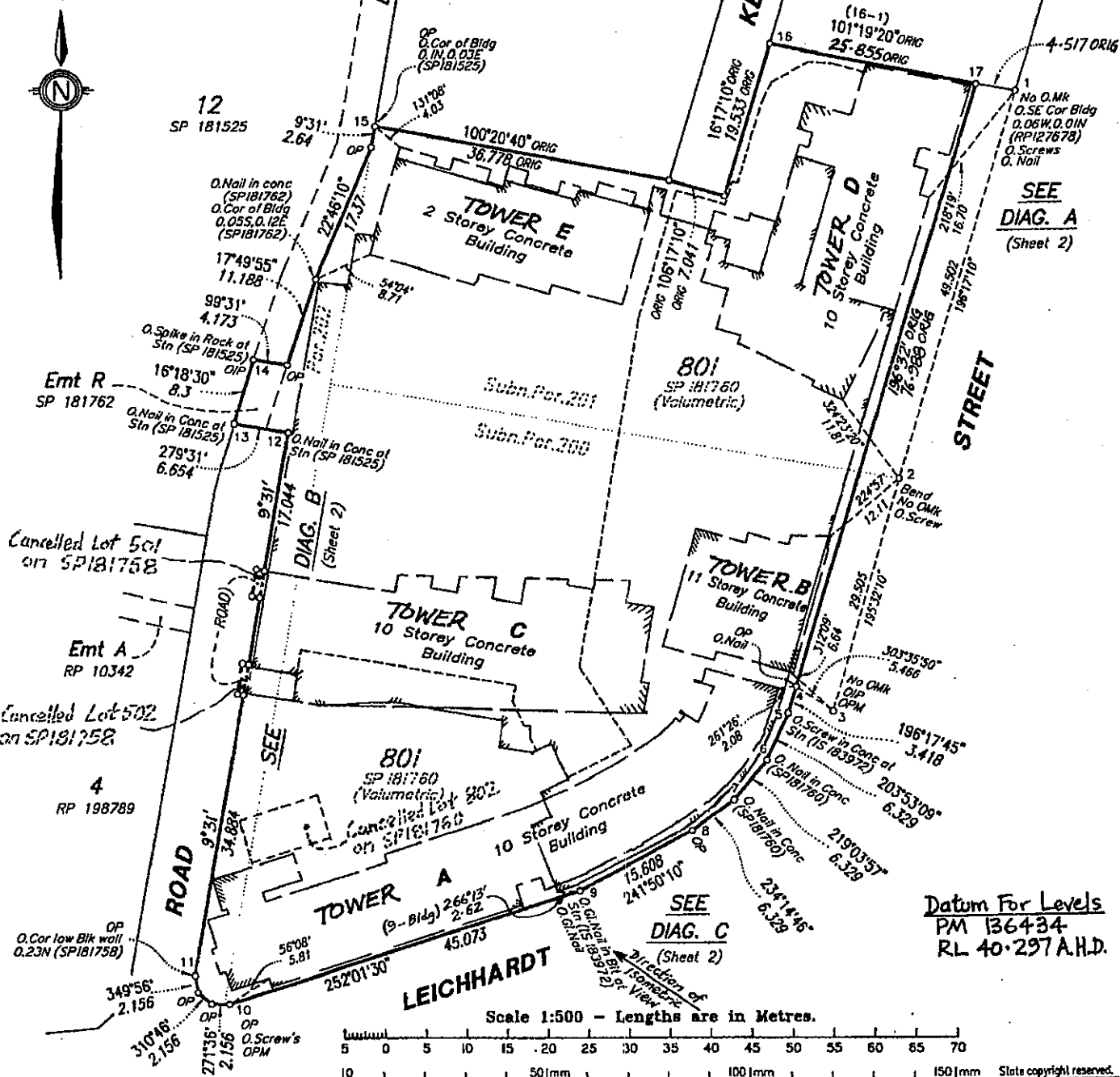
Sheet of  
1 19

Base Parcel Area ..... 6853m<sup>2</sup>

Footprint Areas of Cancelled Volumetric Lots

Cancelled Lot 501 on SP 181758 ..... 3m<sup>2</sup>  
Cancelled Lot 502 on SP 181758 ..... 3m<sup>2</sup>  
Cancelled Lot 802 on SP 181760 ..... 53m<sup>2</sup>

Original information compiled from  
SP181763 in the Department of  
Natural Resources & Mines.



| REFERENCE |                   | MARKS      |        |           |
|-----------|-------------------|------------|--------|-----------|
| STN       | TO                | BRG        | DIST   | REMARKS   |
| 1         | O.Screw in Kerb   | 99°27'30"  | 3.544  | IS 114907 |
| 1         | O.Screw in Kerb   | 100°43'45" | 16.667 | IS 168312 |
| 1         | O.Gl Nail in bit  | 110°25'15" | 17.395 | SP 181760 |
| 2         | O.Screw in Kerb   | 106°19'30" | 3.76   | IS 114907 |
| 3         | OIP               | 123°35'50" | 0.634  | RP 92445  |
| 4         | O. Nail in Pavers | 138°07'20" | 28.415 | SP 181760 |
| 9         | O.Gl Nail in Bit  | 195°36'    | 2.446  | IS 183972 |
| 10        | O.Screw in kb     | 249°33'    | 14.015 | SP 181525 |
| 10        | O.Screw in kb     | 139°06'30" | 22.755 | SP 181760 |
| 14        | OIP               | 306°07'    | 1.989  | SP 181525 |

| PERMANENT |            | MARKS  |        |           |
|-----------|------------|--------|--------|-----------|
| PM        | BRG        | DIST   | No.    | REMARKS   |
| 3-OPM     | 78°55'35"  | 20.01  | 124665 | SP 181763 |
| 10-OPM    | 256°40'20" | 131.04 | 136434 | SP 181758 |

DIAGRAM C

1 : 250

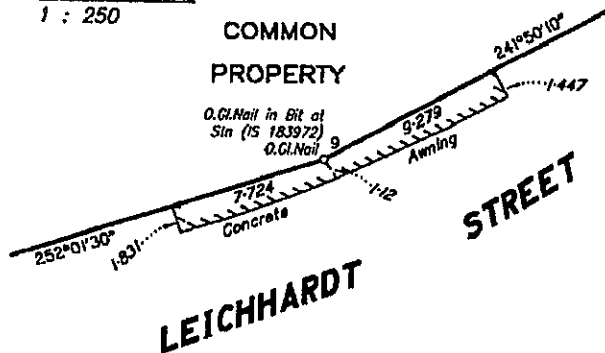


DIAGRAM B

1 : 150

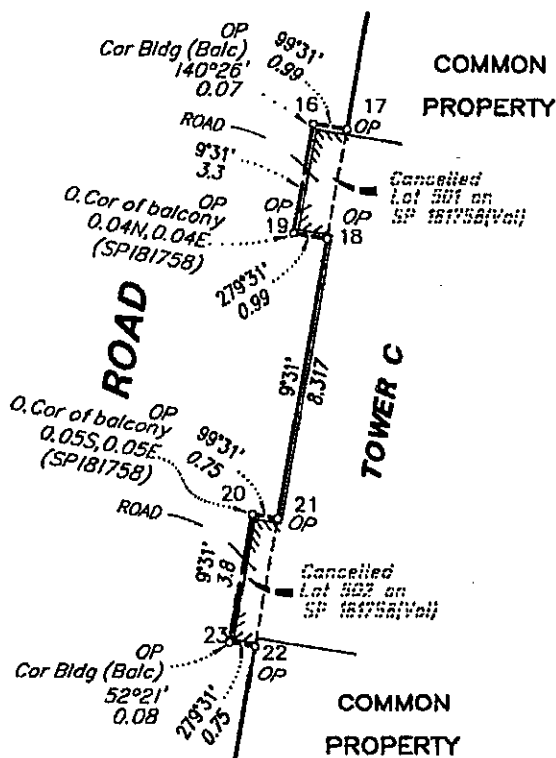
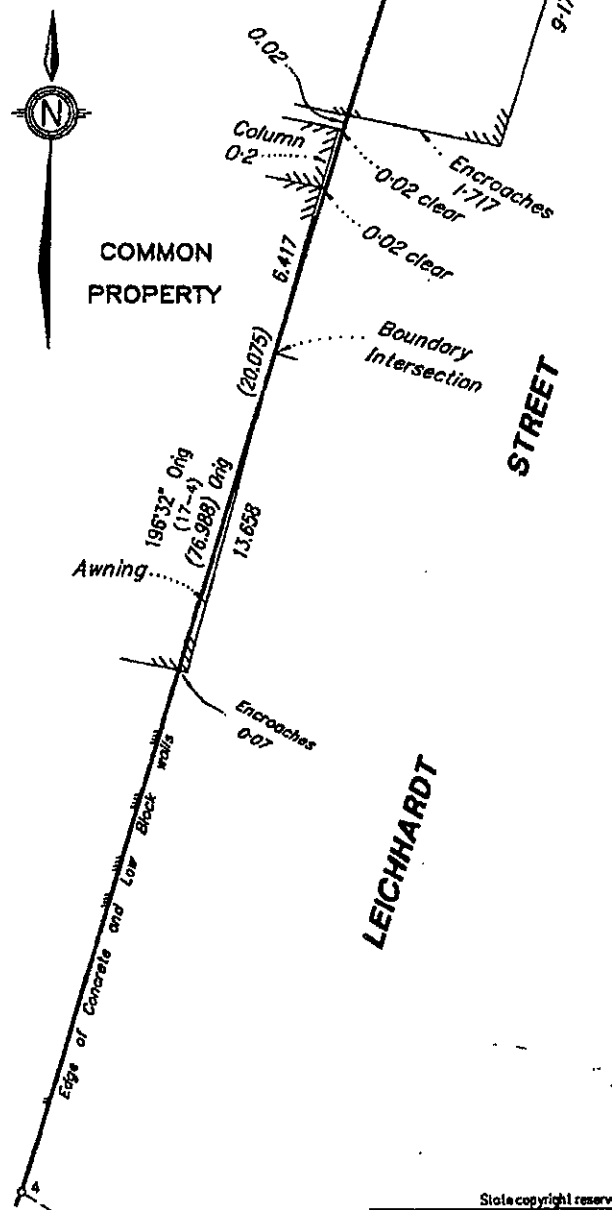


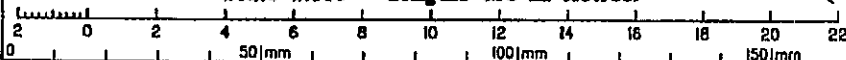
DIAGRAM A

(Not to Scale)

Original information and original encroachment information in this Diagram compiled from SP 181763 in the Department of Natural Resources & Mines.



Scale 1:150 - Lengths are in Metres.



