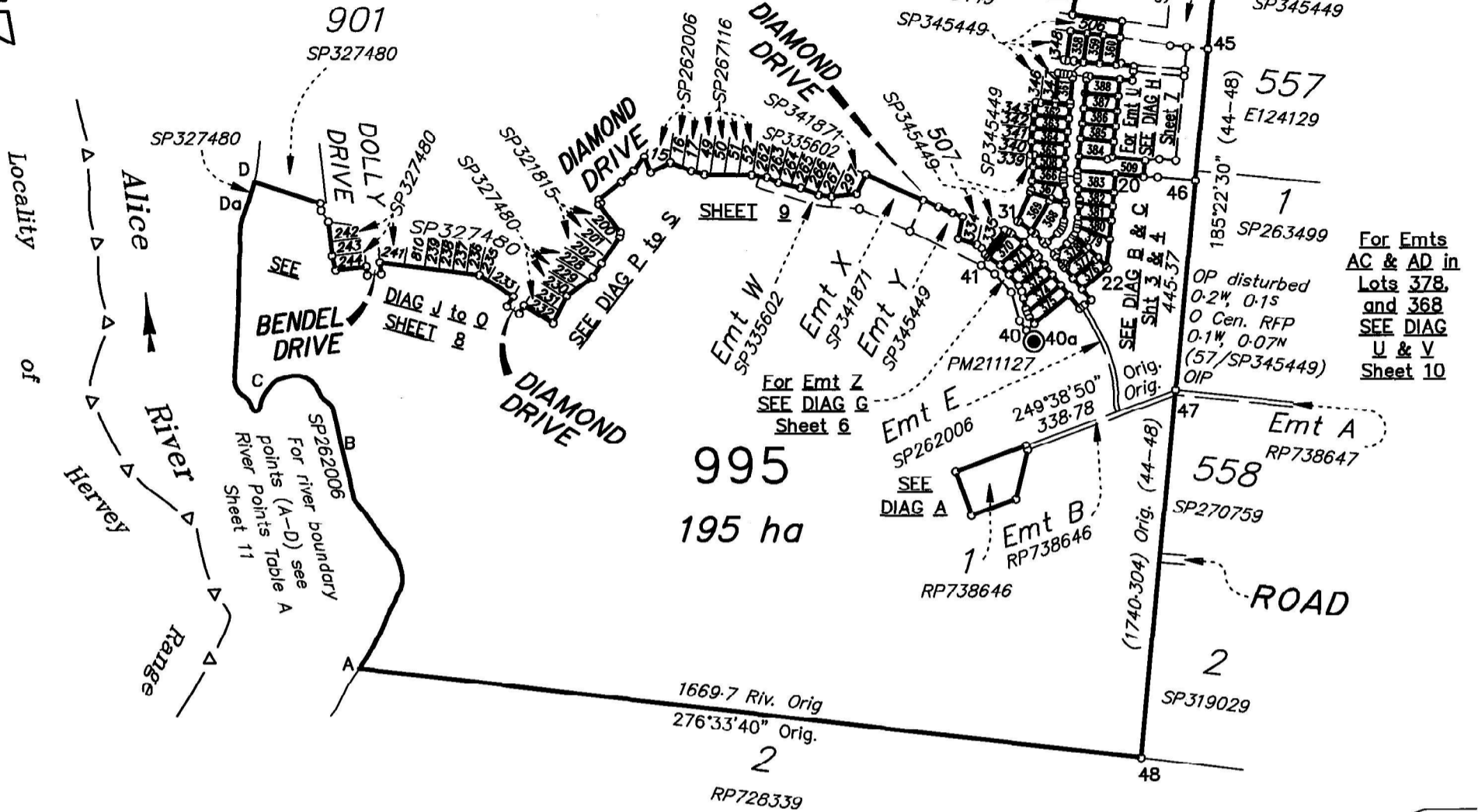


Branded peg placed at all new corners unless otherwise shown.

Original information compiled from SP262006, SP327480 and SP345449 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.



