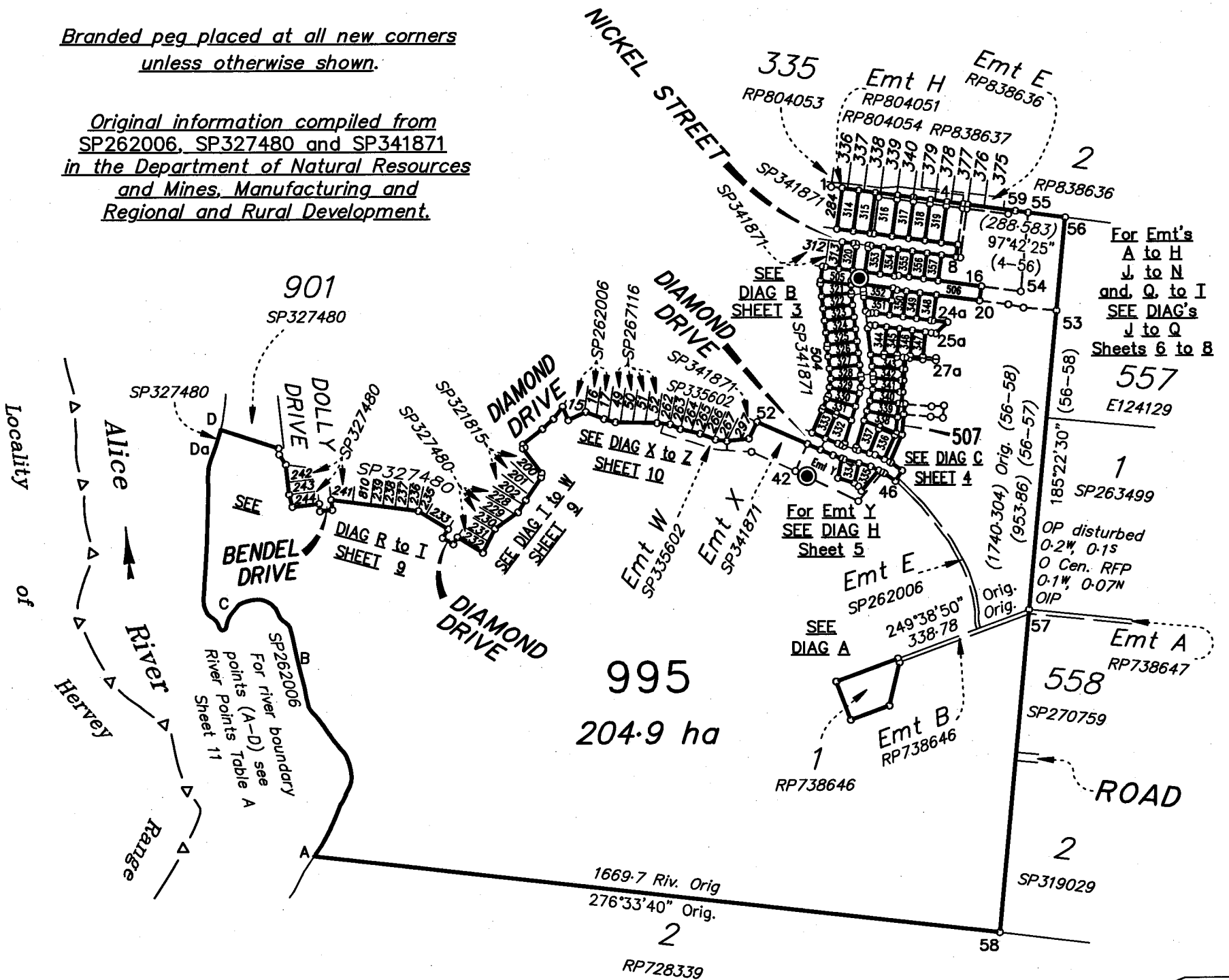


Branded peg placed at all new corners
unless otherwise shown.

Original information compiled from
SP262006, SP327480 and SP341871
in the Department of Natural Resources
and Mines, Manufacturing and
Regional and Rural Development.



AREA OF NEW ROAD
NICKEL STREET

(6-5d-5c-5b-5a-5-
8-9a-9-10-10a-6) 7580 m²

TROMMEL STREET

(10a-10-9-9a-9b-12a-13a-22a-
22-21-21a-29-14a-15a-31-32a-
32b-32-33-33b-33a-15b-15-14-
13-12-10b-10a) 1.507 ha