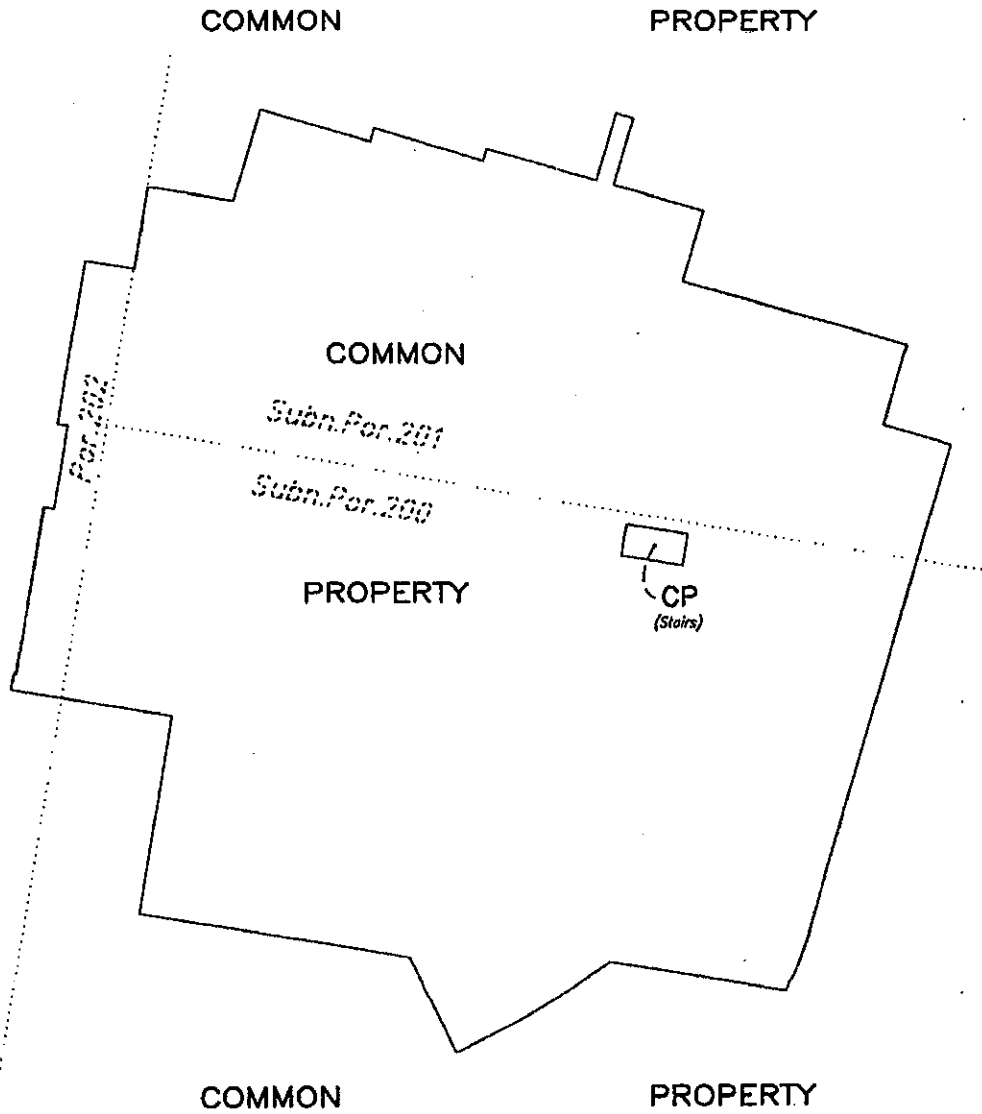
State copyright reserved.

Insert Plan Number **SP181761**



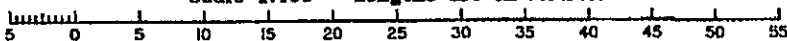
**LEVEL A**

Scale 1 : 400



CP - denotes Common Property.

Scale 1:400 - Lengths are in Metres.



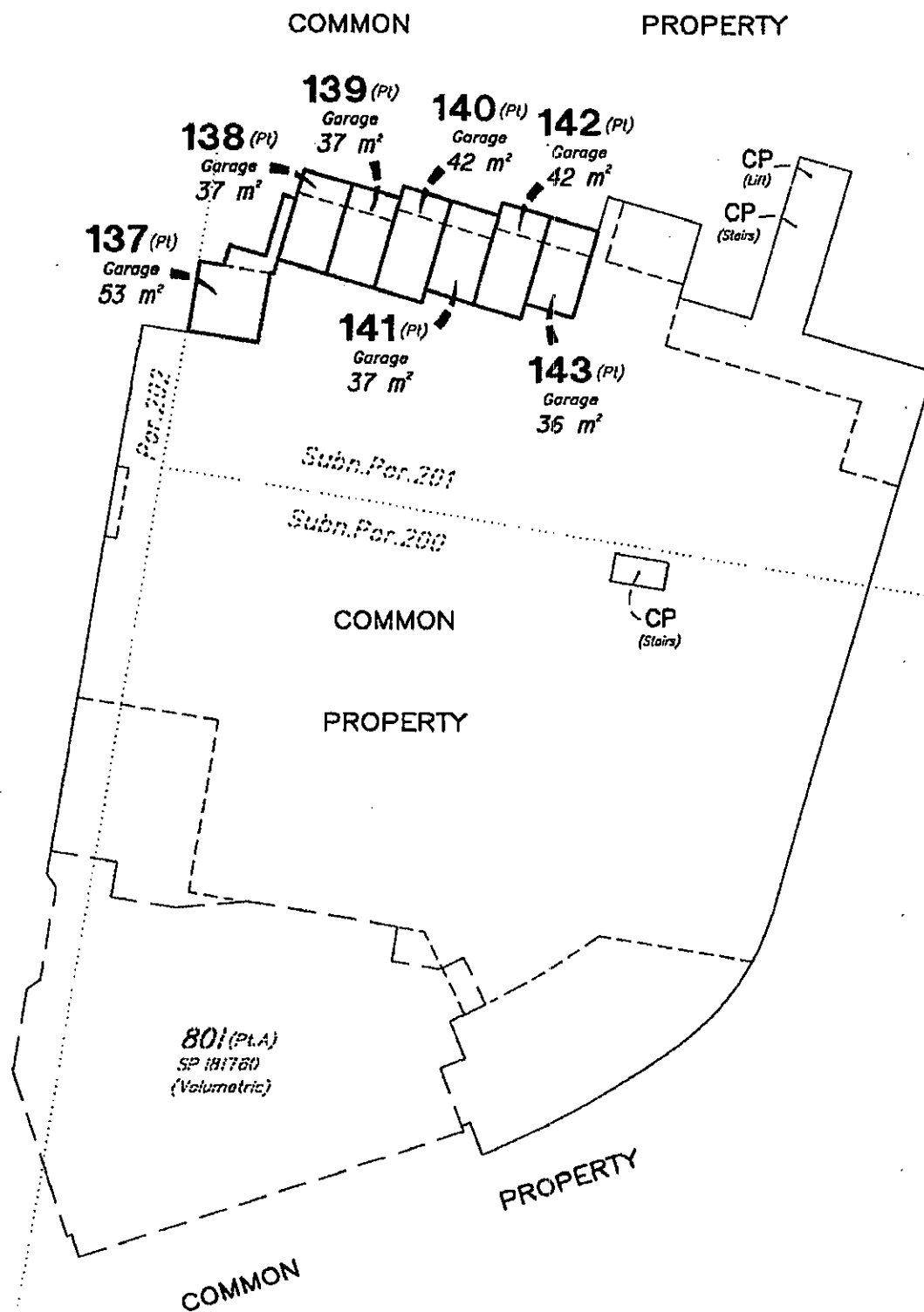
State copyright reserved.

Insert Plan Number **SP181761**

**TOWER E**

**LEVEL B**

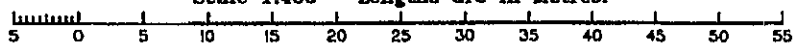
**Scale 1 : 400**



CP – denotes Common Property.

--- denotes outline of level below:

**Scale 1:400 - Lengths are in Metres.**



**State copyright reserved.**

Insert  
Plan  
Number **SP181761**

**TOWER E**

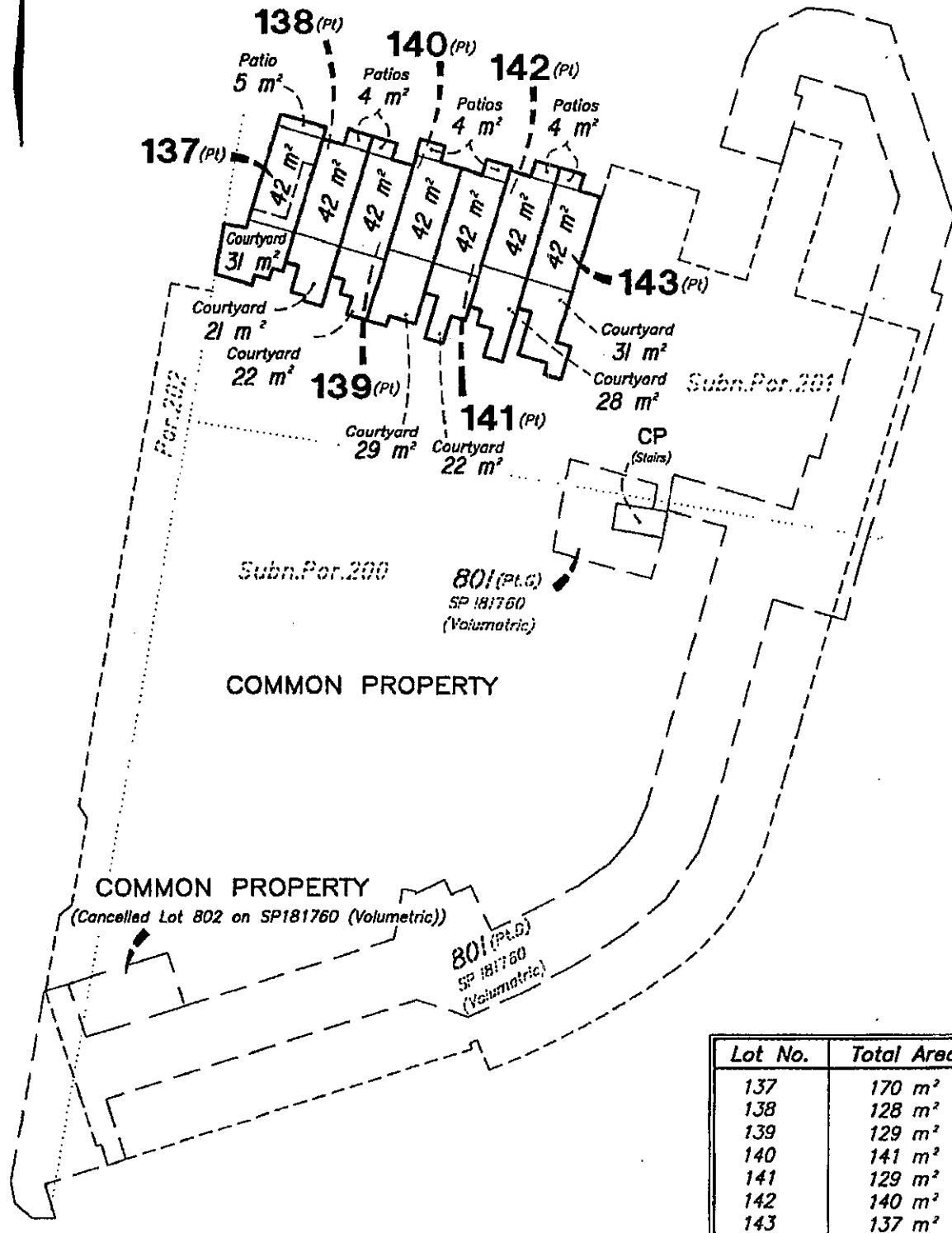
LEVEL C

Scale 1 : 400



COMMON

PROPERTY

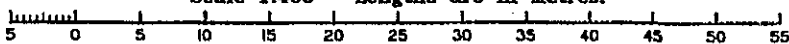


| Lot No. | Total Area         |
|---------|--------------------|
| 137     | 170 m <sup>2</sup> |
| 138     | 128 m <sup>2</sup> |
| 139     | 129 m <sup>2</sup> |
| 140     | 141 m <sup>2</sup> |
| 141     | 129 m <sup>2</sup> |
| 142     | 140 m <sup>2</sup> |
| 143     | 137 m <sup>2</sup> |

CP - denotes Common Property.

--- denotes outline of level below.