**AREA OF NEW ROAD
DRUMMER STREET**

(8a-8-7-7a-7b-12-13-49-23a-28b-28a-28-29-29b-29a-43-14-11-8b-8a) **1.171 ha**

COPPER STREET
(3-6-6a-7a-7-8-8a-4-3) **3597 m²**

DIAMOND DRIVE
(30-29c-29b-29-28-28a-27-27a-26a-26-25-24-38-37-36-35-34-30) **5666 m²**

Total 2.0973 ha

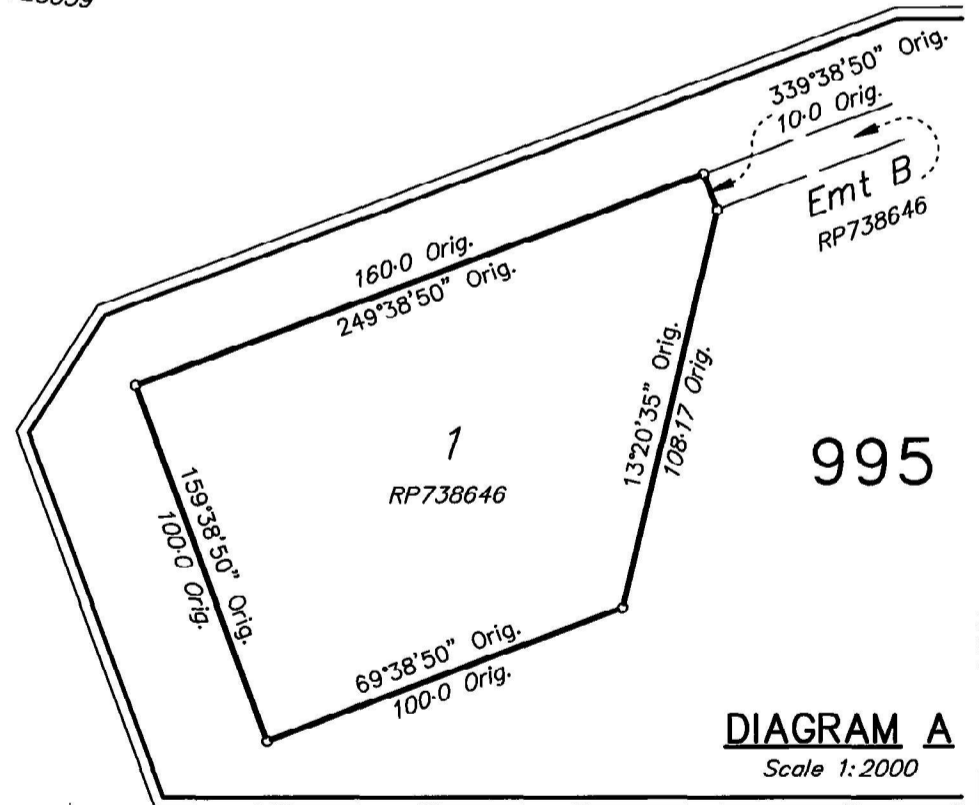


DIAGRAM A
Scale 1:2000

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

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 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 15/5/2026

Authorized Delegate (Benjamin John Cook)
Date: 27/05/2026

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 358 to 388, 508, 509 & 995,
Emt AA in Lot 377,
Emt AB & Emt AC in Lot 378,
Emt AD in Lot 368 and
Emt U & Emt Z in Lot 995
Cancelling Lot 995 on SP345449
LOCAL GOVERNMENT : Townsville City Council LOCALITY : Alice River
Meridian: MGA zone 55 vide SP345449 Survey Records: NO

Scale: 1 : 12500
Format: STANDARD

SP352479

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
51384148	Lot 995 on SP345449	358 to 388, 508, 509 and 995	New Rd	Easements AA, AB, AC, AD, U and Z

Emt E on SP262006 (715386246) partially absorbed by new road.

Emt M on SP345449 (724072826) partially absorbed by new road.

Emt T on SP345449 (724072831) to be surrendered prior to registration of plan.

