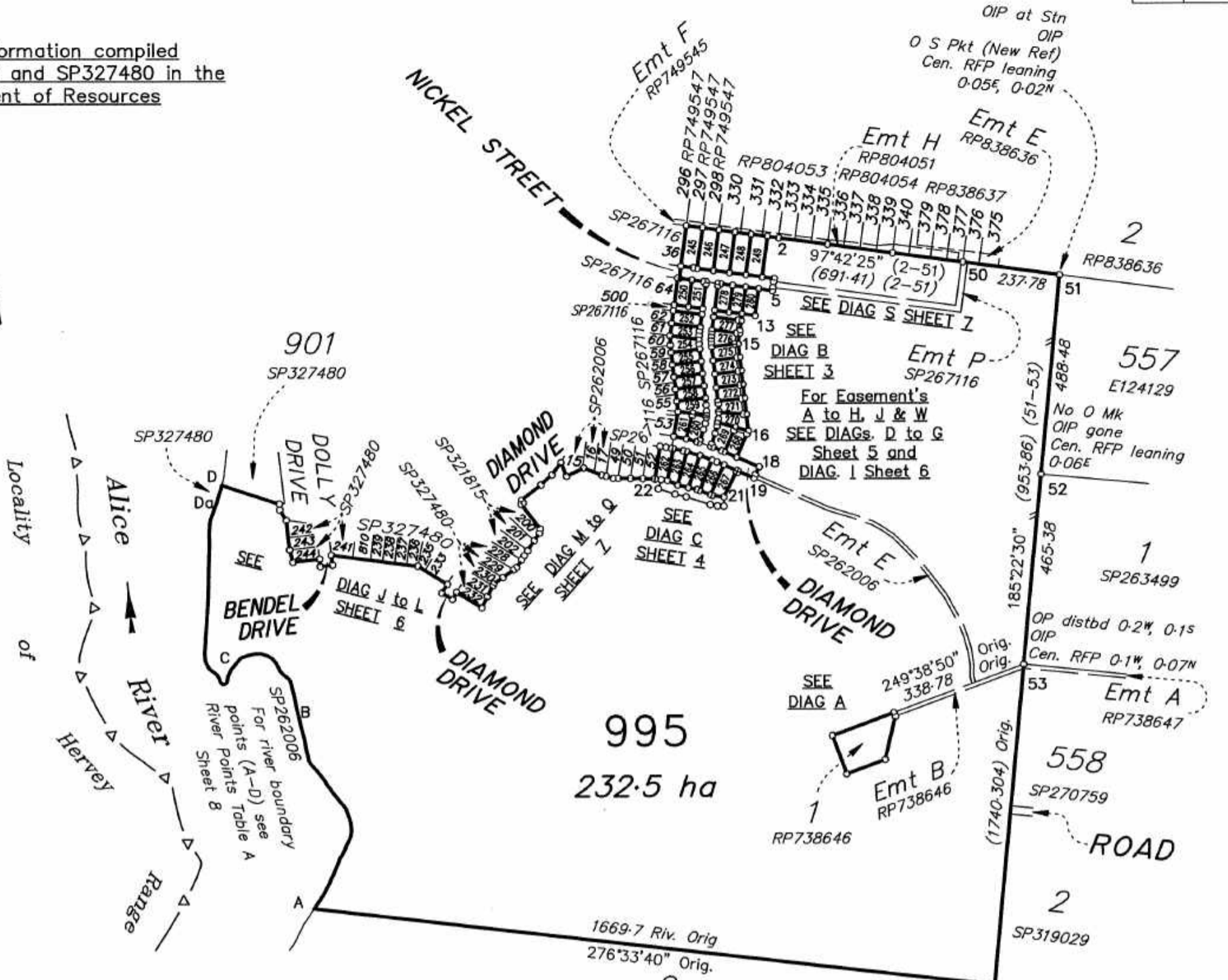


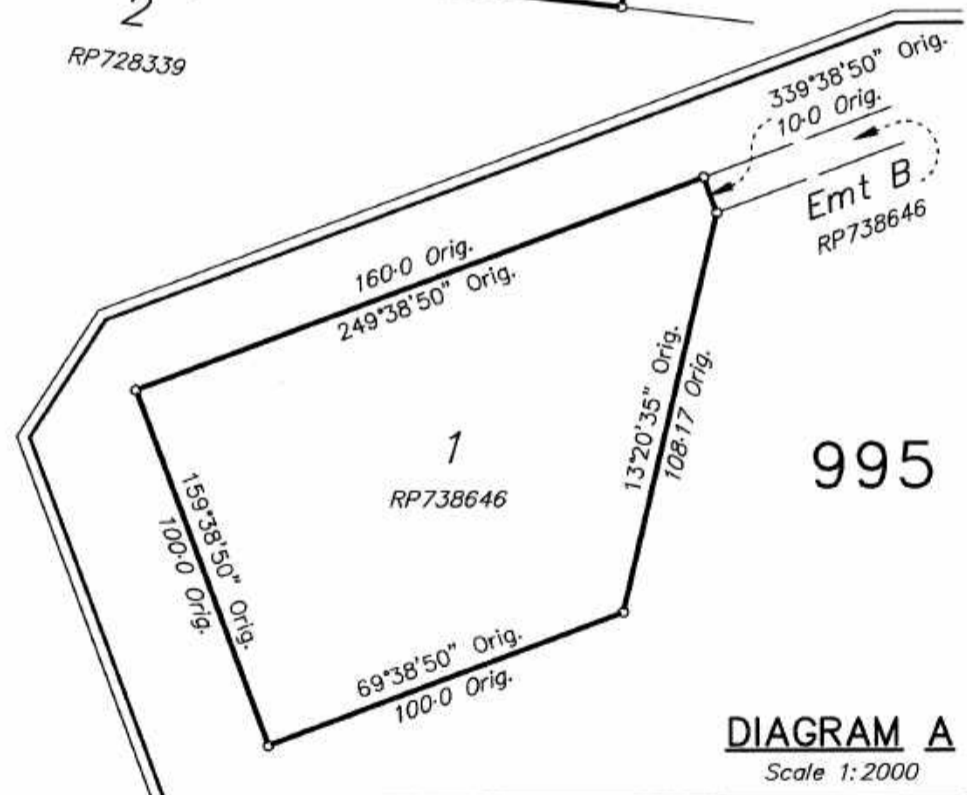
Original information compiled from SP262006 and SP327480 in the Department of Resources



Branded peg placed at all new corners unless otherwise shown.

AREA OF NEW ROAD

NICKEL STREET (11-12-3-4-5-6-7-9-11) . . . . .	6880 m <sup>2</sup>
TOME STREET (7a-7-6-6b-6a-41-35-36-37-30b-30a-30-29-29b-29a-47-46-32-33-34-7b-7a) . . . . .	1.207 ha
DIAMOND DRIVE (28-29b-29-30-30a-31-17-18-19-20c-20b-20a-20-27-26-24a-24-28) . . . . .	6558 m <sup>2</sup>
<b>Total . . . . .</b>	<b>2.5508 ha</b>

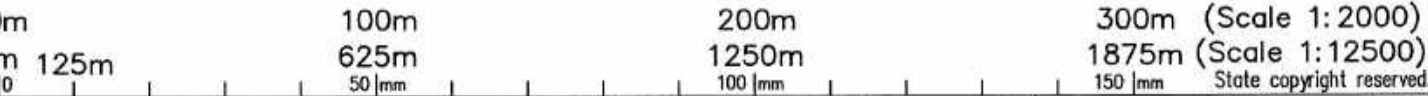


FOR REFERENCE MARKS TABULATION, PERMANENT MARKS TABULATION AND MGA COORDINATES TABULATION - SEE SHEET 8

Rowlands Surveys Pty. Ltd. (ACN 010 025 260) hereby certify that the land comprised in this plan was surveyed by the corporation, by Paul Francis Hoskins (Registered Surveying Associate) for whose work the corporation accepts responsibility, under the supervision of Laurence John Nolan (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 16/11/2022.



Paul Francis Hoskins  
Director/  
Laurence John Nolan  
Director/  
Date: 21/11/22