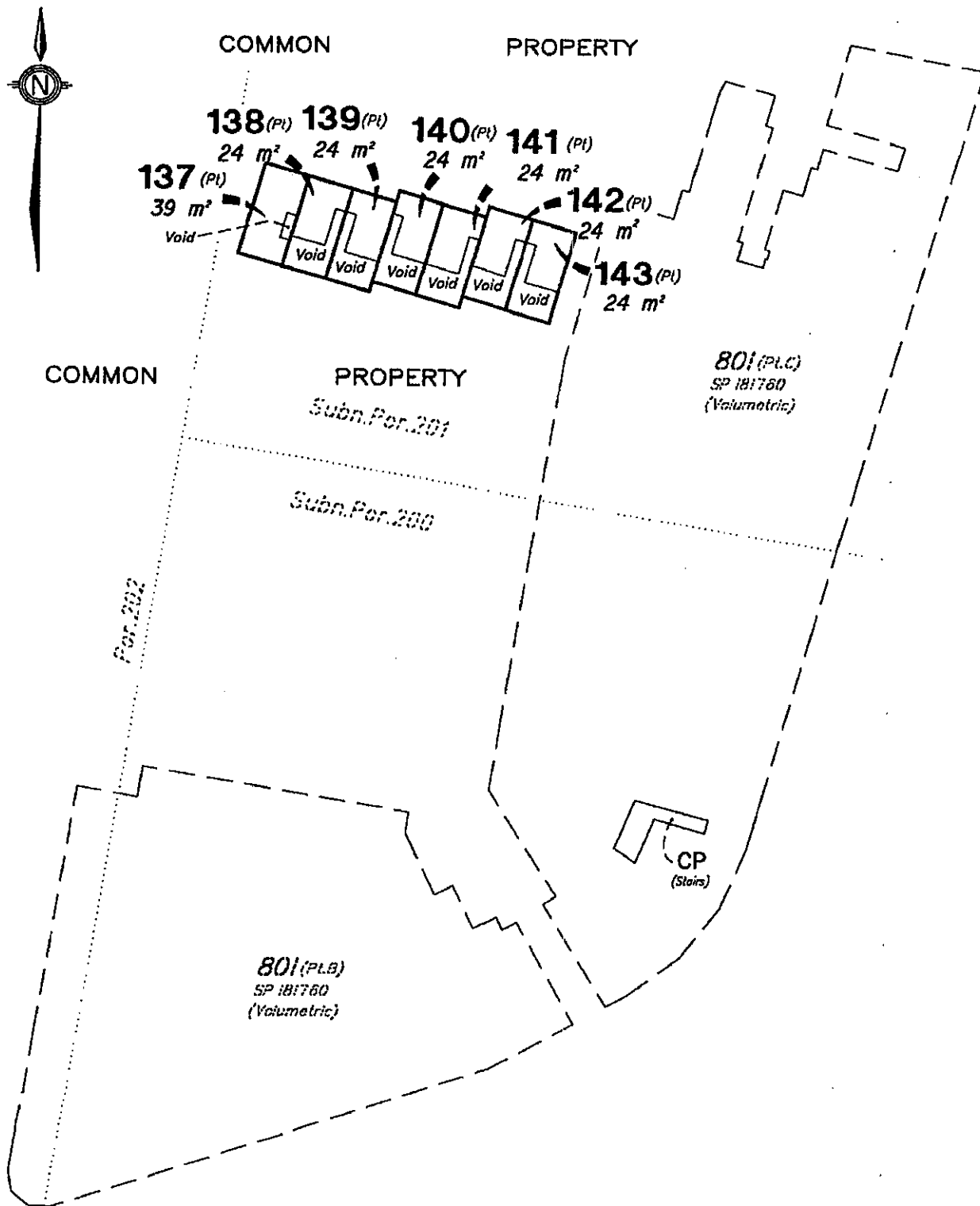
Scale 1:400 - Lengths are in Metres.



State copyright reserved.

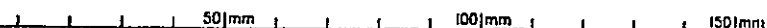
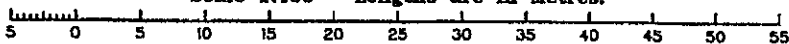
Insert  
Plan  
Number **SP181761**

**TOWER**  
**LEVEL D**  
Scale 1 : 400



CP - denotes Common Property.

Scale 1:400 - Lengths are in Metres.



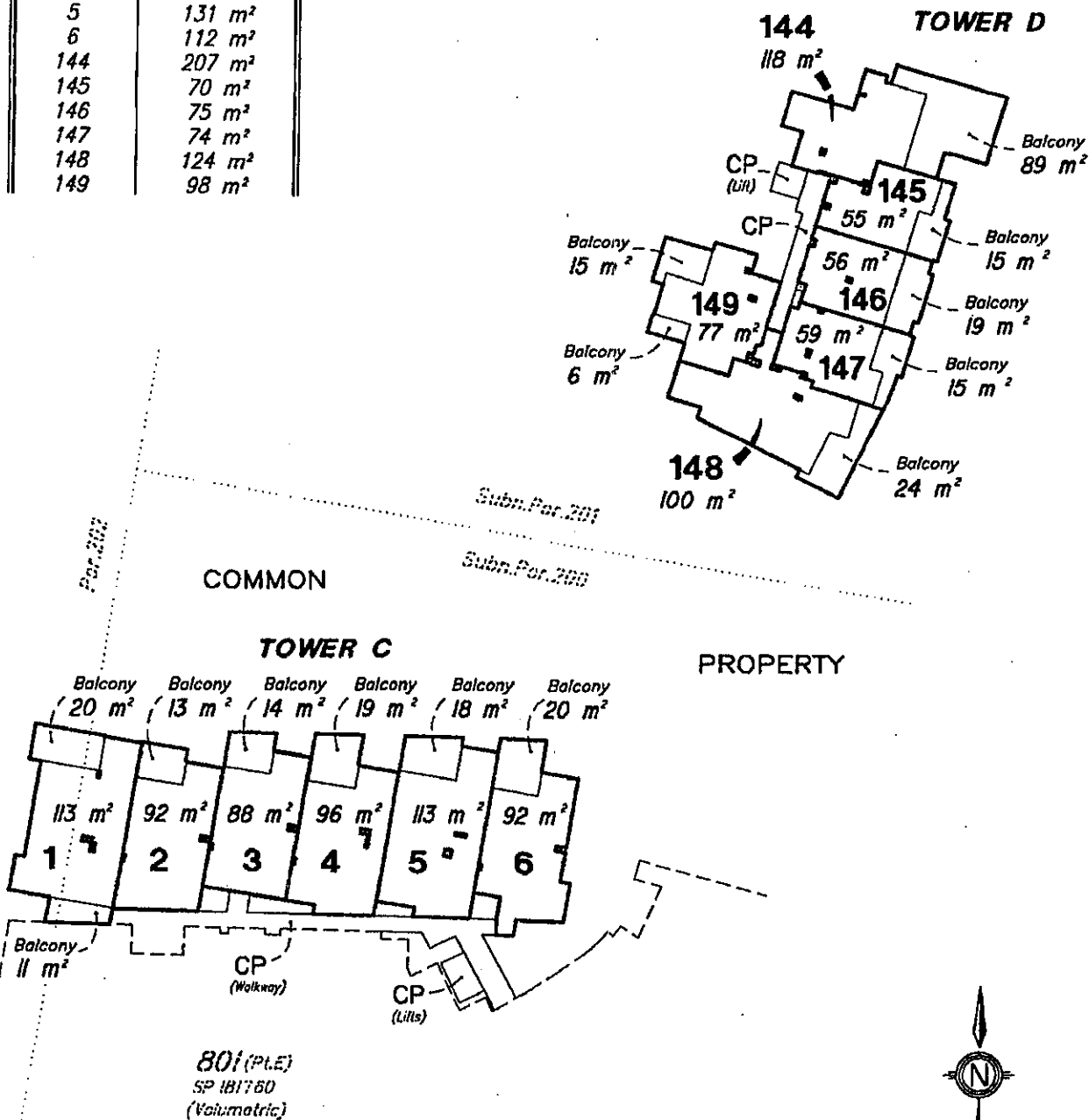
State copyright reserved.

Insert Plan Number : **SP181761**

| Lot No. | Total Area         |
|---------|--------------------|
| 1       | 144 m <sup>2</sup> |
| 2       | 105 m <sup>2</sup> |
| 3       | 102 m <sup>2</sup> |
| 4       | 115 m <sup>2</sup> |
| 5       | 131 m <sup>2</sup> |
| 6       | 112 m <sup>2</sup> |
| 144     | 207 m <sup>2</sup> |
| 145     | 70 m <sup>2</sup>  |
| 146     | 75 m <sup>2</sup>  |
| 147     | 74 m <sup>2</sup>  |
| 148     | 124 m <sup>2</sup> |
| 149     | 98 m <sup>2</sup>  |

**TOWERS C & D**

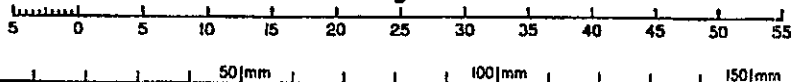
LEVEL E  
Scale 1 : 400



□ - denotes Common Property (Duct)

CP - denotes Common Property.

Scale 1:400 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP181761**

**TOWERS B, C & D**

LEVEL F

Scale 1 : 400

| Lot No. | Total Area         |
|---------|--------------------|
| 7       | 144 m <sup>2</sup> |
| 8       | 105 m <sup>2</sup> |
| 9       | 102 m <sup>2</sup> |
| 10      | 115 m <sup>2</sup> |
| 11      | 131 m <sup>2</sup> |
| 12      | 112 m <sup>2</sup> |
| 13      | 93 m <sup>2</sup>  |
| 14      | 82 m <sup>2</sup>  |
| 15      | 58 m <sup>2</sup>  |
| 150     | 96 m <sup>2</sup>  |
| 151     | 67 m <sup>2</sup>  |
| 152     | 76 m <sup>2</sup>  |
| 153     | 71 m <sup>2</sup>  |
| 154     | 118 m <sup>2</sup> |
| 155     | 98 m <sup>2</sup>  |