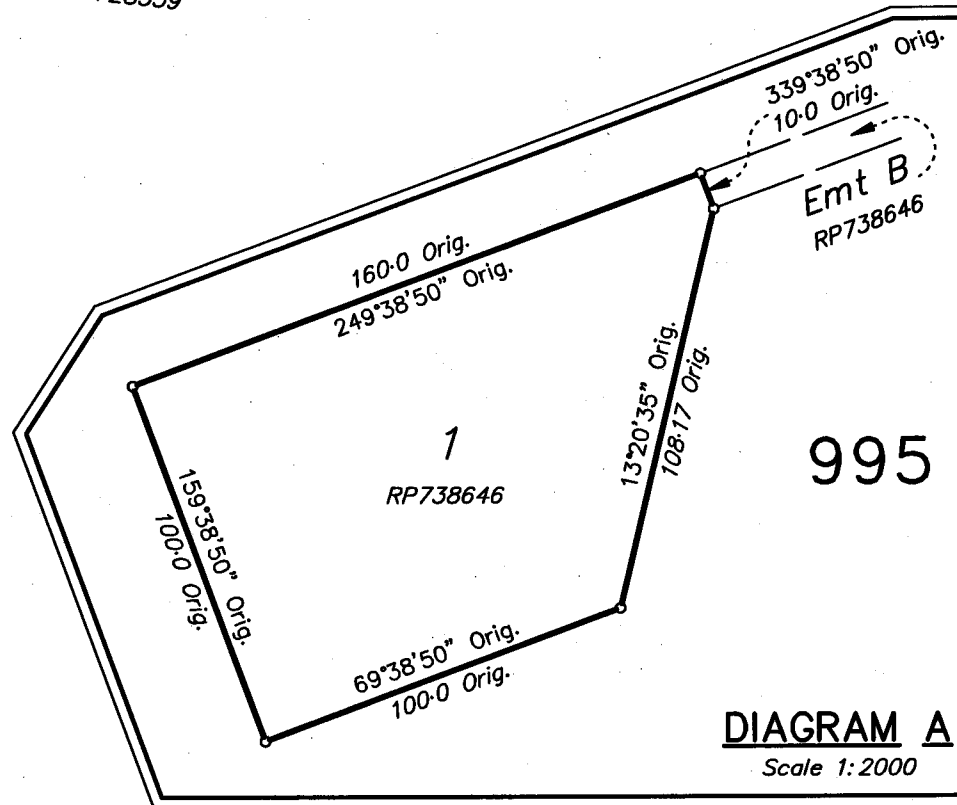
COPPER STREET

(22a-22b-23-24-24a-25a-25-
26-21b-21a-21-22-22a) 5519 m²

DIAMOND DRIVE

(43-43b-43c-43d-33b-33-32-32b-44-
44a-45-46-47-48-49-50-51-43a-43) 6042 m²

Total 3.4211 ha



FOR RIVER POINTS, REFERENCE MARKS, PERMANENT MARKS
AND MGA COORDINATES TABLES - SEE SHEET 11

Rowlands Surveys Pty. Ltd. (ACN 010 025 260). 0m
hereby certify that the land comprised in this plan was
surveyed by the corporation, by
Jake William Linnett
(Registered Surveying Associate)
for whose work the corporation accepts responsibility,
under the supervision of
Benjamin John Cook (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 5/03/2025.

Authorised Delegate
(Benjamin John Cook)
Date: 17/03/2025

0m 100m 200m 300m (Scale 1:2000)
0m 125m 625m 1250m 1875m (Scale 1:12500)
0 50mm 100mm 150mm State copyright reserved.

PLAN OF Lots 314 to 357, 505 to 507, 995,
Emt A in Lot 316, Emt B in Lot 317, Emt C
in Lot 318, Emt N in Lot 319, Emt D in Lot 333,
Emt E in Lot 336, Emts F to H & J to L in
Lots 341 to 343 & 345 to 347 respectively
and Emts M, Q to T & Y in Lot 995
Cancelling Lot 995 on SP341871
LOCAL GOVERNMENT : Townsville City Council LOCALITY : Alice River
Meridian: MGA Zone 55 vide SP341871 Survey Records: NO

Scale: 1 : 12500
Format: STANDARD

SP345449

724072813

EC 400 \$6,956.10
22/05/2025 14:29:10

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
11

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51345440	Lot 995 on SP341871	314 to 357, 505 to 507 and 995	New Rd	Easements A to H, J to N, Q to T and Y

Notification issued to owner(s) of Lot's 376 and 377 on RP838637 and Lot 995 on SP341871 on 17/03/2025, in accordance with the Survey and Mapping Infrastructure Regulation 2024.

Emt E on SP262006 (715386246) partially absorbed by new road.
Emt P on SP267116 (715929633) to be surrendered prior to registration of plan
Emt L on SP327480 (721131017) to be surrendered prior to registration of plan
The benefit of Emt M on SP327480 (721131018) to Lot 995 on SP341871 to be surrendered prior to registration of plan

ENCUMBRANCE
EASEMENT ALLOCATION

Easement	Lots to be Encumbered
601502026	995
715386246	335 and 995
722230820	995
723126792	995

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
715560239	314 to 357, 505 to 507 and 995

314 to 357, 505 to 507 and 995	Por. 300
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 44042/07

5. Passed & Endorsed :

By :
Date :
Signed :
Designation : Cadastral Surveyor

6. Building Format Plans only.

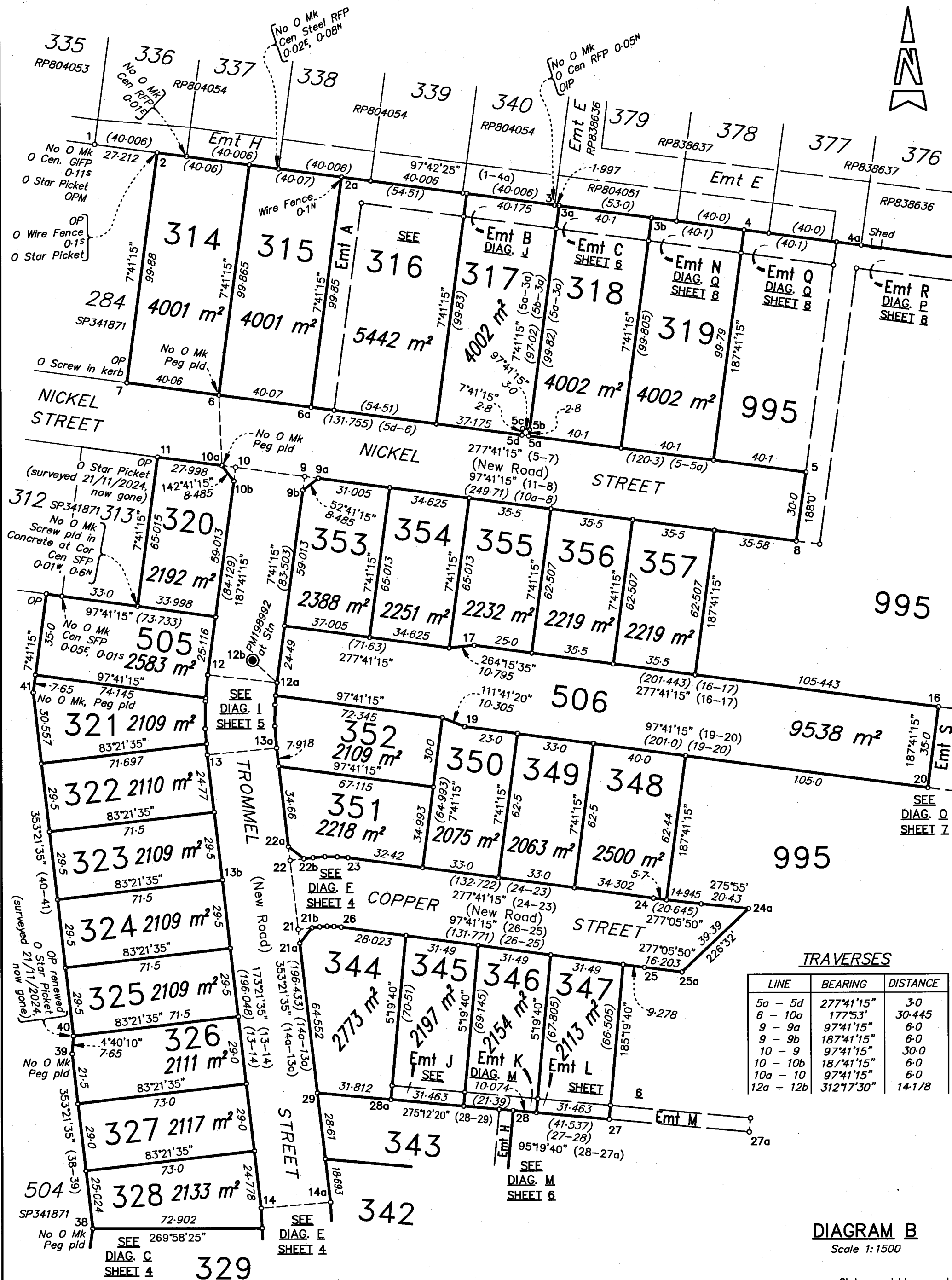
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