**PLAN OF Lots 245 to 280, 501, 502 & 995, Emt A in Lot 260, Emt B in Lot 268 & Emts C to H & J in Lot 271 to 277 respectively and Easement W in Lot 995**  
Cancelling Lot 995 on SP327480  
LOCAL GOVERNMENT : Townsville City Council LOCALITY : Alice River  
Meridian: MGA (Zone 55) vide SP267116 Survey Records: NO

Scale: 1 : 12500  
Format: STANDARD  
  
**SP335602**

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

(Dealing No.)

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51266003	Lot 995 on SP327480	245 to 280, 501, 502 and 995	New Rd	Easements A to H, J and W

*Emt E on SP262006 (715386246) partially absorbed by new road.*  
*Emt P on SP267116 (715929633) partially absorbed by new road.*  
*Emt R on SP267116 (715929650) fully absorbed by new road.*  
*Emt T on SP267116 (715929663) fully absorbed by new road.*  
*Emt U on SP267116 (715929672) fully absorbed by new road.*

**ENCUMBRANCE  
EASEMENT ALLOCATION**

Easement	Lots to be Encumbered
601502026	995
715386246	262 to 267 and 995
715929633	995
715929655	501

**BENEFIT EASEMENT ALLOCATION**

Easement	Lots Fully Benefited	Lots Partially Benefited
721131017	245 to 280, 501, 502 and 995	-
721131018	245 to 280, 501, 502 and 995	-

**ADMINISTRATIVE ADVICE ALLOCATION**

Administrative Advice	Lots to be Encumbered
715560239	245 to 280, 501, 502 and 995