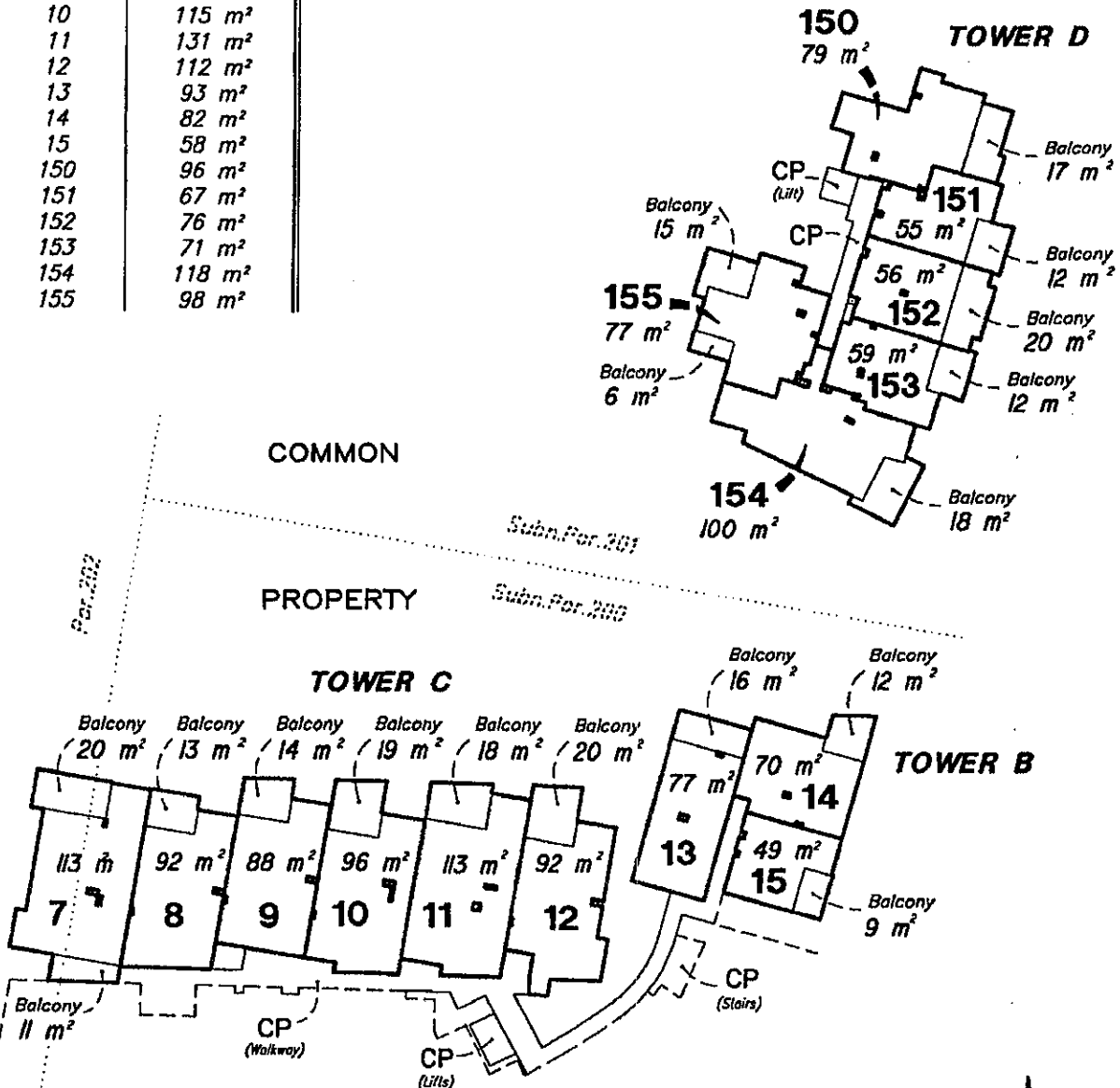
COMMON

PROPERTY

**TOWER C**

**TOWER D**

**TOWER B**

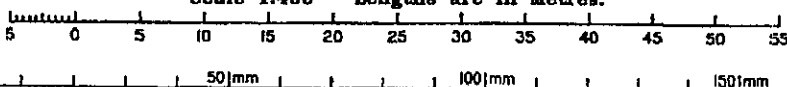


801 (P.L.E.)  
SP 181760  
(Volumetric)

□ -- denotes Common Property (Duct)

CP -- denotes Common Property.

Scale 1:400 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP181761**

**TOWERS B, C & D**

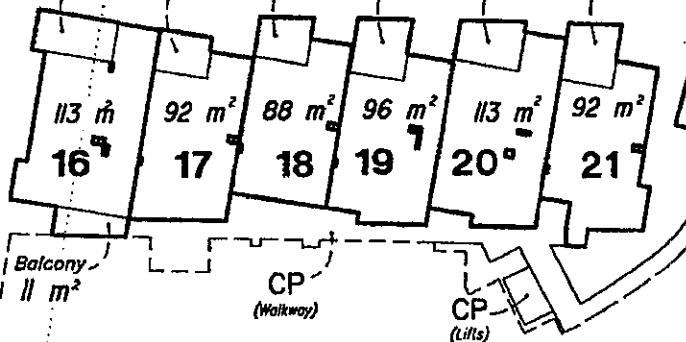
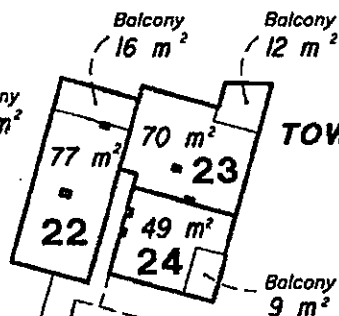
LEVEL G

Scale 1 : 400

| Lot No. | Total Area         |
|---------|--------------------|
| 16      | 144 m <sup>2</sup> |
| 17      | 105 m <sup>2</sup> |
| 18      | 102 m <sup>2</sup> |
| 19      | 115 m <sup>2</sup> |
| 20      | 131 m <sup>2</sup> |
| 21      | 112 m <sup>2</sup> |
| 22      | 93 m <sup>2</sup>  |
| 23      | 82 m <sup>2</sup>  |
| 24      | 58 m <sup>2</sup>  |
| 156     | 96 m <sup>2</sup>  |
| 157     | 67 m <sup>2</sup>  |
| 158     | 76 m <sup>2</sup>  |
| 159     | 71 m <sup>2</sup>  |
| 160     | 118 m <sup>2</sup> |
| 161     | 98 m <sup>2</sup>  |

COMMON

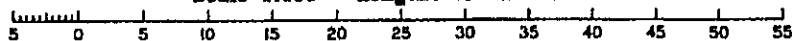
PROPERTY

**TOWER C**Balcony 20 m<sup>2</sup> Balcony 13 m<sup>2</sup> Balcony 14 m<sup>2</sup> Balcony 19 m<sup>2</sup> Balcony 18 m<sup>2</sup> Balcony 20 m<sup>2</sup>801 (PLF)  
SP 181760  
(Volumetric)**TOWER B**

□ - denotes Common Property (Duct)

CP - denotes Common Property.

Scale 1:400 - Lengths are in Metres.



State copyright reserved.

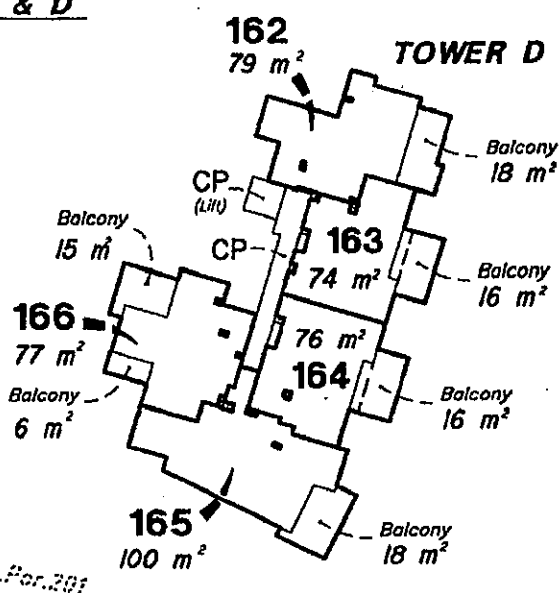
Insert Plan Number **SP181761**

| Lot No. | Total Area         |
|---------|--------------------|
| 25      | 144 m <sup>2</sup> |
| 26      | 105 m <sup>2</sup> |
| 27      | 101 m <sup>2</sup> |
| 28      | 110 m <sup>2</sup> |
| 29      | 130 m <sup>2</sup> |
| 30      | 106 m <sup>2</sup> |
| 31      | 93 m <sup>2</sup>  |
| 32      | 82 m <sup>2</sup>  |
| 33      | 58 m <sup>2</sup>  |
| 34      | 119 m <sup>2</sup> |
| 35      | 101 m <sup>2</sup> |
| 36      | 71 m <sup>2</sup>  |
| 37      | 65 m <sup>2</sup>  |
| 38      | 80 m <sup>2</sup>  |
| 39      | 80 m <sup>2</sup>  |
| 40      | 95 m <sup>2</sup>  |
| 41      | 95 m <sup>2</sup>  |
| 42      | 84 m <sup>2</sup>  |
| 162     | 97 m <sup>2</sup>  |
| 163     | 90 m <sup>2</sup>  |
| 164     | 92 m <sup>2</sup>  |
| 165     | 118 m <sup>2</sup> |
| 166     | 98 m <sup>2</sup>  |

**TOWERS A, B, C & D**

LEVEL H

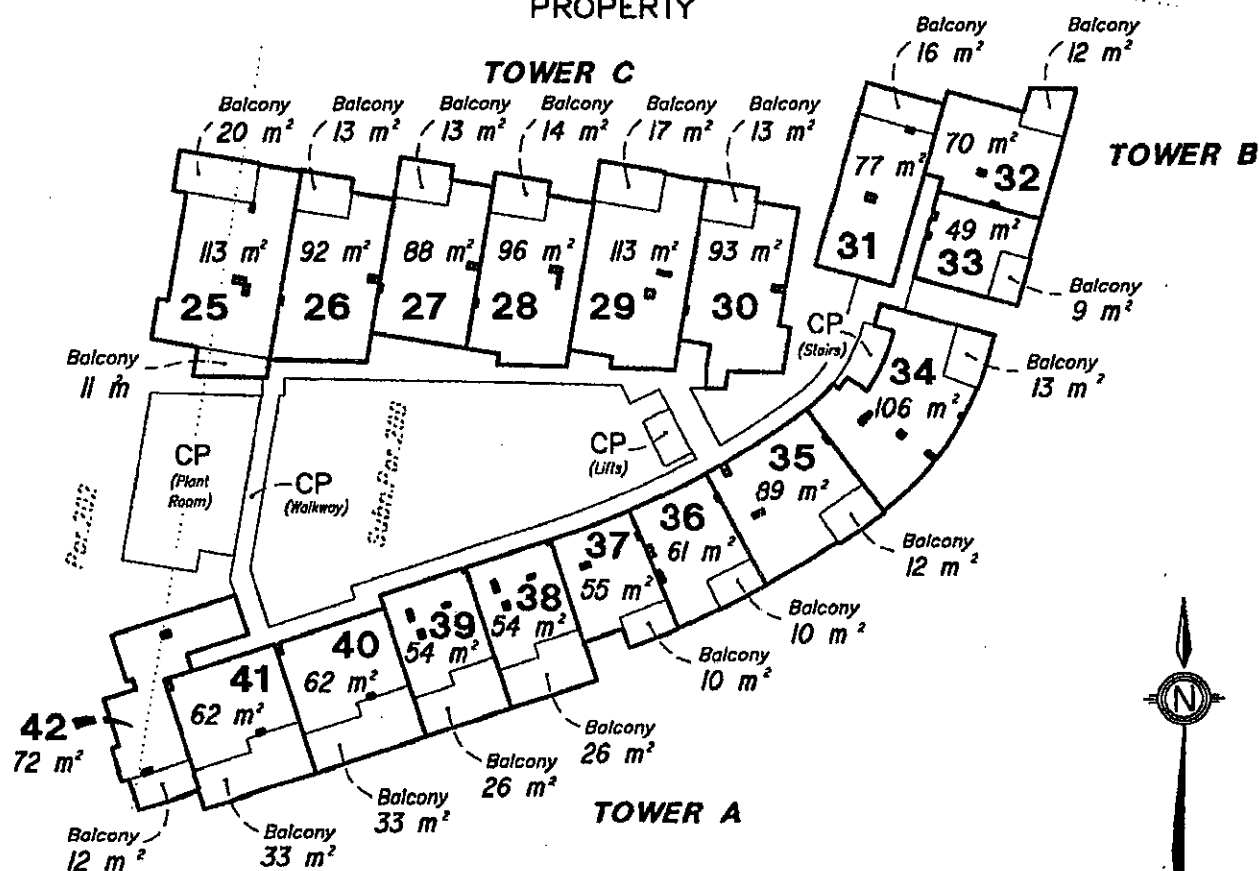
Scale 1 : 400



**COMMON**

Subn. For. 201

Sept. 20, 2000

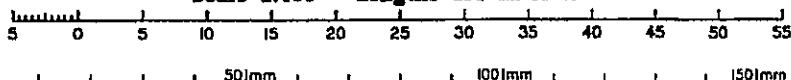
**PROPERTY**

 - denotes Common Property (Duct)

**CP** – denotes Common Property.

— — — denotes outline of level below.

**Scale 1:400 - Lengths are in Metres.**



State copyright reserved.