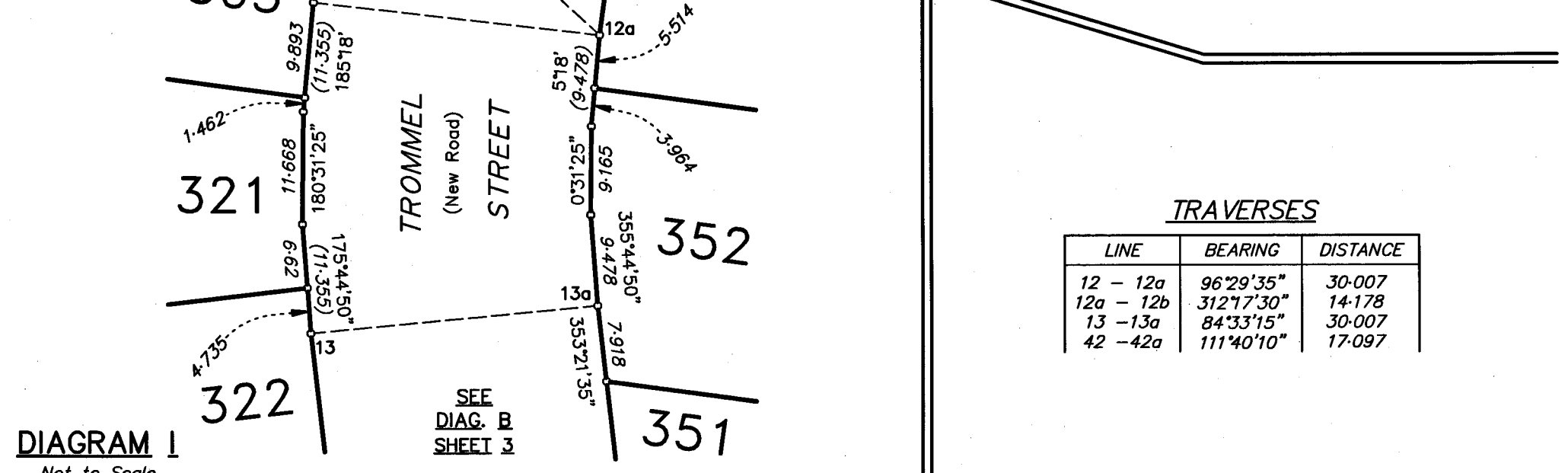
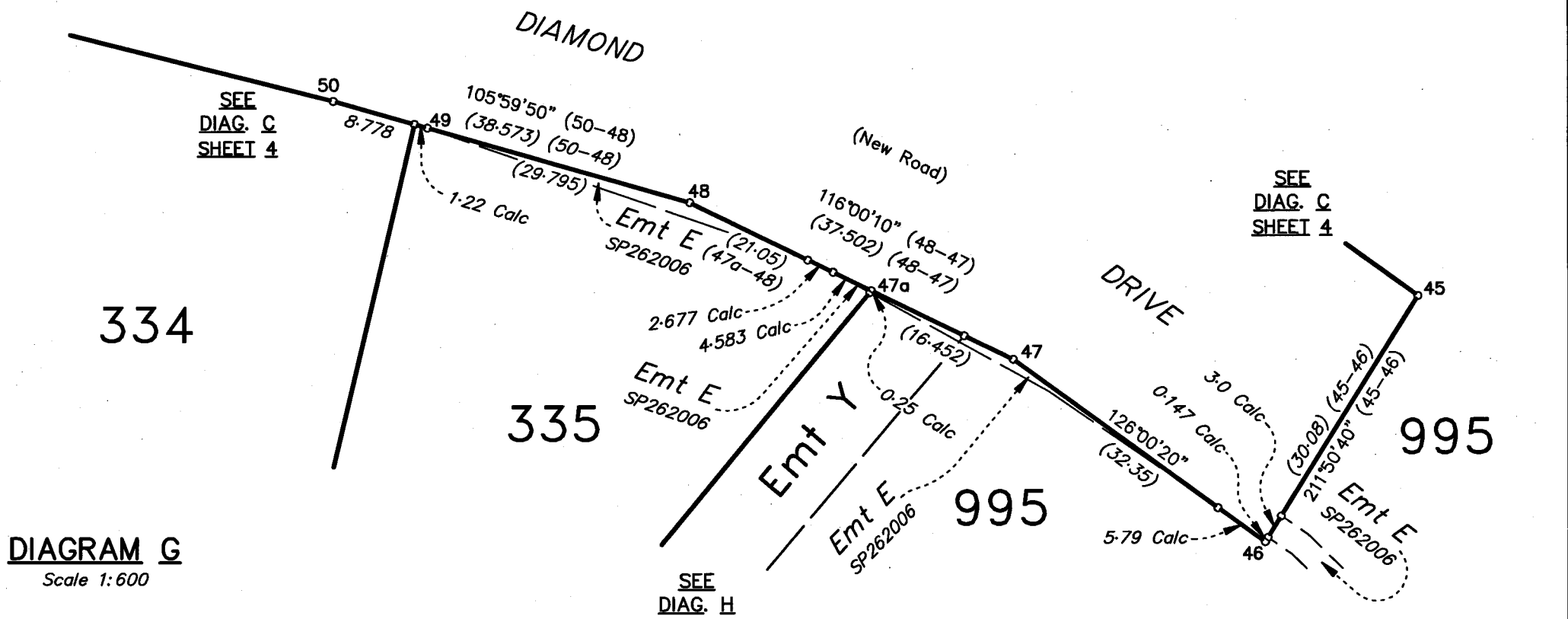
Cadastral Surveyor/Director * Date
* delete words not required