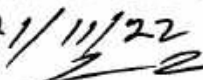
245 to 280, 501, 502 and 995	Por. 300
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :  
Local Govt :  
Surveyor : 44040/10

5. Passed & Endorsed :

By : Rowlands Surveys Pty Ltd  
(ACN 010 025 260)  
Date : 21/11/22  
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

**SP335602**

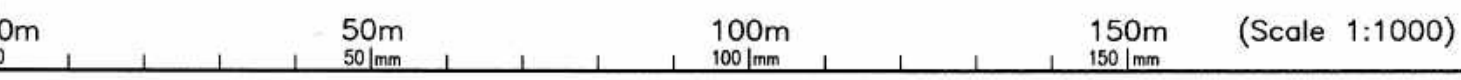
TRAVERSES

LINE	BEARING	DISTANCE
41a - 41b	309°27'30"	13.666



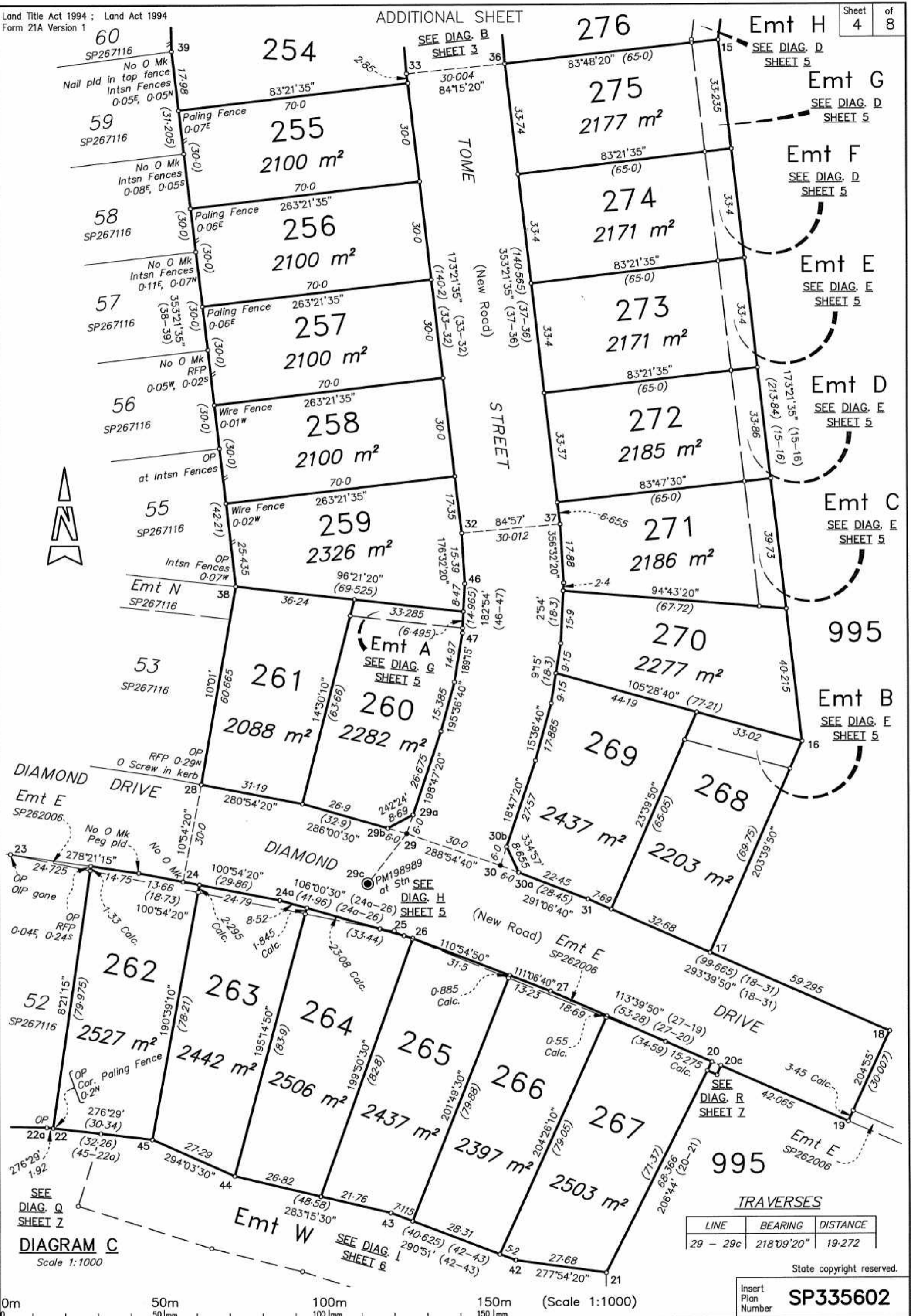
DIAGRAM B  
Scale 1:1000

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Insert Plan Number **SP335602**