**ENCUMBRANCE
EASEMENT ALLOCATION**

Easement	Lots to be Encumbered
601502026	995
715386246	370 and 995
722230820	995
723126792	995
724072826	361
724072828	995
724072829	995
724072830	995
724072832	995

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
715560239	358 to 388, 508, 509 and 995

358 to 388, 508, 509 and 995	Par. 300
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 44043/09

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

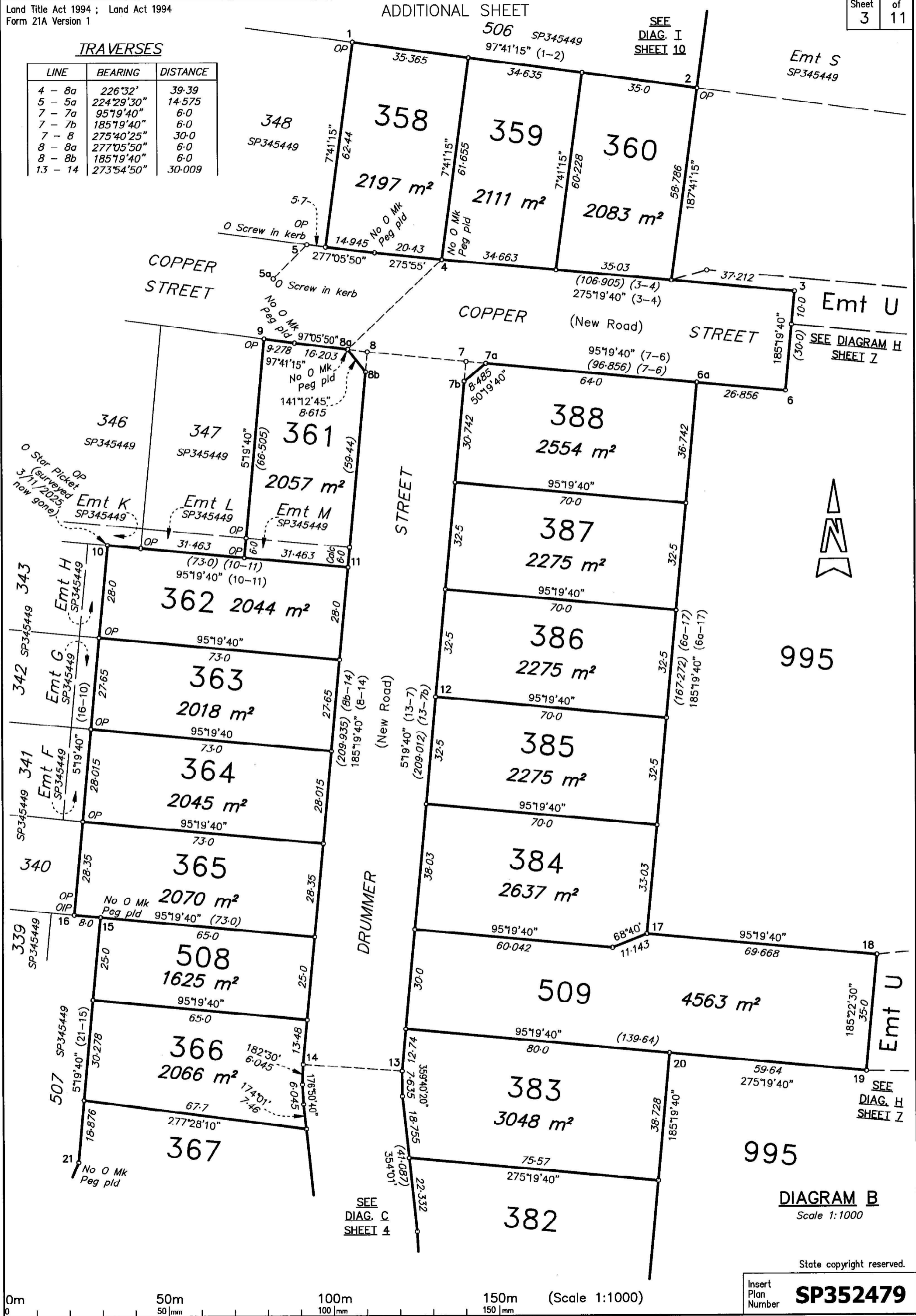
7. Lodgement Fees :
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number **SP352479**