7. Lodgement Fees :

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

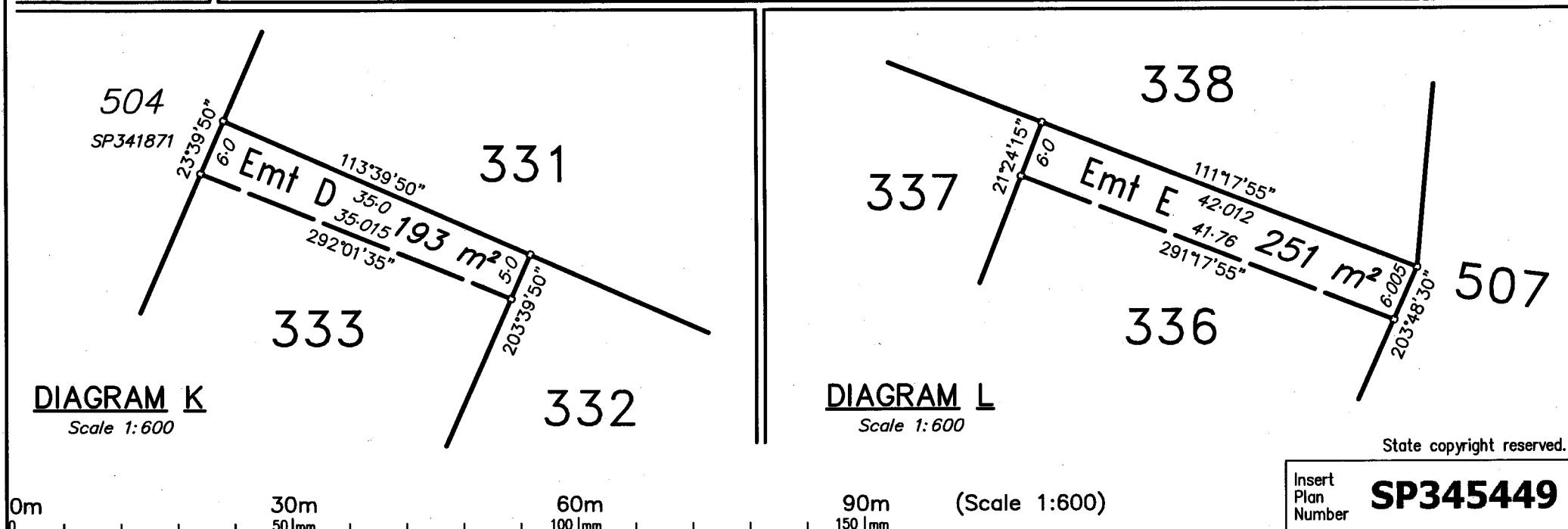
8. Insert Plan Number
SP345449





TRAVERSES

LINE	BEARING	DISTANCE
12 - 12a	96°29'35"	30.007
12a - 12b	312°17'30"	14.178
13 - 13a	84°33'15"	30.007
42 - 42a	111°40'10"	17.097