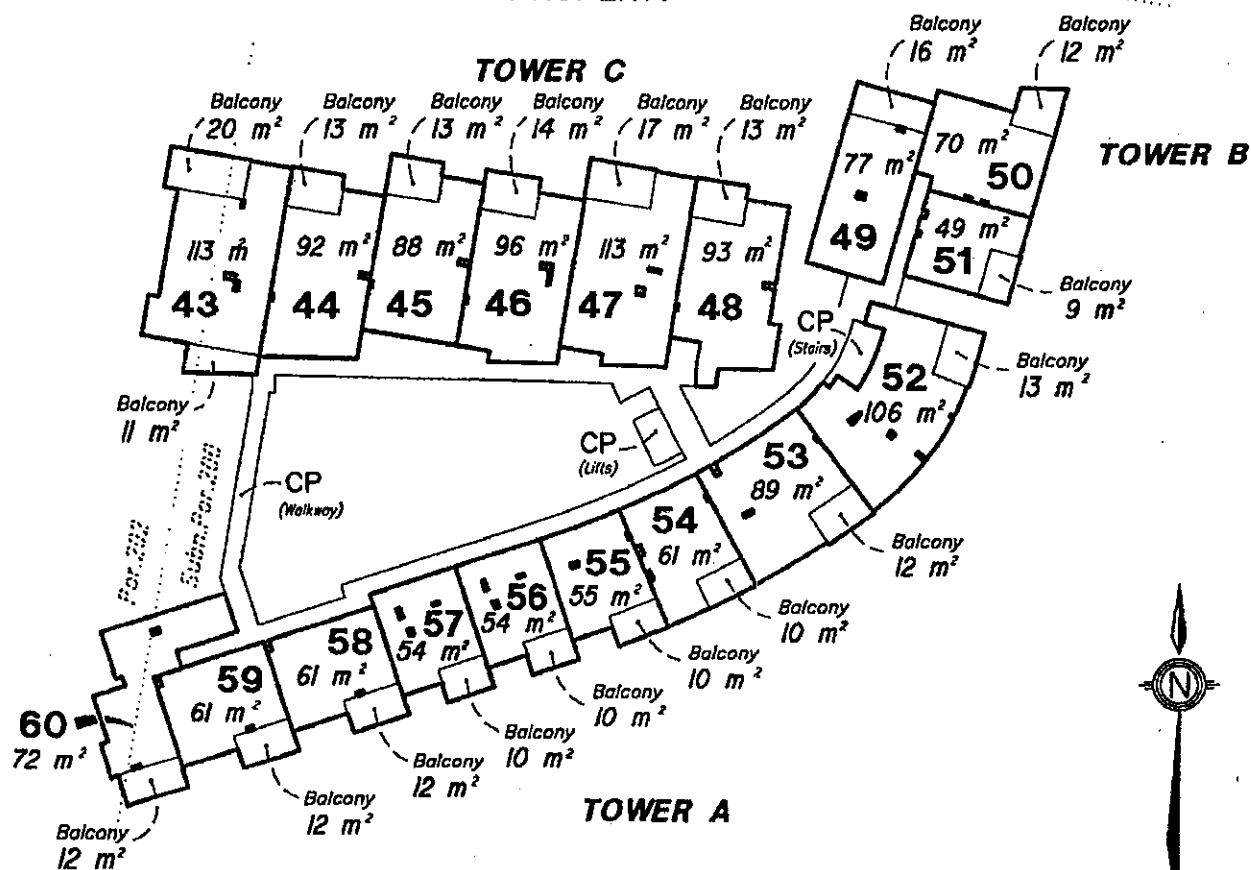
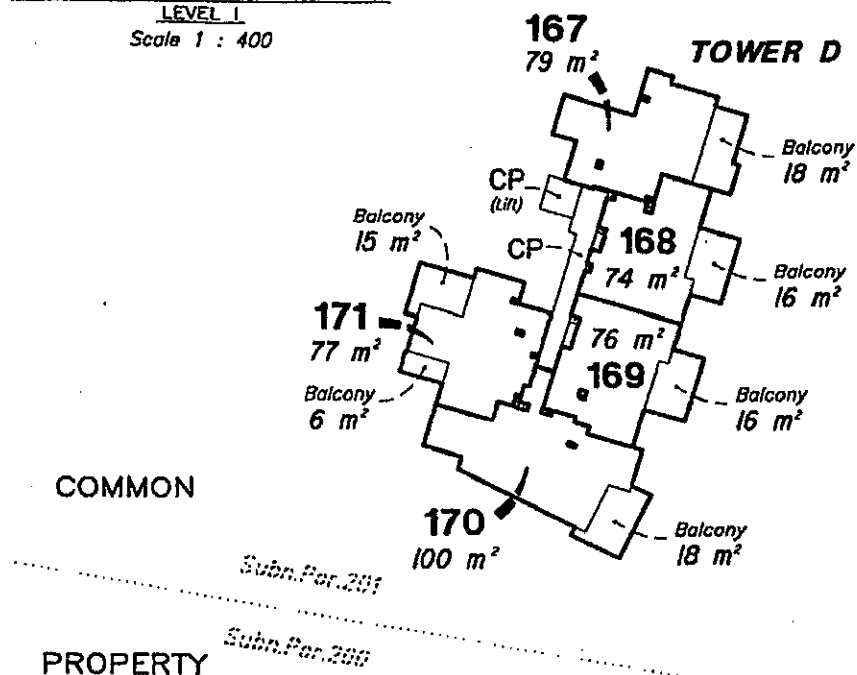
Insert  
Plan ~ **SP181761**  
Number

| Lot No. | Total Area         |
|---------|--------------------|
| 43      | 144 m <sup>2</sup> |
| 44      | 105 m <sup>2</sup> |
| 45      | 101 m <sup>2</sup> |
| 46      | 110 m <sup>2</sup> |
| 47      | 130 m <sup>2</sup> |
| 48      | 106 m <sup>2</sup> |
| 49      | 93 m <sup>2</sup>  |
| 50      | 82 m <sup>2</sup>  |
| 51      | 58 m <sup>2</sup>  |
| 52      | 119 m <sup>2</sup> |
| 53      | 101 m <sup>2</sup> |
| 54      | 71 m <sup>2</sup>  |
| 55      | 65 m <sup>2</sup>  |
| 56      | 64 m <sup>2</sup>  |
| 57      | 64 m <sup>2</sup>  |
| 58      | 73 m <sup>2</sup>  |
| 59      | 73 m <sup>2</sup>  |
| 60      | 84 m <sup>2</sup>  |
| 167     | 97 m <sup>2</sup>  |
| 168     | 90 m <sup>2</sup>  |
| 169     | 92 m <sup>2</sup>  |
| 170     | 118 m <sup>2</sup> |
| 171     | 98 m <sup>2</sup>  |

TOWERS A, B, C & D

LEVEL 1

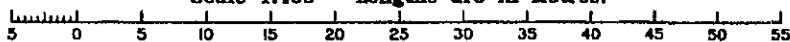
Scale 1 : 400



 - denotes Common Property (Duct)

CP -- denotes Common Property.

**Scale 1:400 - Lengths are in Metres.**



State copyright reserved.

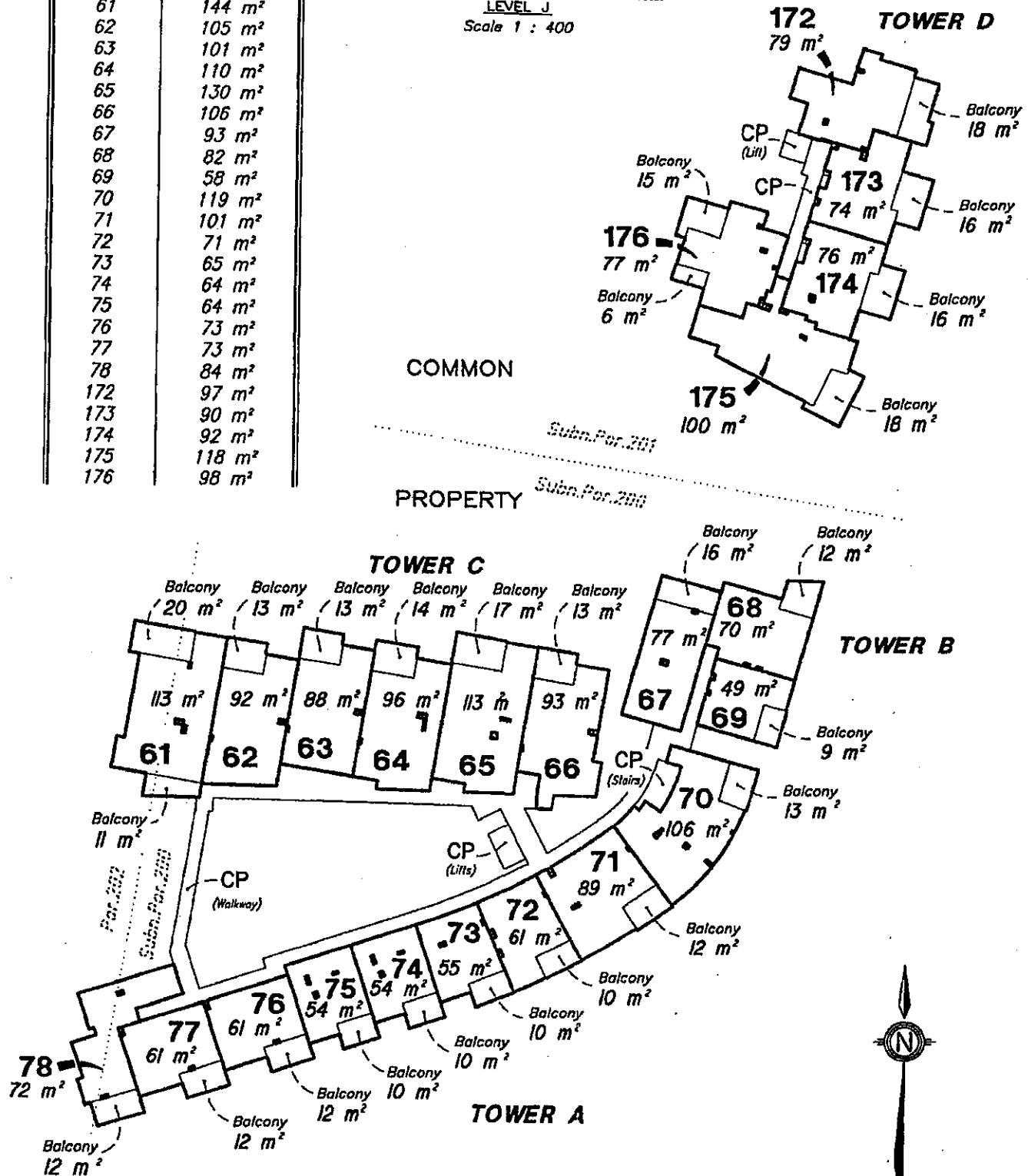
Insert.  
Plan  
Number **SP181761**

| Lot No. | Total Area         |
|---------|--------------------|
| 61      | 144 m <sup>2</sup> |
| 62      | 105 m <sup>2</sup> |
| 63      | 101 m <sup>2</sup> |
| 64      | 110 m <sup>2</sup> |
| 65      | 130 m <sup>2</sup> |
| 66      | 106 m <sup>2</sup> |
| 67      | 93 m <sup>2</sup>  |
| 68      | 82 m <sup>2</sup>  |
| 69      | 58 m <sup>2</sup>  |
| 70      | 119 m <sup>2</sup> |
| 71      | 101 m <sup>2</sup> |
| 72      | 71 m <sup>2</sup>  |
| 73      | 65 m <sup>2</sup>  |
| 74      | 64 m <sup>2</sup>  |
| 75      | 64 m <sup>2</sup>  |
| 76      | 73 m <sup>2</sup>  |
| 77      | 73 m <sup>2</sup>  |
| 78      | 84 m <sup>2</sup>  |
| 172     | 97 m <sup>2</sup>  |
| 173     | 90 m <sup>2</sup>  |
| 174     | 92 m <sup>2</sup>  |
| 175     | 118 m <sup>2</sup> |
| 176     | 98 m <sup>2</sup>  |

**TOWERS A, B, C & D**

LEVEL J

Scale 1 : 400



□ - denotes Common Property (Duct)

CP - denotes Common Property.

Scale 1:400 - Lengths are in Metres.

0 5 10 15 20 25 30 35 40 45 50 55

0 50mm 100mm 150mm

State copyright reserved.