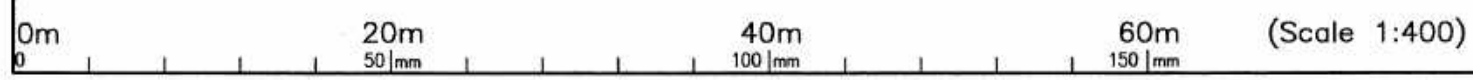
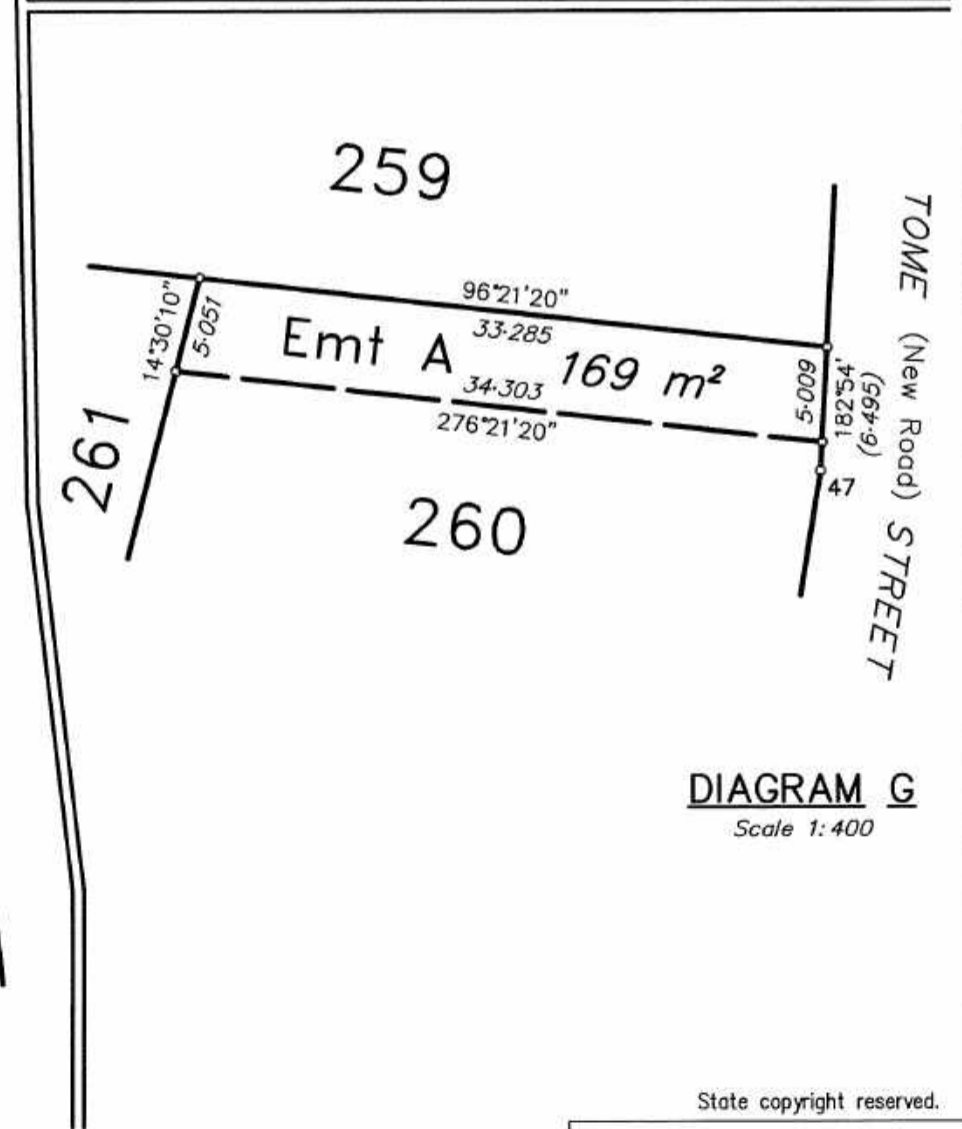
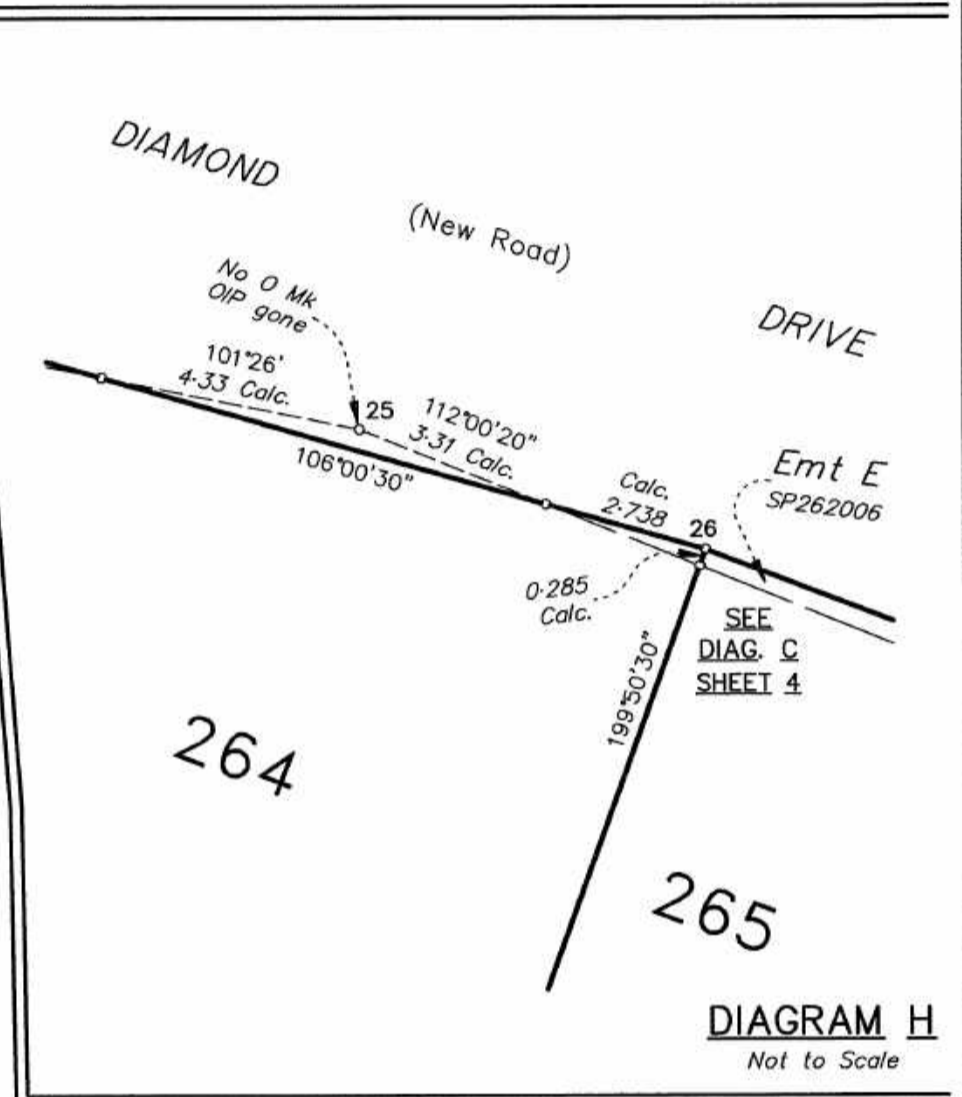