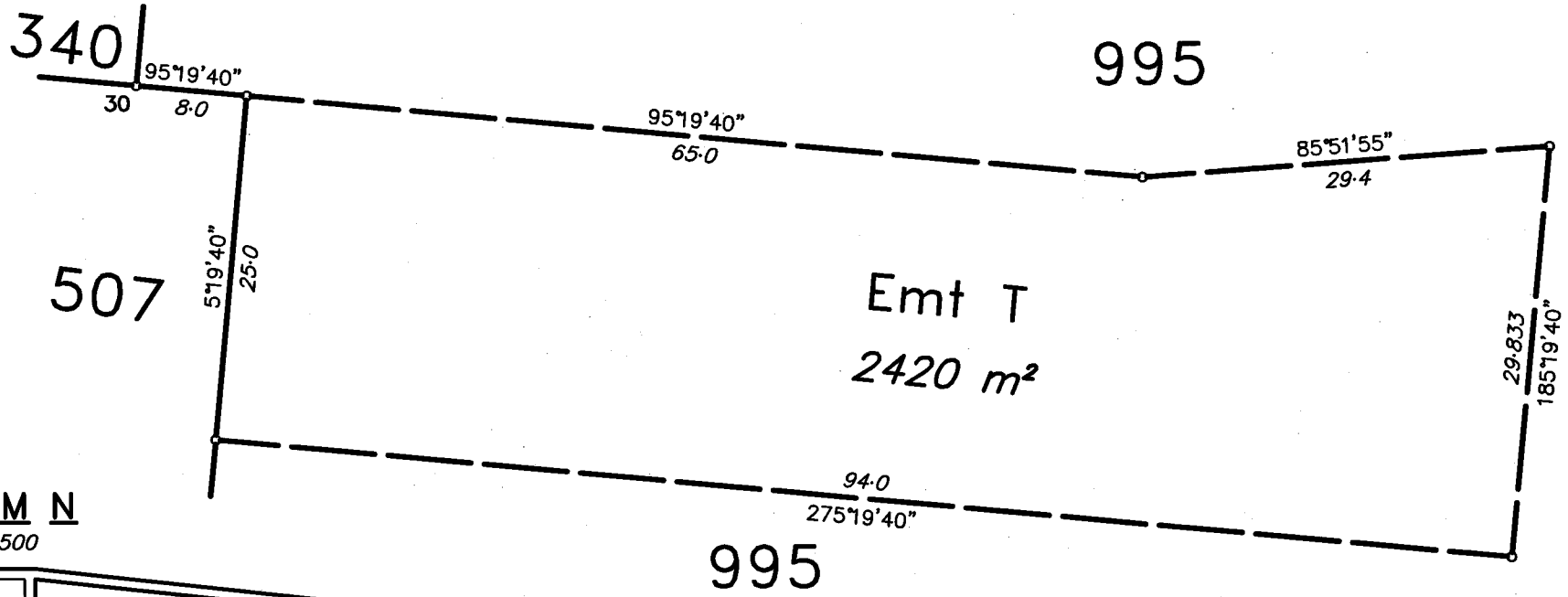


DIAGRAM N
Scale 1:500



375 Emt E
RP838637 RP838636

Emt R

59

36.868

55

B Wire fence
0.4s

97°42'25"
90.075

56

OIP at Stn
OIP
O Star Picket
O Cen RFP leaning
0-05E, 0-02N

995

Emt S
2.399 ha

557
E124129

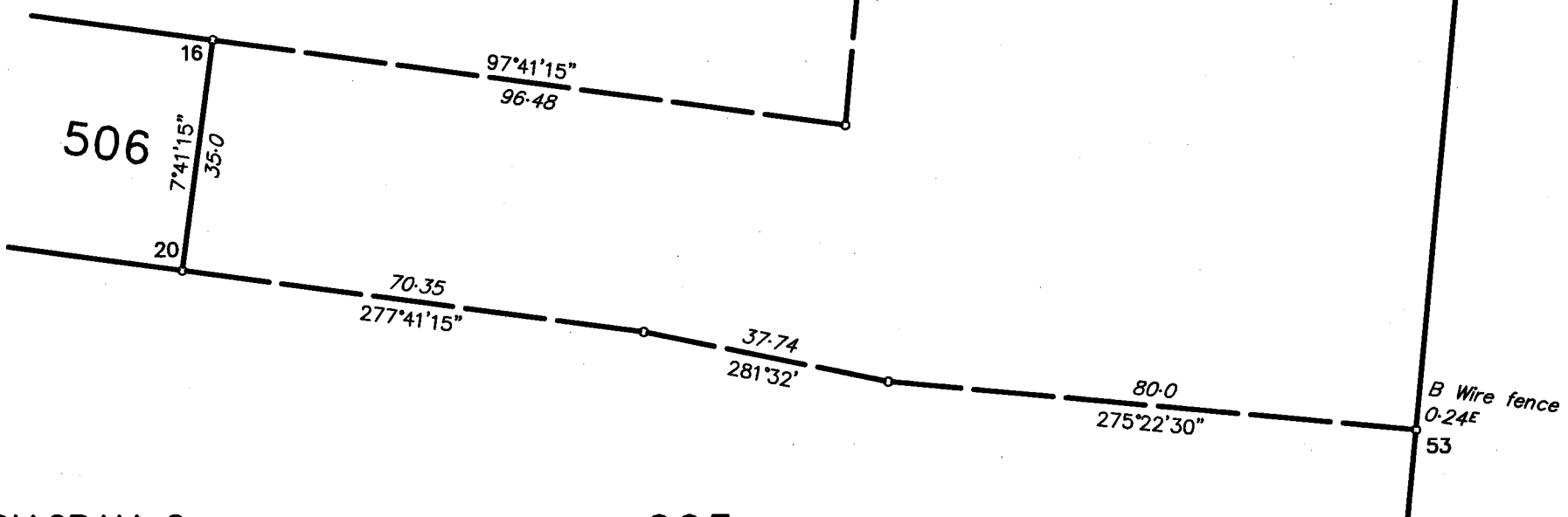


DIAGRAM O
Scale 1:1000

995

State copyright reserved.



(Scale 1:500)
(Scale 1:1000)