ADDITIONAL SHEET

TRAVERSES

LINE	BEARING	DISTANCE
4 - 8a	226°32'	39.39
5 - 5a	224°29'30"	14.575
7 - 7a	95°19'40"	6.0
7 - 7b	185°19'40"	6.0
7 - 8	275°40'25"	30.0
8 - 8a	277°05'50"	6.0
8 - 8b	185°19'40"	6.0
13 - 14	273°54'50"	30.009



SEE
DIAG. I
SHEET 10

Emt S
SP345449

Emt U

SEE DIAGRAM H
SHEET Z



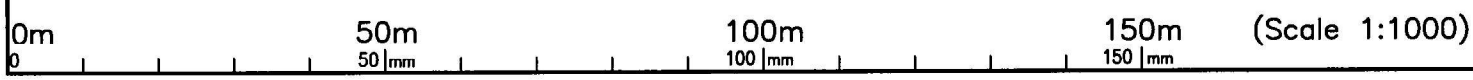
995

Emt U

SEE
DIAG. H
SHEET Z

DIAGRAM B
Scale 1:1000

State copyright reserved.



Insert Plan Number **SP352479**

TRAVERSES

LINE	BEARING	DISTANCE
13 - 14	273°54'50"	30.009
28 - 29	318°54'20"	30.02
30 - 34	211°50'40"	30.08
40 - 40a	150°23'30"	30.32

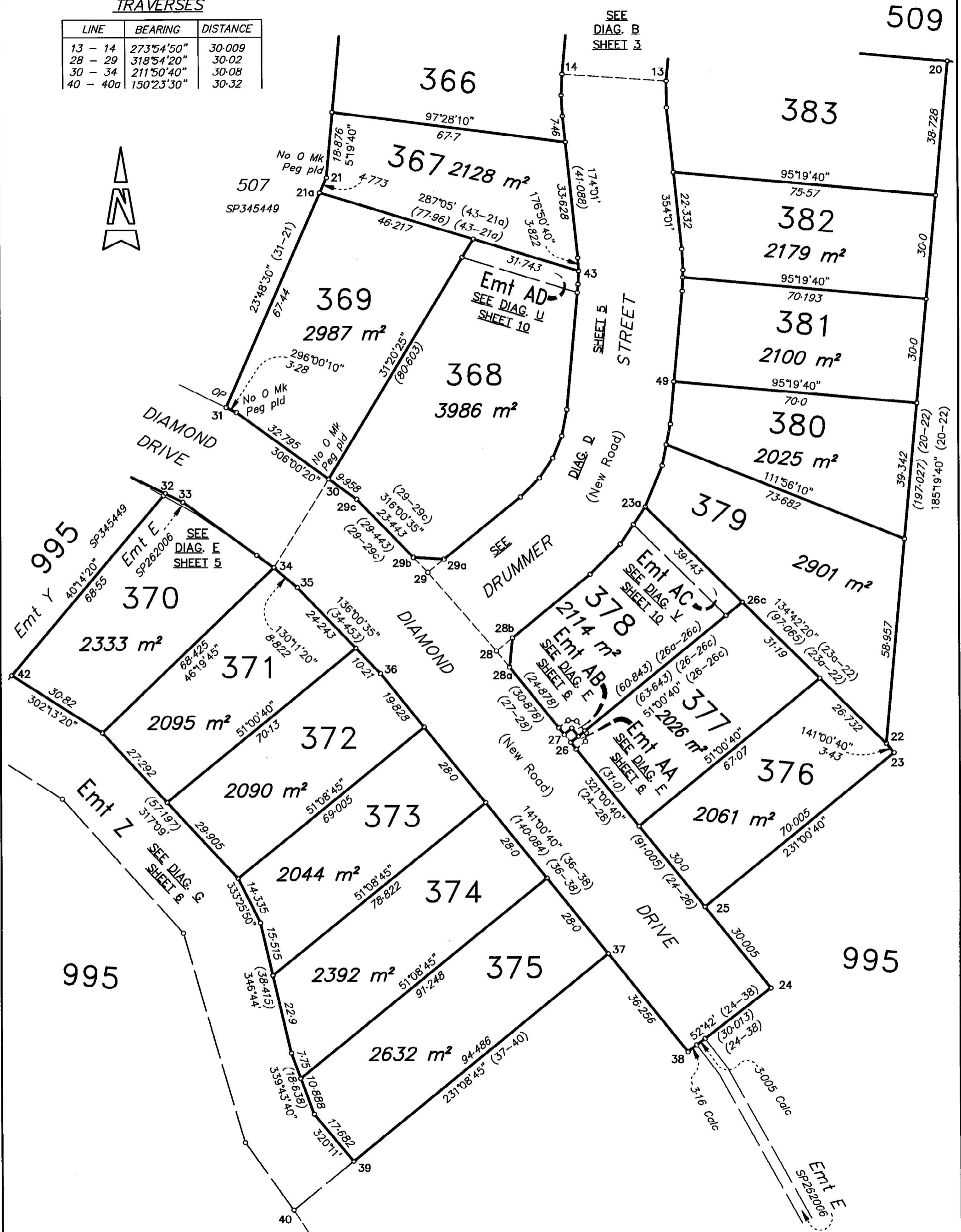
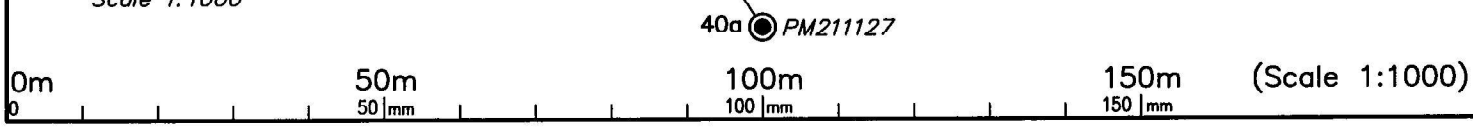