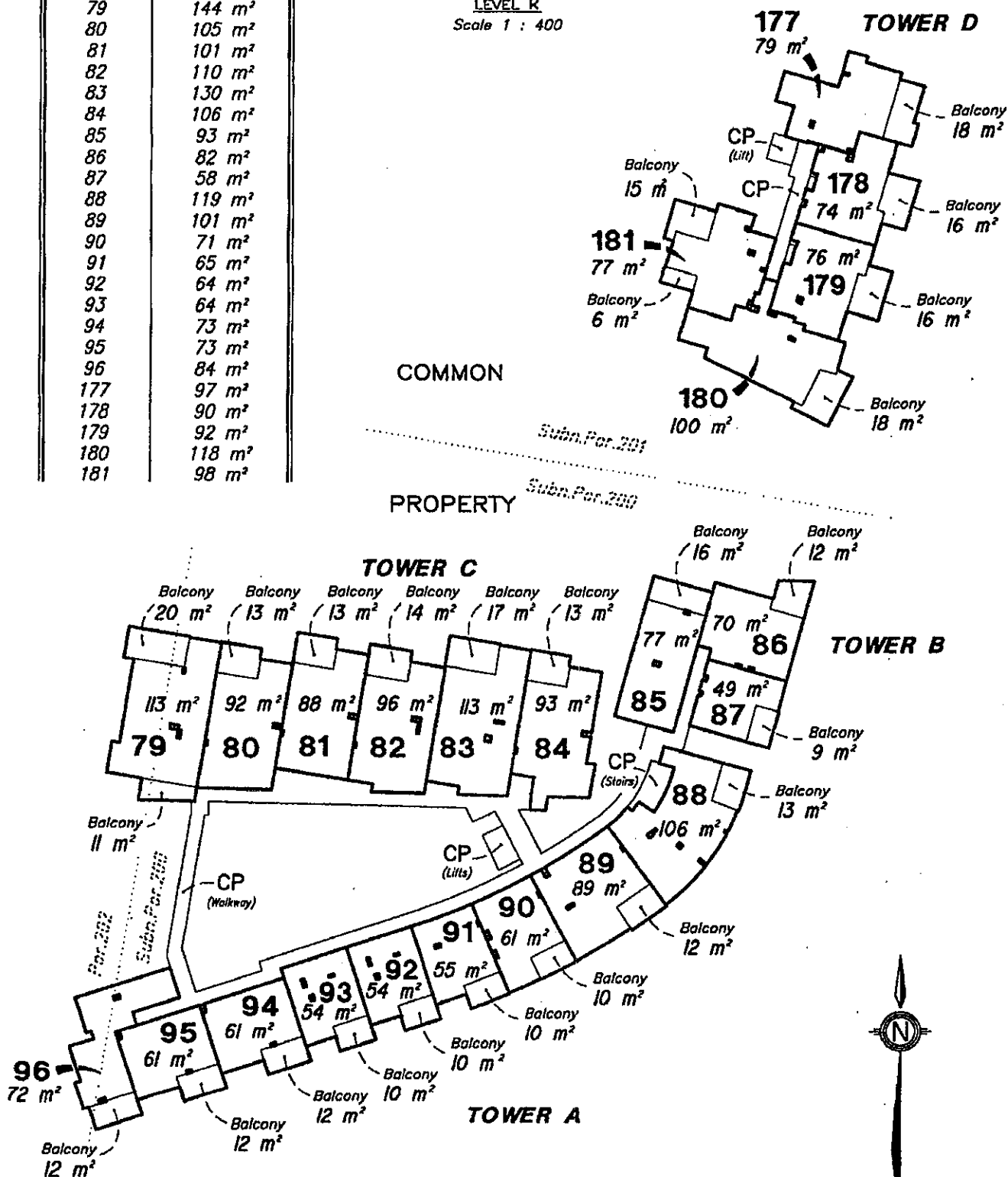
Insert  
Plan  
Number SP181761

| Lot No. | Total Area         |
|---------|--------------------|
| 79      | 144 m <sup>2</sup> |
| 80      | 105 m <sup>2</sup> |
| 81      | 101 m <sup>2</sup> |
| 82      | 110 m <sup>2</sup> |
| 83      | 130 m <sup>2</sup> |
| 84      | 106 m <sup>2</sup> |
| 85      | 93 m <sup>2</sup>  |
| 86      | 82 m <sup>2</sup>  |
| 87      | 58 m <sup>2</sup>  |
| 88      | 119 m <sup>2</sup> |
| 89      | 101 m <sup>2</sup> |
| 90      | 71 m <sup>2</sup>  |
| 91      | 65 m <sup>2</sup>  |
| 92      | 64 m <sup>2</sup>  |
| 93      | 64 m <sup>2</sup>  |
| 94      | 73 m <sup>2</sup>  |
| 95      | 73 m <sup>2</sup>  |
| 96      | 84 m <sup>2</sup>  |
| 177     | 97 m <sup>2</sup>  |
| 178     | 90 m <sup>2</sup>  |
| 179     | 92 m <sup>2</sup>  |
| 180     | 118 m <sup>2</sup> |
| 181     | 98 m <sup>2</sup>  |

**TOWERS A, B, C & D**

LEVEL K

Scale 1 : 400



State copyright reserved.

Insert  
Plan  
Number **SP181761**

| Lot No. | Total Area         |
|---------|--------------------|
| 97      | 144 m <sup>2</sup> |
| 98      | 105 m <sup>2</sup> |
| 99      | 101 m <sup>2</sup> |
| 100     | 110 m <sup>2</sup> |
| 101     | 130 m <sup>2</sup> |
| 102     | 106 m <sup>2</sup> |
| 103     | 93 m <sup>2</sup>  |
| 104     | 82 m <sup>2</sup>  |
| 105     | 58 m <sup>2</sup>  |
| 106     | 119 m <sup>2</sup> |
| 107     | 101 m <sup>2</sup> |
| 108     | 71 m <sup>2</sup>  |
| 109     | 64 m <sup>2</sup>  |
| 110     | 64 m <sup>2</sup>  |
| 111     | 73 m <sup>2</sup>  |
| 112     | 73 m <sup>2</sup>  |
| 113     | 84 m <sup>2</sup>  |
| 182     | 97 m <sup>2</sup>  |
| 183     | 90 m <sup>2</sup>  |
| 184     | 92 m <sup>2</sup>  |
| 185     | 120 m <sup>2</sup> |
| 186     | 98 m <sup>2</sup>  |

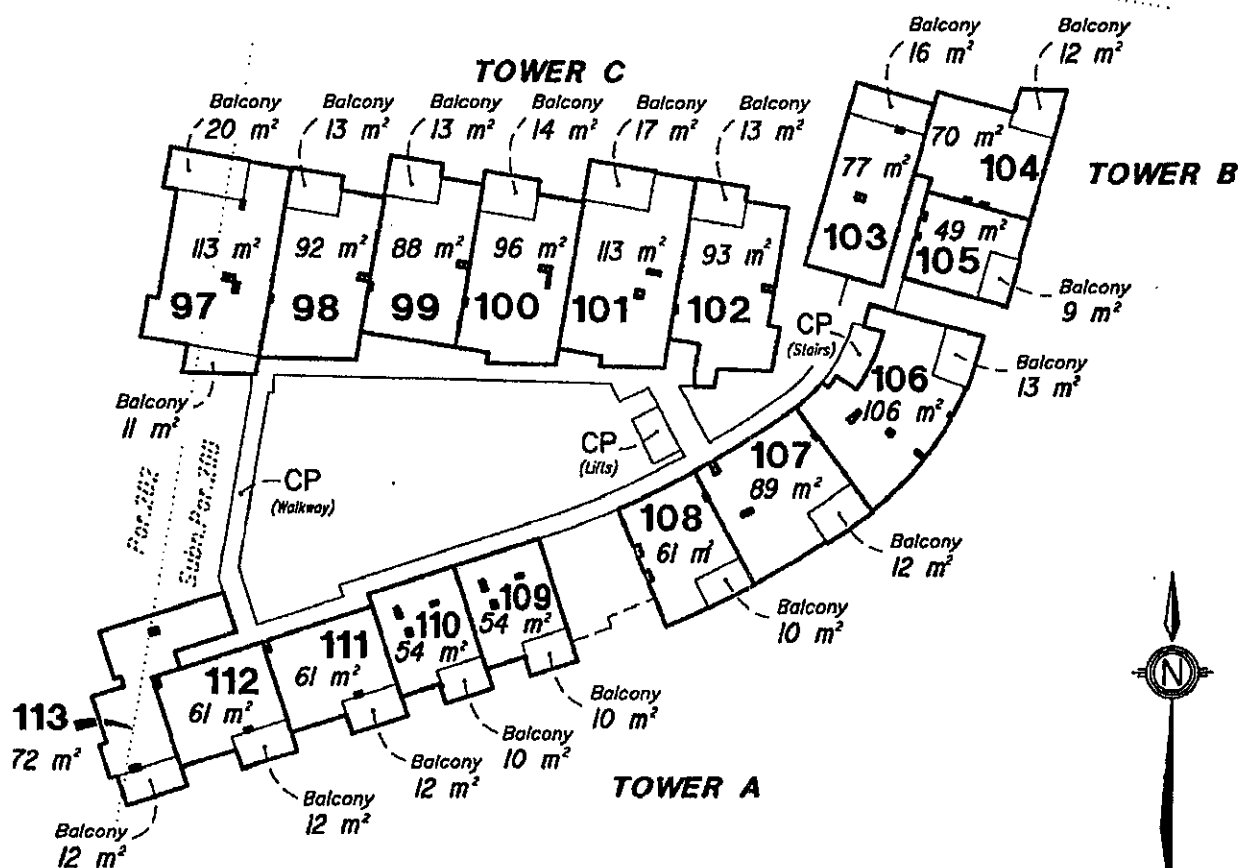
**TOWERS A, B, C & D**

LEVEL L

Scale 1 : 400

COMMON

PROPERTY



□ - denotes Common Property (Duct)

CP - denotes Common Property.

--- denotes outline of level below.

Scale 1:400 - Lengths are in Metres.

5 0 5 10 15 20 25 30 35 40 45 50 55

0 50mm 100mm 150mm

State copyright reserved.

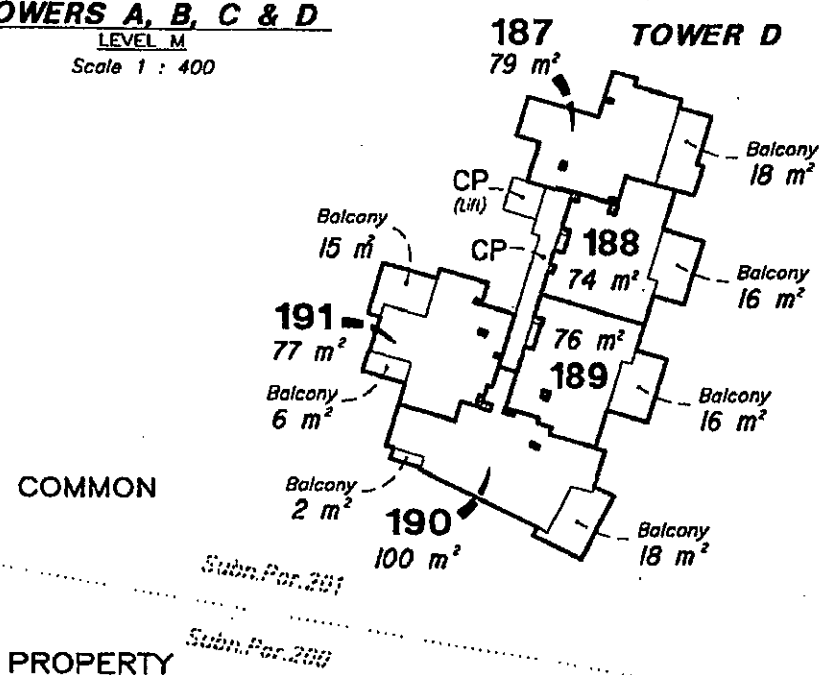
Insert  
Plan  
Number **SP181761**

| Lot No. | Total Area         |
|---------|--------------------|
| 114     | 161 m <sup>2</sup> |
| 115     | 157 m <sup>2</sup> |
| 116     | 171 m <sup>2</sup> |
| 117     | 190 m <sup>2</sup> |
| 118     | 106 m <sup>2</sup> |
| 119     | 93 m <sup>2</sup>  |
| 120     | 82 m <sup>2</sup>  |
| 121     | 58 m <sup>2</sup>  |
| 122     | 120 m <sup>2</sup> |
| 123     | 101 m <sup>2</sup> |
| 124     | 71 m <sup>2</sup>  |
| 125     | 64 m <sup>2</sup>  |
| 126     | 64 m <sup>2</sup>  |
| 127     | 73 m <sup>2</sup>  |
| 128     | 73 m <sup>2</sup>  |
| 129     | 73 m <sup>2</sup>  |
| 130     | 73 m <sup>2</sup>  |
| 131     | 84 m <sup>2</sup>  |
| 187     | 97 m <sup>2</sup>  |
| 188     | 90 m <sup>2</sup>  |
| 189     | 92 m <sup>2</sup>  |
| 190     | 120 m <sup>2</sup> |
| 191     | 98 m <sup>2</sup>  |