Insert
Plan
Number

SP345449

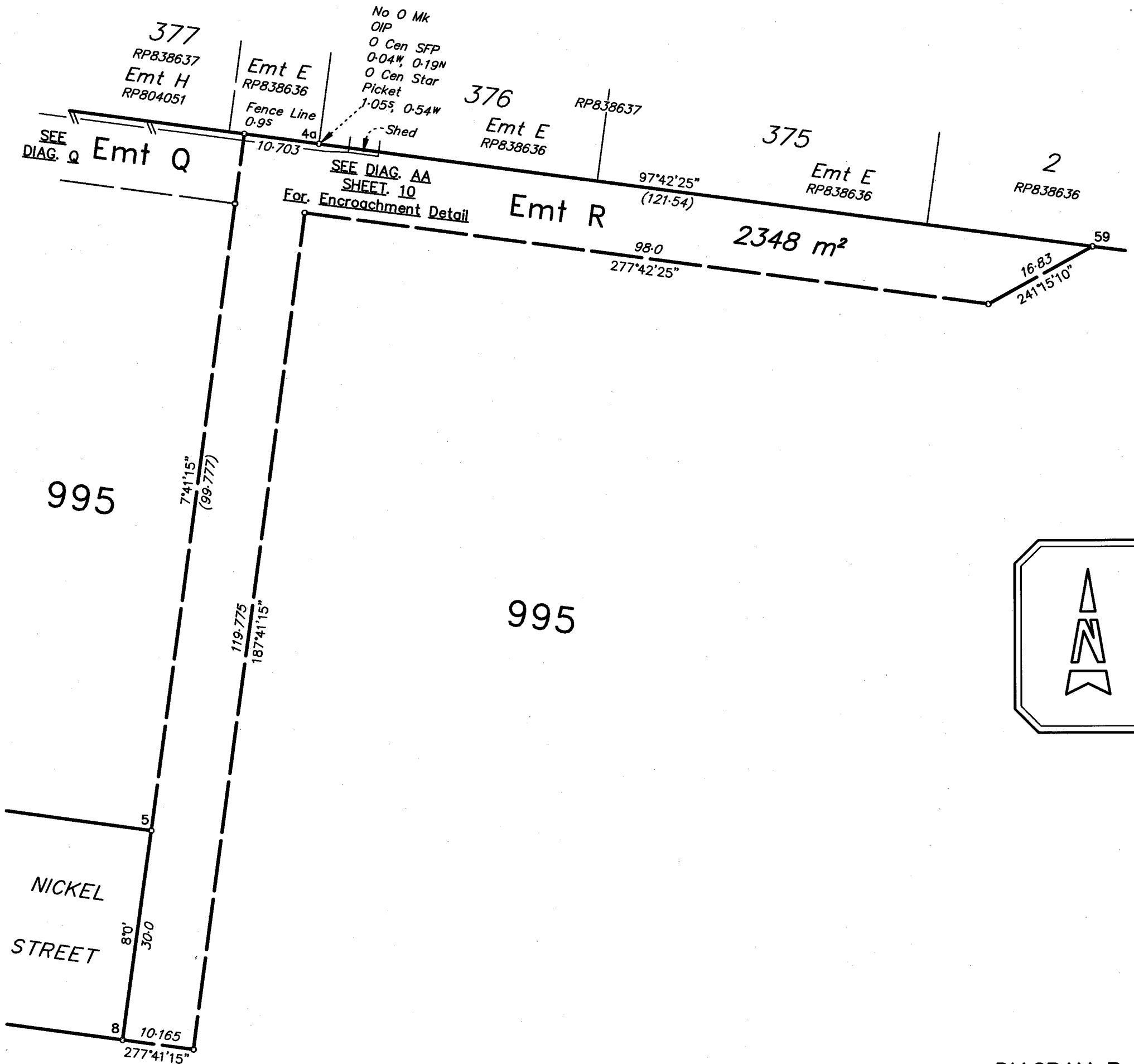


DIAGRAM P
Scale 1:600

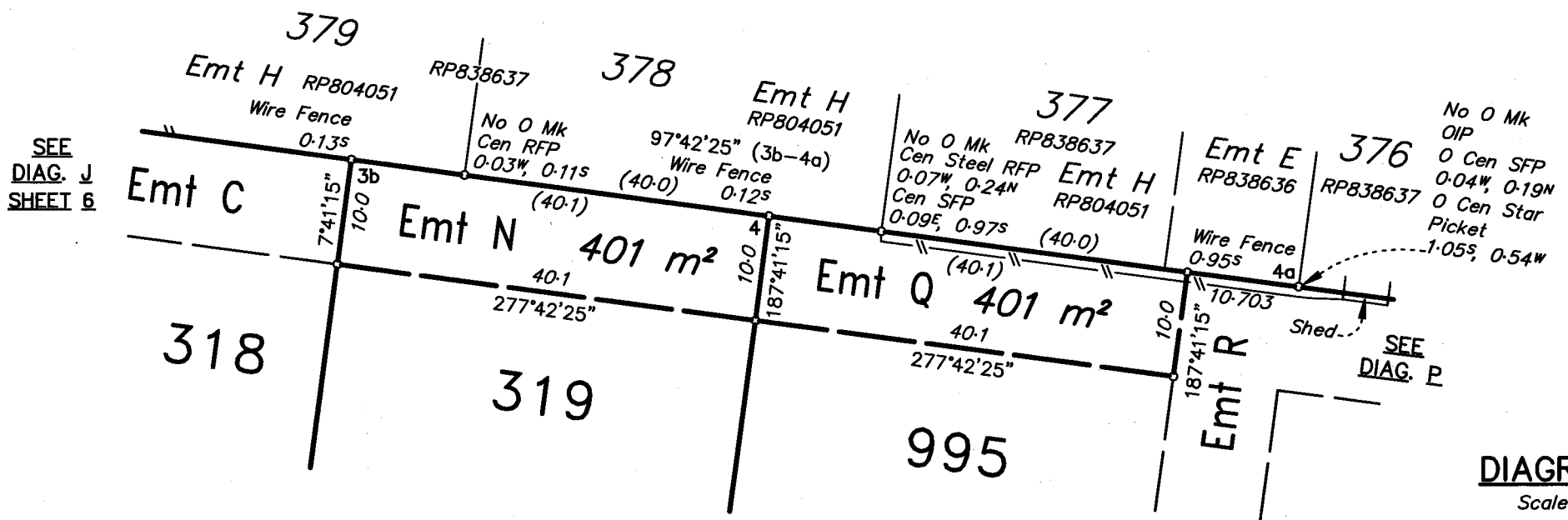


DIAGRAM Q
Scale 1:600

State copyright reserved.

0m

30m

60m

90m

(Scale 1:600)

Insert
Plan
Number

SP345449

For river boundary
points (A-D) see
River Points Table A
Sheet 11

Alice River
SP262006
Da
SP327480

SEE
SHEET 1

901
SP327480
107°57' Riv Orig.
145.3 Riv Orig.

173°29'50" Orig.
15.0 Orig.

14809' Orig.
29.2 Orig.

DOLLY

DRIVE

DIAMOND DRIVE

SEE
DIAG. W

SEE
DIAG. U

DIAGRAM V
Not to Scale

995

242
SP327480

243
SP327480

244
SP327480

241
SP327480

BENDEL
DRIVE

JOINS
DIAG. S

DIAGRAM R
Scale 1:1500

BENDEL
DRIVE

241
SP327480

810
SP327480

239
SP327480

238
SP327480

237
SP327480

236
SP327480

235
SP327480

JOINS
DIAG. R

DIAGRAM S
Not to Scale

995

236 | 235
SP327480

JOINS
DIAG. S

233
SP327480

121°24' Orig.
84.35 Orig.

DIAMOND
DRIVE

Orig.
24.825

211°24' Orig.

Orig.
31°24'

30.0 Orig.
121°24' Orig.

232
SP327480

121°24' Orig.
72.125 Orig.

230
SP327480

2703'45" Orig.
64.68 Orig.

229
SP327480

54°28'05" Orig.
68.88 Orig.

228
SP327480

JOINS
DIAG. U

DIAGRAM I
Scale 1:1500

995

SEE
DIAG. X
SHEET 10

DRIVE

15
SP262006

37°42'50" Orig.
36.95 Orig.

47°34'15" Orig.
36.305 Orig.

DIAMOND

52°30' Orig.
63.575 Orig.

SEE
DIAG. V

200
SP321815

DIAGRAM W
Not to Scale

995

DIAMOND
DRIVE

SEE
DIAG. V

995

200
SP321815

80.85 Orig.
322°30' Orig.

Orig.
9°24'

10.34 Orig.

201
SP321815

202
SP321815

34°35' Orig.
32°57'15" Orig.

228
SP327480

JOINS
DIAG. I

DIAGRAM U
Not to Scale

995

State copyright reserved.

0m

75m

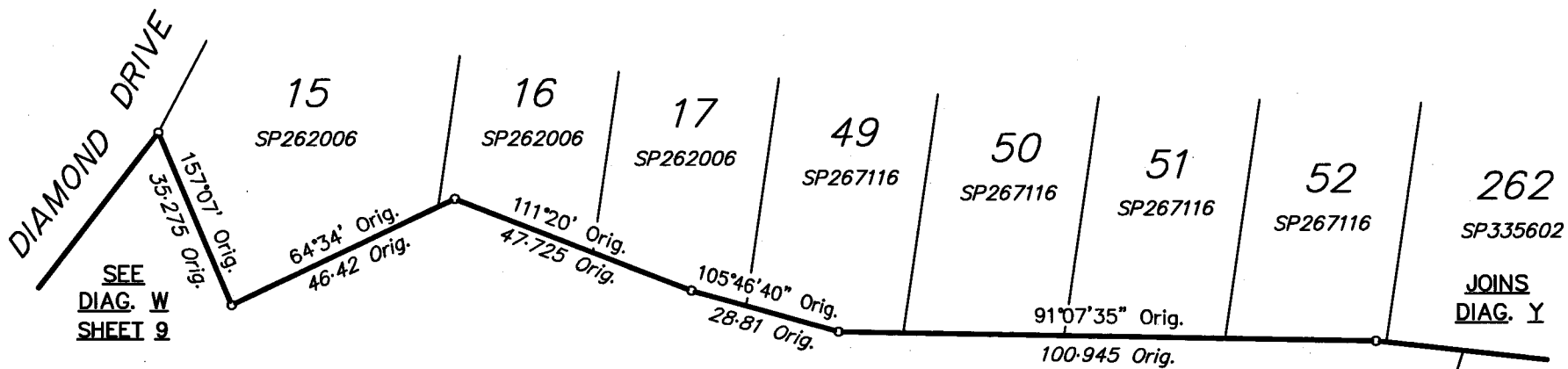
150m

225m

(Scale 1:1500)