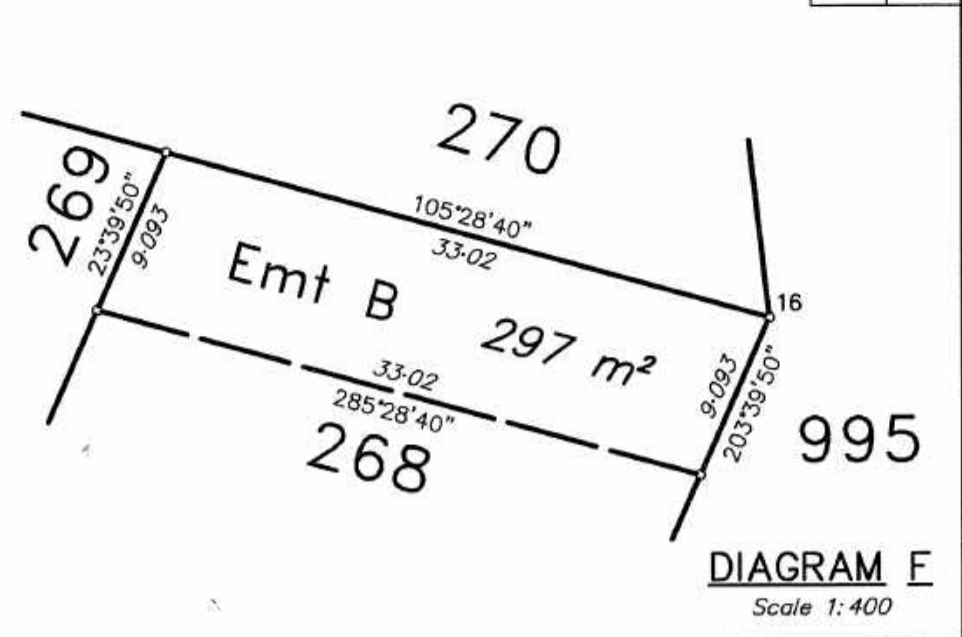
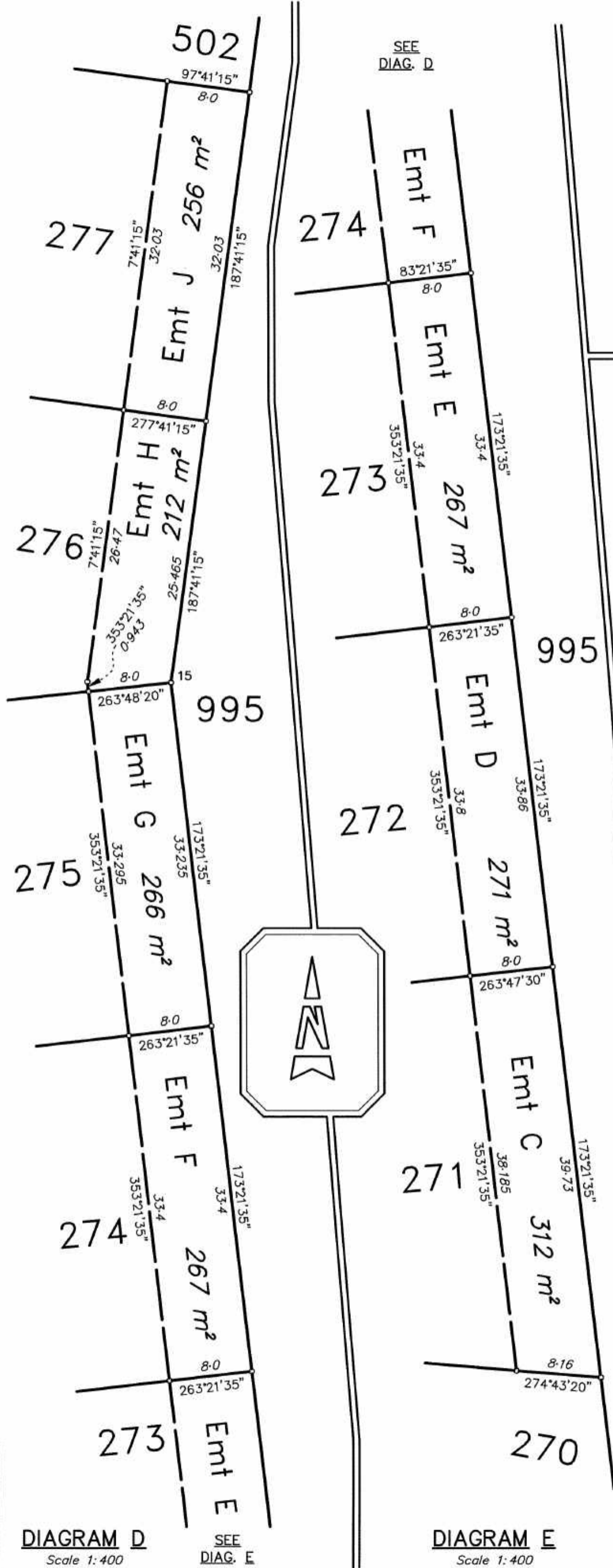