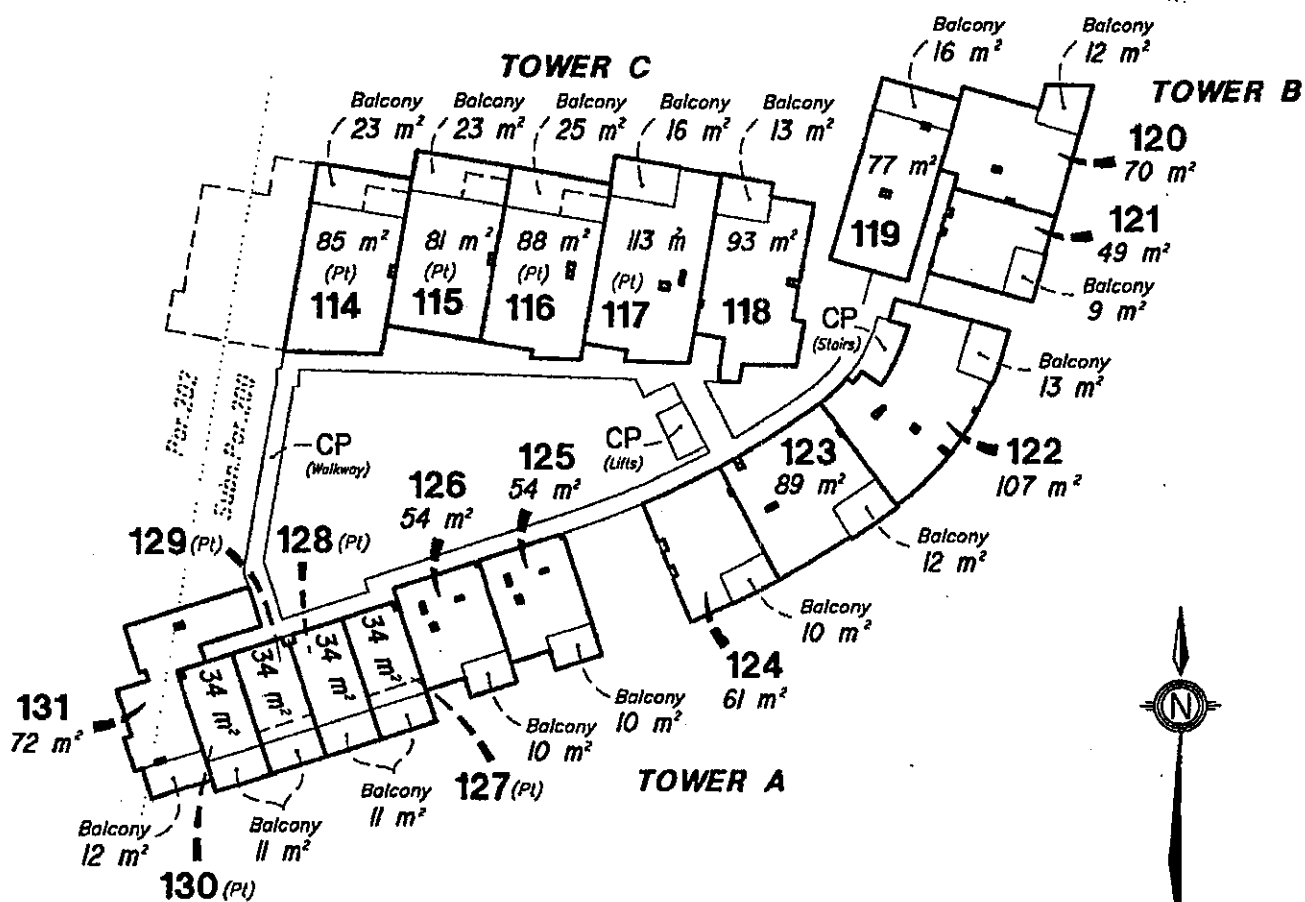
**TOWERS A, B, C & D**

LEVEL M

Scale 1 : 400



**TOWER C**

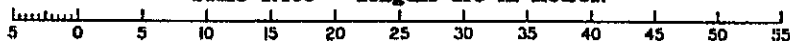


 - denotes Common Property (Duct)

CP – denotes Common Property.

--- denotes outline of level below.

**Scale 1:400 - Lengths are in Metres.**



State copyright reserved.

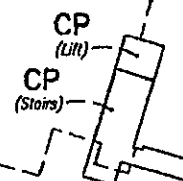
Insert  
Plan  
Number **SP181761**

**TOWERS A, B, C & D**

LEVEL N

Scale 1 : 400

COMMON



TOWER D

PROPERTY

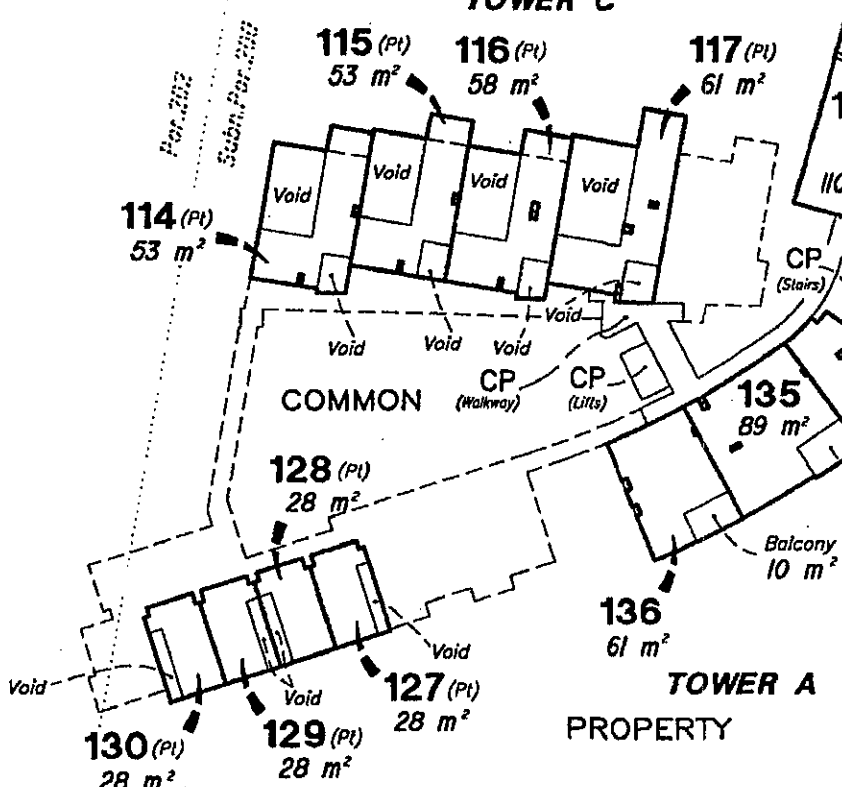
Subn. Por. 201

Subn. Por. 200

**TOWER C**115 (Pt)  
53 m<sup>2</sup>116 (Pt)  
58 m<sup>2</sup>117 (Pt)  
61 m<sup>2</sup>Balcony  
17 m<sup>2</sup>Balcony  
20 m<sup>2</sup>**TOWER B**132 (Pt)  
110 m<sup>2</sup>133  
87 m<sup>2</sup>Balcony  
13 m<sup>2</sup>134  
107 m<sup>2</sup>Balcony  
12 m<sup>2</sup>Balcony  
10 m<sup>2</sup>136  
61 m<sup>2</sup>**TOWER A**

PROPERTY

--- denotes outline of level below.



| Lot No. | Total Area         |
|---------|--------------------|
| 132     | 188 m <sup>2</sup> |
| 133     | 107 m <sup>2</sup> |
| 134     | 120 m <sup>2</sup> |
| 135     | 101 m <sup>2</sup> |
| 136     | 71 m <sup>2</sup>  |

**TOWER B**

LEVEL O

Scale 1 : 400

COMMON

132 (Pt)  
61 m<sup>2</sup>

PROPERTY

□ -- denotes Common Property (Duct)

CP -- denotes Common Property.

--- denotes outline of level below.

Scale 1:400 - Lengths are in Metres.

0 5 10 15 20 25 30 35 40 45 50 55

0 50mm 100mm 150mm

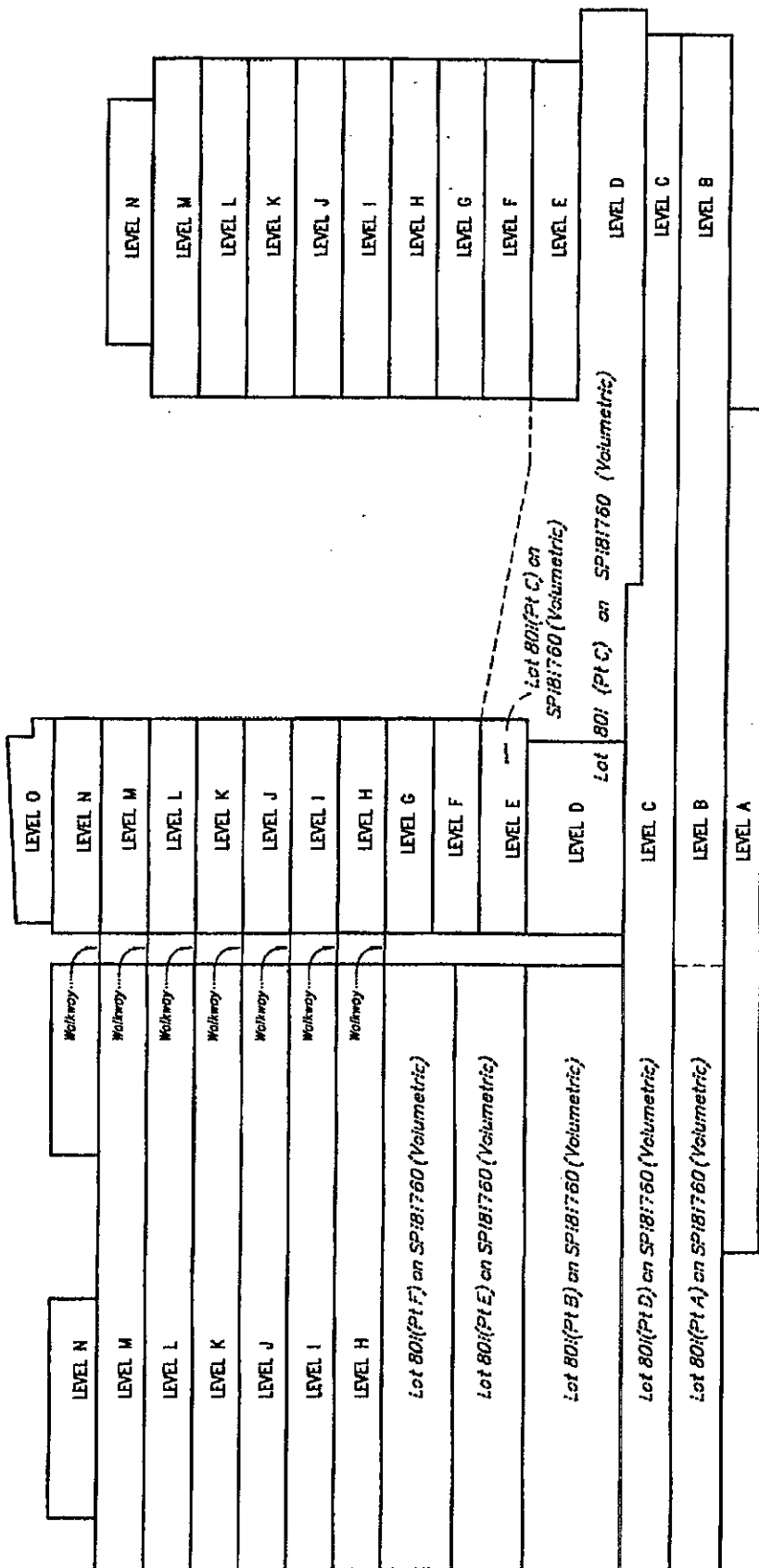
State copyright reserved.