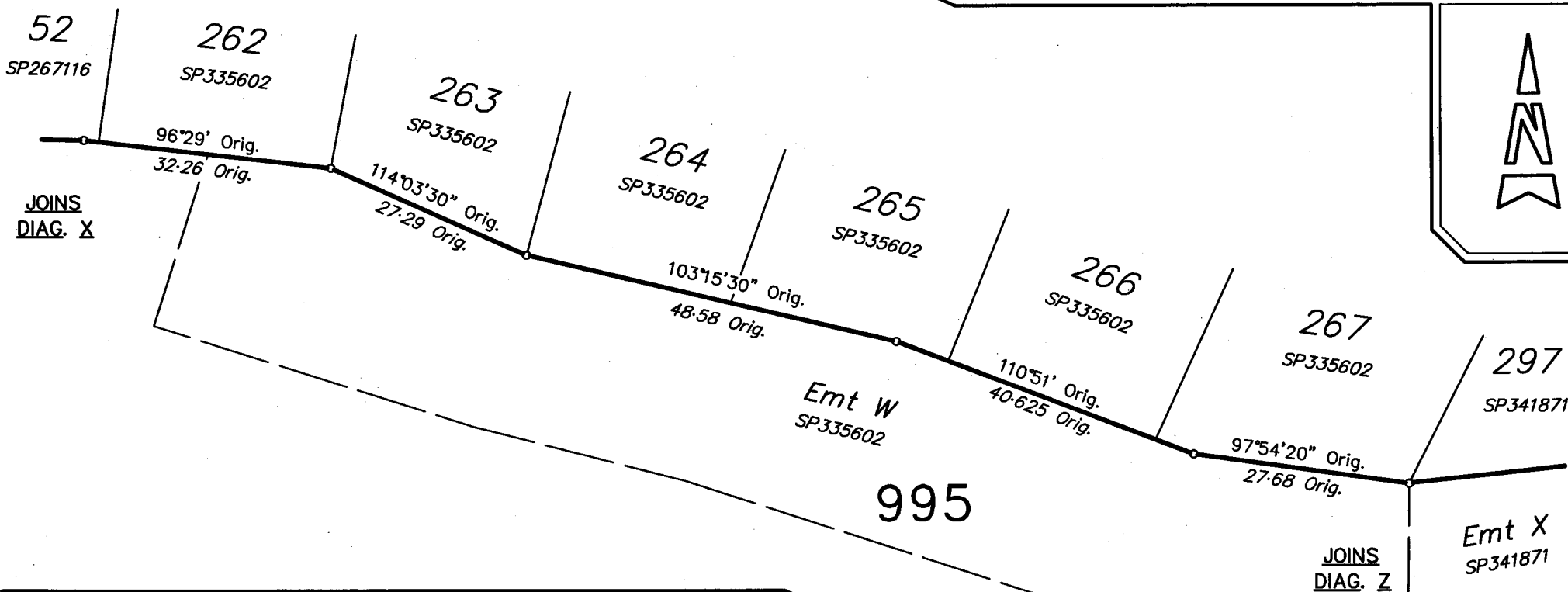
Insert
Plan
Number

SP345449



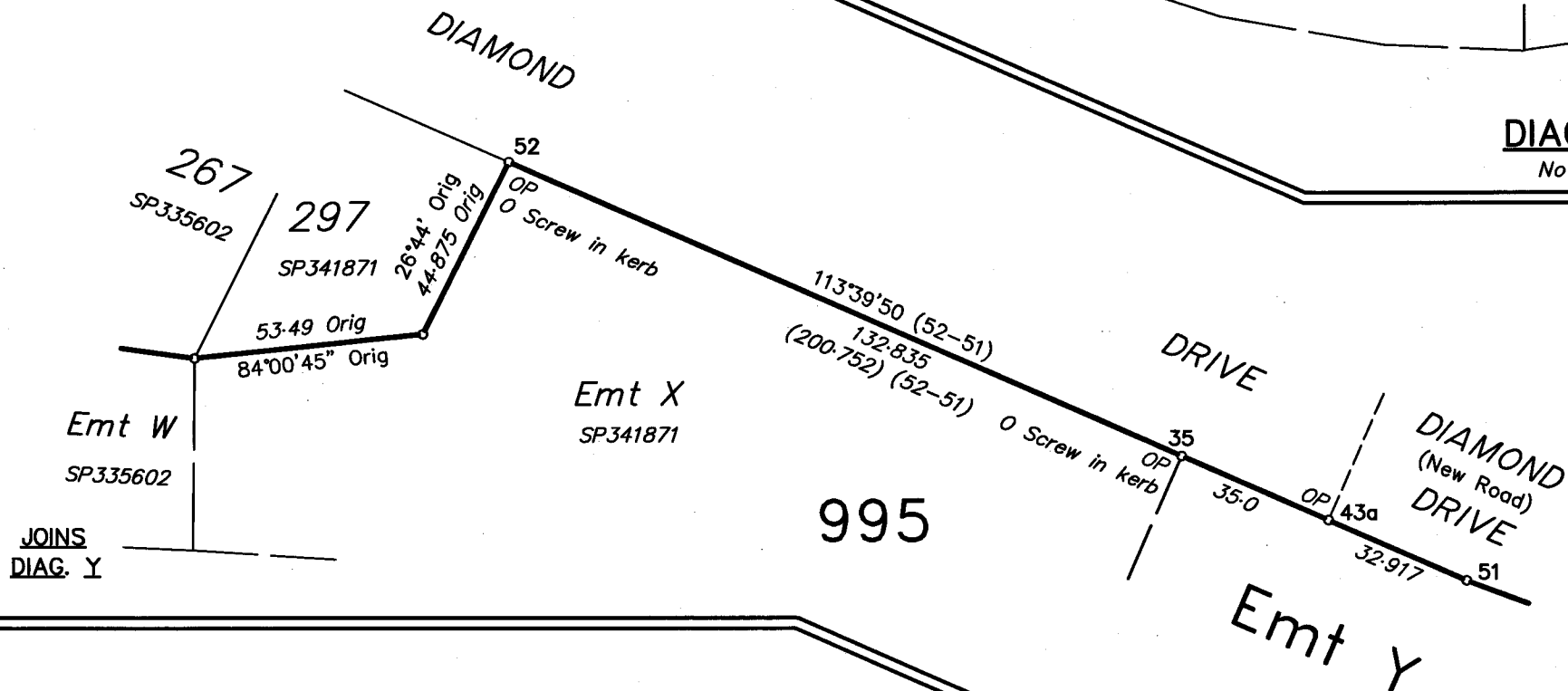
995

DIAGRAM X
Scale 1:1250



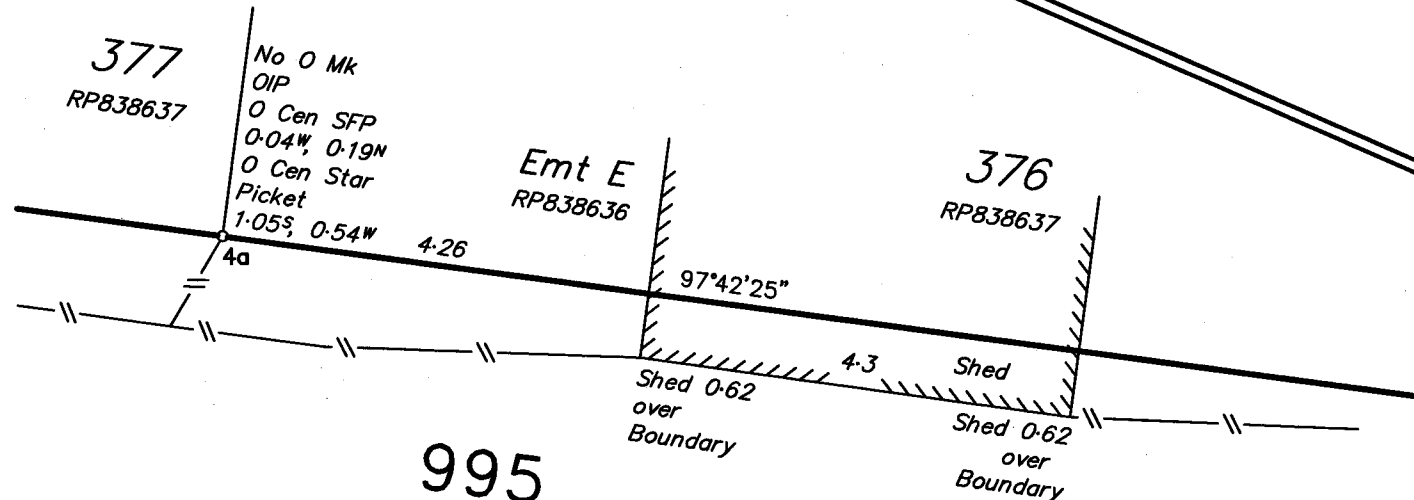
995

DIAGRAM Y
Not to Scale



995

DIAGRAM Z
Not to Scale



995

DIAGRAM AA
Not to Scale
State copyright reserved.

REPORT

Survey is over Stage 11 of a staged development. Adjoining boundaries on the western and northern extents were fixed on Stage 10 plan SP341871, with measurements to original corner and reference marks agreeing with original dimensions from this plan.

Prior to construction of Stage 11 commencing, a survey control network was established with ties made to original reference marks. During construction, original reference marks off stn's 11, 37, and 40 were destroyed, although were used in the reinstatement of adjoining boundaries.

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 SP345449 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 SP341871, being the plan of survey on which the non-tidal boundary (watercourse) was represented immediately before registration of SP345449, 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 SP345449 is consistent with the boundary depicted on SP262006, this having been confirmed by site inspection.

SP345449 is a Subsequent New Plan of Survey under s.113 of the Survey and Mapping Infrastructure Act 2003.

MGA COORDINATES GDA2020

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
12b	458 421.352	7 861 447.197	55	0-019	Derived	Auspos	PM198992
42a	458 281.968	7 860 974.097	55	0-016	Derived		PM211116

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
1	OPM	296°39'55"	29.22	121524	41a/SP267116	Star Picket and Concrete Collar