TRAVERSES

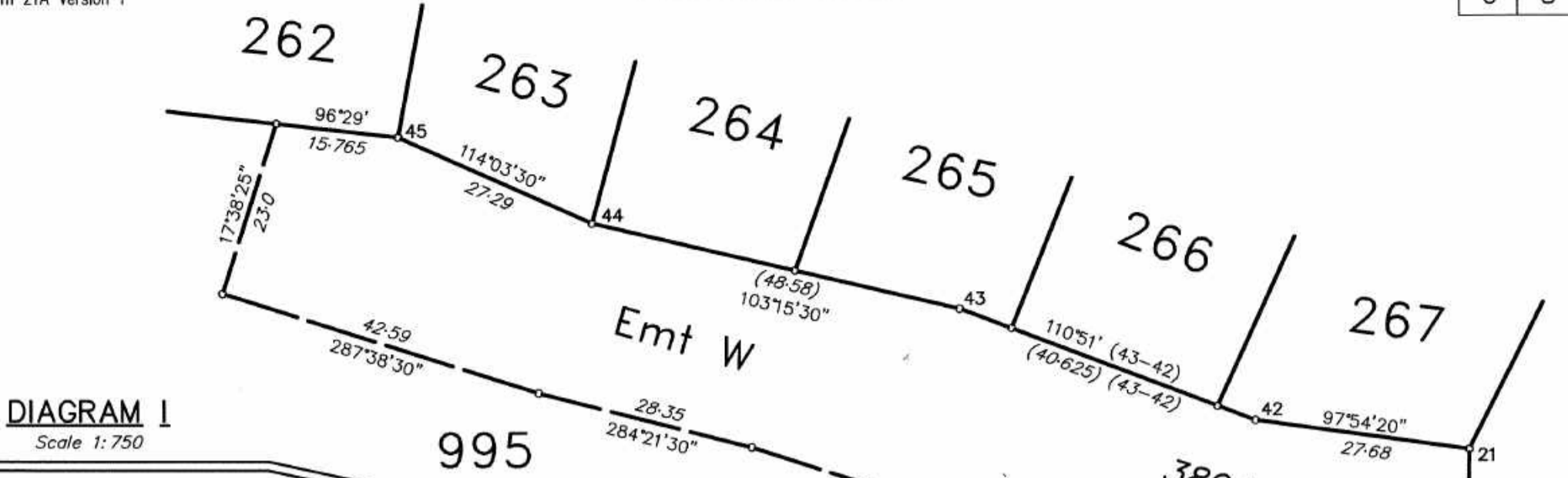
LINE	BEARING	DISTANCE
29 - 29c	218°09'20"	19-272

State copyright reserved.