Insert  
Plan : **SP181761**  
Number

TOWER D

TOWER B

TOWER A

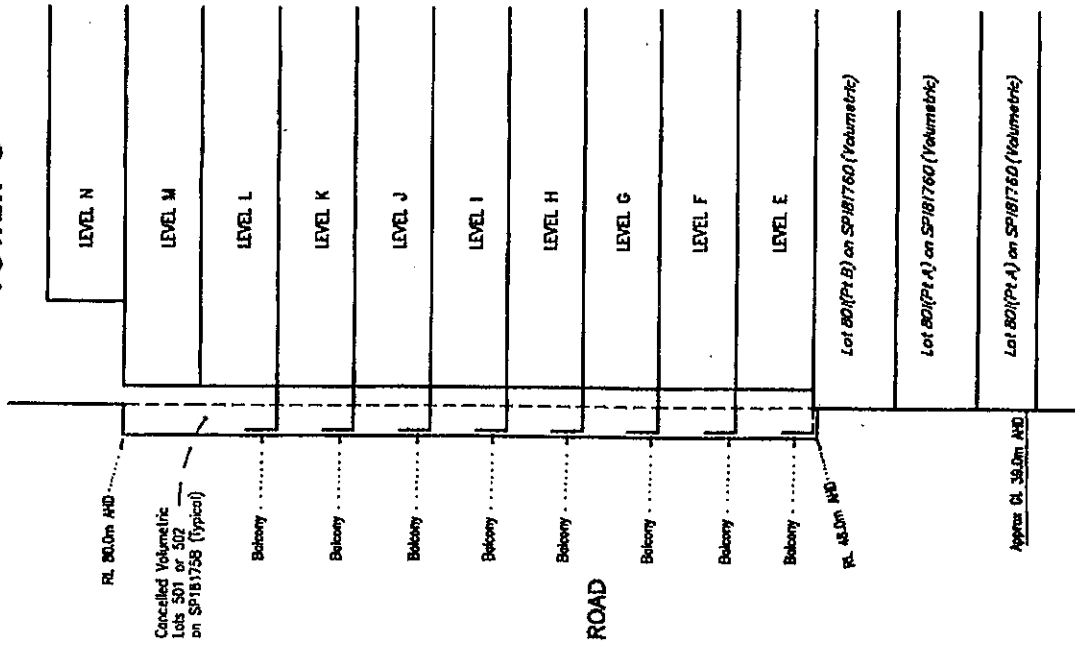


**LATERAL ASPECT DIAGRAM**

Not To Scale

(VIEW FROM LEICHARDT STREET NEAR STATION 4 TOWARDS NORTH WEST)

**TOWER C**



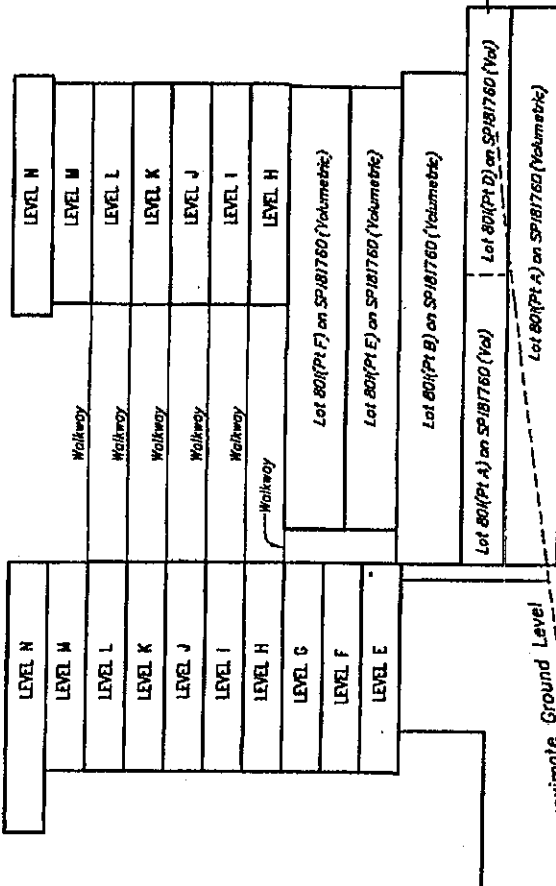
ROAD

**LATERAL ASPECT DIAGRAM**

Not To Scale

(VIEW TO NORTH FROM LEICHHARDT STREET NEAR STATION 11)

**TOWER A**



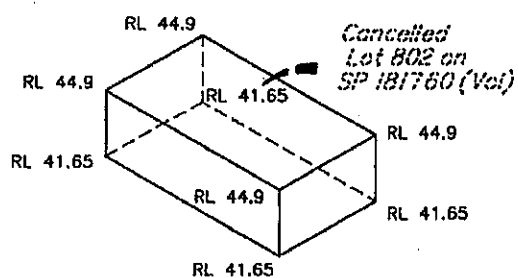
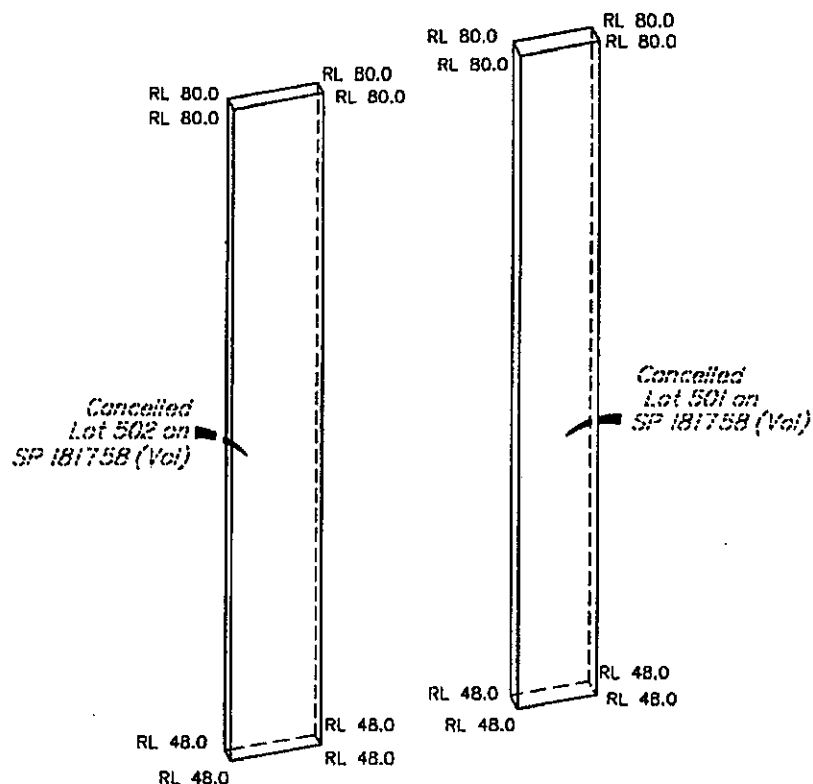
Approximate Ground Level

**LATERAL ASPECT DIAGRAM**

Not To Scale

(VIEW TO EAST FROM ROAD NEAR STATION 22)

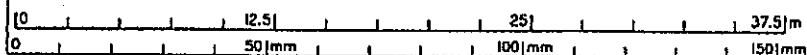
State copyright reserved.



ISOMETRIC VIEW LOOKING  
NORTH WEST OF CANCELLED  
VOLUMETRIC LOTS 802, 501 & 502  
THAT MAKE UP PART OF THE  
BASE PARCEL AREA

Scale 1 : 250

State copyright reserved.



Insert  
Plan  
Number **SP181761**

709044584

\$12487.40  
11/10/2005 12:01

BE 400 NT

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

Registered

s. Lodged by

HUNT & HUNT LAWYERS  
 GPO Box 834  
 BRISBANE 4001

501

(Include address, phone number, and Lodger Code)

## 1. Certificate of Registered Owners or Lessees.

\*~~SPR~~ SPRING HILL DEVELOPMENTS (No.1) LTD. ACN 103 062 826

(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 60 of the Land Title Act 1994.

\*as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees

*Spring Hill Developments (No 1) Limited*  
*ACN 103 062 826 by it's duly constituted*  
*attorney Peter Ernest Honeycombe under*  
*power of attorney number 708983417.*

## 6. Existing

| Title Reference | Lot | Plan      | Created                                        | Interests | Road |
|-----------------|-----|-----------|------------------------------------------------|-----------|------|
| To be issued    | 11  | SP 181760 | 1 - 191 & Common Property                      | -         | -    |
| " " "           | 802 | SP 181760 | Common Property                                | -         | -    |
| " " "           | 501 | SP 181758 | 1, 7, 16, 25, 43, 61, 79, 97 & Common Property | -         | -    |
| " " "           | 502 | SP 181758 | 1, 7, 16, 25, 43, 61, 79, 97 & Common Property | -         | -    |

## Encumbrance Easements

| Dealing No.                   | Lots Fully Encumbered |
|-------------------------------|-----------------------|
| 708958590 (EMT R on SP181762) | Common Property       |

Encroachment notice issued to the issued to the owners of Leichhardt Street on 08/08/2005 in accordance with S.19 of the Survey and Mapping Infrastructure Regulation 2004

The encroachment of Lot 802 on SP181760 is resolved by the Building Management Statement

\* Rule out whichever is inapplicable

## 2. Local Government Certificate

BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the:

X

INTEGRATED PLANNING ACT 1997

Dated this 7th day of October, 2005

LESLIE HOWARD ACWORTH

Appointed Officer

\* Insert the name of the Local Government  
 # Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or  
 Local Government (Planning & Environment) Act 1990

## 3. Plans with Community Management Statement :

CMS Number :

Name : Oxygen

## 4. References :

Dept File :

Local Govt :

Surveyor : 7703

Subn Pors 200 &amp; 201 &amp; Br 202

Common Property

Subn Por 201

137-191

Subn Por 200

2-6, 8-15, 17-24, 26-41,  
 44-59, 62-77, 80-95,  
 98-112, 114-130,  
 & 132-136

Subn Por 200 &amp; Br 202

1, 7, 16, 25, 42, 43, 60,  
 61, 78, 79, 96, 97, 113, 131

Orig

Lots

## 7. Portion Allocation :

## 8. Map Reference :

9543-33342

## 9. Locality :

SPRING HILL

## 10. Local Government :

BRISBANE CITY COUNCIL

## 11. Passed &amp; Endorsed :

By : C. &amp; B. Consultants Pty Ltd

Date : 18-08-05

Signed :

Designation : ... Cadastrol Surveyor ...

Encroachment does not require  
 resolution - refer to letter from  
 S.L.A.M. dated 30/9/2005.

All lots defined on this plan  
 are wholly contained within  
 the base parcel.

Development Approval : 15 May 2003

## 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

Cadastrol Surveyor/Director  
 \* date words not required

18-08-05

Date

## 13. Lodgement Fees :

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

14. Insert  
Plan  
Number

SP181761