12b	PM	at	Stn	198992		Bolt and Washer in kerb
42a	OPM	at	Stn	211116	44a/SP341871	Star Picket and Concrete Collar

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
1	0 Star Picket	259°55'	13.42	41a/SP267116
2	0 Star Picket	112°56'	13.302	3a/SP341871
3	OIP	8°34'	1.06	49/SP335602
4a	OIP	277°42'25"	12.0	50/SP335602
5	Screw in kerb	259°57'20"	38.307	
6a	Screw in kerb	178°0'	11.82	
7	0 Screw in kerb	132°35'	20.374	5/SP341871
8	Star Picket	240°26'	24.903	
9	Iron Pin	at	Stn	
9	Screw in kerb	329°15'30"	8.133	
10	Iron Pin	at	Stn	
11	0 Star Picket	142°45'	9.97	7/SP341871
(surveyed 21/11/2024, now gone)				
13b	Screw in kerb	79°19'	11.687	
15a	Screw in kerb	280°30'30"	12.174	
21	Iron Pin	at	Stn	
21	Screw in kerb	314°39'30"	8.164	
22	Iron Pin	at	Stn	
24	Screw in kerb	224°29'30"	14.575	
28	Star Picket	137°37'	20.114	
30	Iron Pin	159°37'	2.008	
32	Iron Pin	at	Stn	
32	Screw in kerb	243°07'	8.174	
33	Iron Pin	at	Stn	
35	0 Screw in kerb	21°08'30"	11.68	34a/SP341871
37	0 Star Picket	158°25'40"	34.297	31a/SP341871
(surveyed 21/11/2024, now gone)				
40	0 Star Picket	55°03'	7.31	29a/SP341871
(surveyed 21/11/2024, now gone)				
46	Star Picket	216°40'	14.895	
47	Screw in kerb	88°13'45"	18.37	
51	Screw in kerb	79°07'	22.08	
52	0 Screw in kerb	84°48'	24.197	35/SP341871
53	Iron Pin	331°02'	1.748	
54	Iron Pin	132°07'	2.672	
56	OIP	at	Stn	7/RP736176
56	OIP	184°35'55"	3.34	43/SP267116
56	0 Star Picket	240°08'	4.463	51/SP335602
57	OIP	522°30"	1.0	2/RP738646

TABLE A

RIVER POINTS	
BEARING	DISTANCE
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
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
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 SP341871, which included points originally located on SP262006 and SP327480