Insert Plan Number **SP335602**

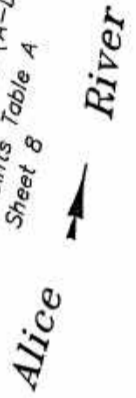


State copyright reserved.  
Insert Plan Number **SP335602**



**DIAGRAM I**  
Scale 1:750

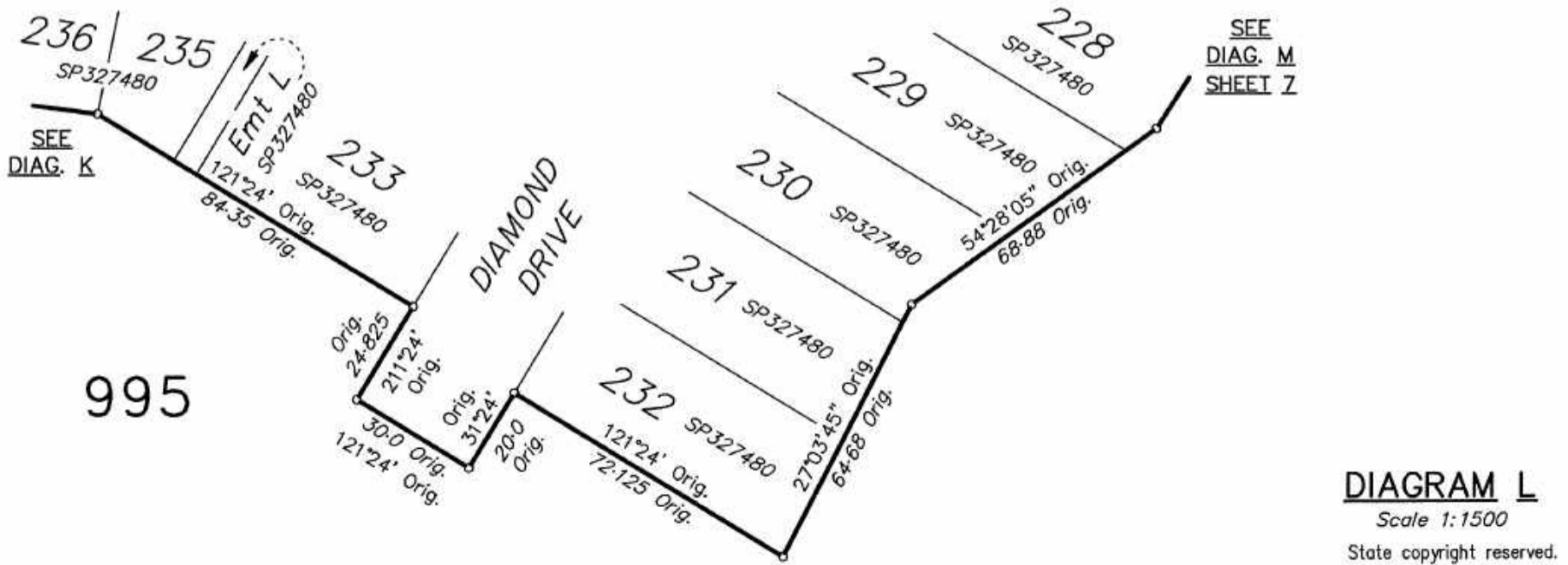
For river boundary points (A-D)  
see River Points Table A  
Sheet 8



**DIAGRAM J**  
Scale 1:1500

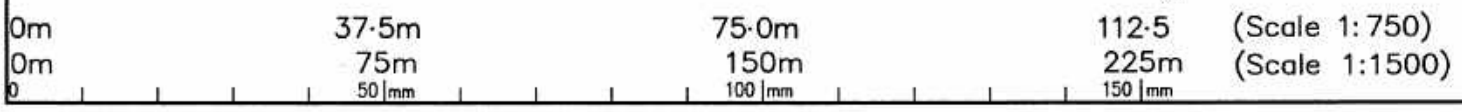


**DIAGRAM K**  
Not to Scale



**DIAGRAM L**  
Scale 1:1500

State copyright reserved.



Insert Plan Number **SP335602**





# REPORT

Survey is over Stage 9 of a staged development. Adjoining boundaries on the western extents of this stage were fixed on plan SP267116 with measurements to original corner and reference marks agreeing with deed.

The northern boundary, where new lots 245-249 intersect, was fixed by original reference marks off stn's 1 and 2. The remainder of the northern boundary was surveyed from stn's 2-51 with OIP's off stn's 2 and 50 and OIP at stn 51 forming a straight line. The bearing to the OIP off stn 50 was incorrectly referenced on SP267116 by 180° and rectified on this plan.

The eastern boundary of lot 995, between stn's 51 and 53, was surveyed as part of this development for the first time in order to determine angle ∠2-51-53.

## Non-Tidal Boundary Alice River

A first new plan of survey, SP262006, was registered for the subject land pursuant to s.108 of the Survey and Mapping Infrastructure Act 2003.

On the first new plan of survey the top of low bank was adopted between points A and B, and C to Da. The top of high bank was adopted between points B and C. Point D was subsequently fixed on the top of low bank on SP327480.

- The subdivision of the land provided for on SP335602 does not include the creation of any new right line boundary of land that intersects with the relevant lengths in their location as depicted on SP327480, being the plan of survey on which the non-tidal boundary (watercourse) was represented immediately before registration of SP335602, and
- The size and nature of the land and the relevant length make it impracticable to resurvey the boundary

The boundary of the subject land is the top of low bank and top of high bank of the Alice River as adopted on SP262006.

The location of the boundary at law on SP335602 is consistent with the boundary depicted on SP262006, this having been confirmed by site inspection.

SP335602 is a Subsequent New Plan of Survey under s.113 of the Survey and Mapping Infrastructure Act 2003.

### MGA COORDINATES GDA-2020

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
29c	458027.746	7861171.159	55	0-018	Derived	Auspos	PM198989
41b	458065.172	7861500.967	55	0-018	Derived	Auspos	PM198990

### PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
1	OPM	102°22'40"	14.59	121523	47a/SP262006	Star Picket and Conc. Collar
29c	PM	at	stn	198989		Bolt and Washer in Kerb
41b	PM	at	stn	198990		Bolt and Washer in Kerb
48	OPM	296°39'55"	29.22	121524	41a/SP267116	Star Picket and Conc. Collar

### REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
1	0 Star Picket gone	107°07'30"	42.055	1/SP267116
2	OIP	97°42'25"	9.662	12/RP804053
2	0 Star Picket gone	138°27'20"	20.46	41/SP267116
2	Star Picket	140°50'	20.995	
3	Screw in kerb	206°04'40"	12.26	
5a	Star Picket	133°38'	16.57	
6	Pin	at	Stn	
6	Screw in kerb	323°50'	8.328	
7	Pin	at	Stn	
11	0 Screw in kerb	188°41'20"	11.66	2/SP267116
12a	Screw in kerb	190°38'	11.662	
15	Star Picket	90°58'	14.03	
17	Star Picket	59°06'10"	35.935	
20	Screw in kerb	34°45'20"	11.91	
21	Star Picket	174°17'40"	23.895	
22	Star Picket	144°31'	12.33	
23	OIP gone	267°14'30"	3.91	51/SP262006
25	OIP gone	212°32'	0.98	52/SP262006
26	Screw in kerb	16°59'	11.745	
28	0 Screw in kerb	191°21'20"	11.235	8/SP267116
29	Pin	at	Stn	
30	Pin	at	Stn	
30	Screw in kerb	247°19'	8.088	
33	Screw in kerb	90°25'30"	11.745	
37	Screw in kerb	290°58'	13.132	
48	0 Star Picket	259°55'	13.42	41a/SP267116
49	OIP (New Ref)	8°34'	1.06	42/SP267116
50	OIP (N & C)	277°42'25"	12.0	42a/SP267116
51	OIP	at	stn	7/RP736176
51	OIP	184°35'55"	3.34	43/SP267116
51	0 Star Picket (New Ref)	240°08'	4.463	43/SP267116
52	OIP gone	95°22'30"	0.14	3/IS73584
53	OIP	5°22'30"	1.0	2/RP738646

### TABLE A

RIVER POINTS	
BEARING	DISTANCE
A	34°10' 29.9
	27°30' 53.0
	22°20' 52.5
	27°20' 48.9
	358°50' 51.7
	335°30' 33.9
	318°30' 38.1
	326°0' 46.2
	322°10' 56.5
	348°40' 46.9
	345°50' 71.6
B	347°30' 79.1
	315°10' 34.8
	333°50' 24.2
	309°0' 27.6
	281°10' 25.6
	258°50' 20.8
	249°40' 20.3
	221°30' 31.5

### TABLE A

Continued

RIVER POINTS	
BEARING	DISTANCE
C	209°30' 46.8
	328°40' 26.2
	311°10' 30.4
	345°40' 34.1
	4°10' 67.2
	3°20' 77.7
	1°10' 54.0
	1°40' 60.8
	0°20' 56.3
	18°50' 55.0
	16°47' 49.02

River points compiled from SP327480, which included points originally located on SP262006

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Insert  
Plan  
Number

**SP335602**