DIAGRAM C
Scale 1:1000



State copyright reserved.

Insert Plan Number **SP352479**

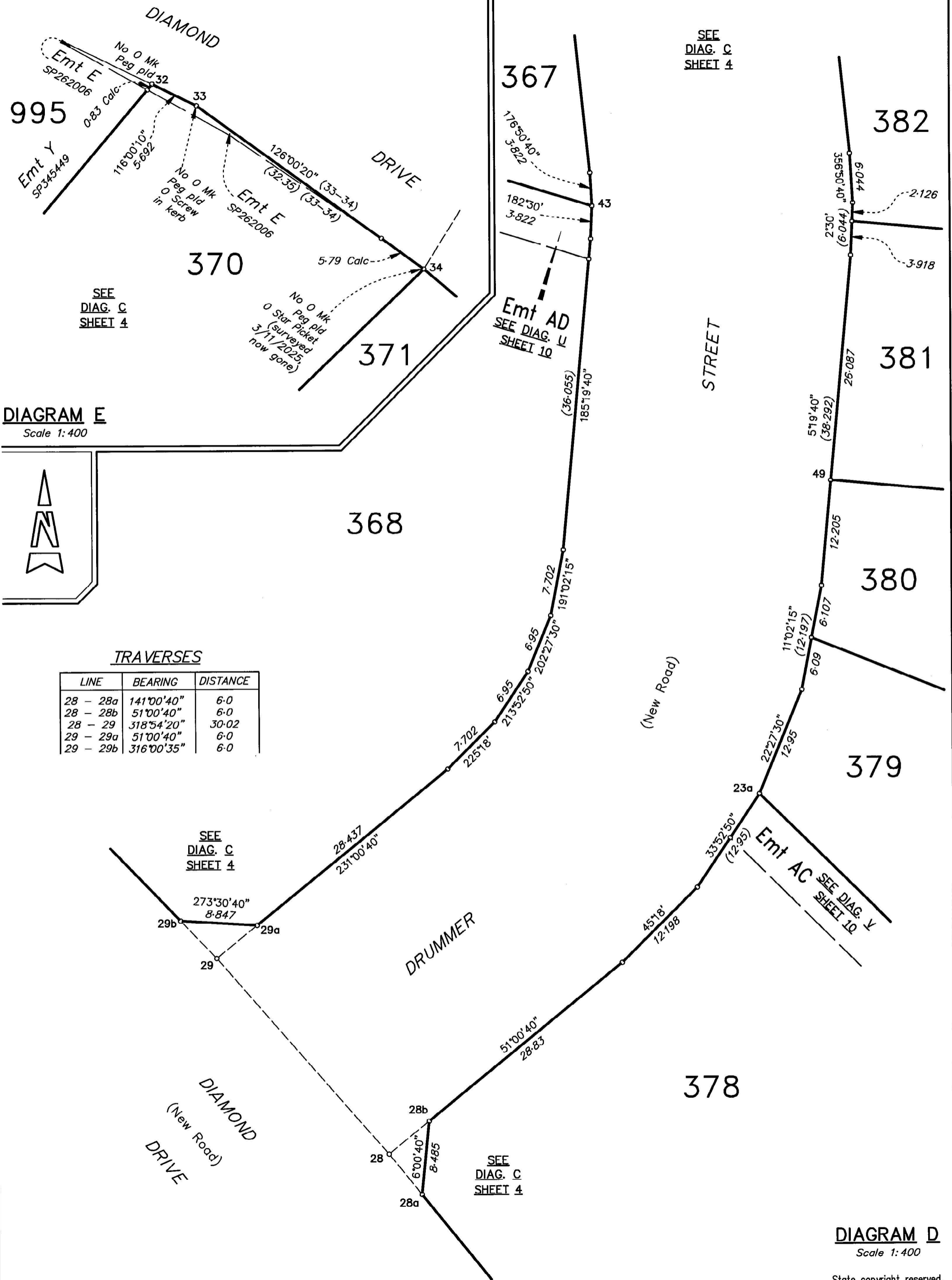
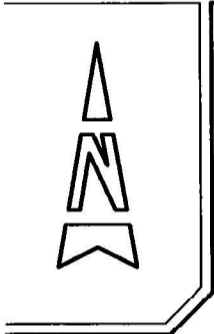


DIAGRAM E
Scale 1:400

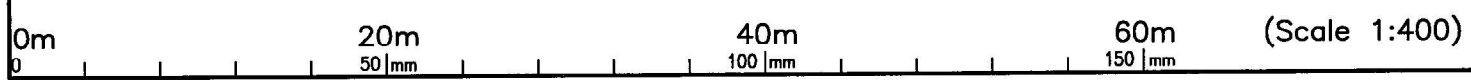


TRAVERSES

LINE	BEARING	DISTANCE
28 - 28a	141°00'40"	6.0
28 - 28b	51°00'40"	6.0
28 - 29	318°54'20"	30.02
29 - 29a	51°00'40"	6.0
29 - 29b	316°00'35"	6.0

DIAGRAM D
Scale 1:400

State copyright reserved.



Insert Plan Number **SP352479**

SEE
DIAG. I

Emt S SP345449

O B Wire fence 0.24E
(53/SP345449)
OIP (0.4 deep)

360

SEE
DIAG. B
SHEET 3

COPPER
(New Road)
STREET

SEE
DIAG. W
SHEET 10

995

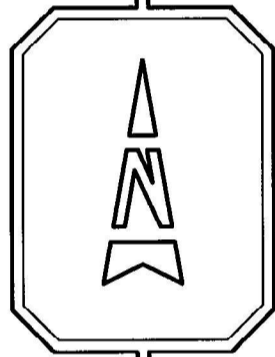
Emt U

2
RP838636
44
OIP at Str
OIP
O Star Picket
O Cen RFP leaning
0.05E, 0.02N
(56/SP345449)

SP345449

995

226.685
185°22'30"
557
E124129



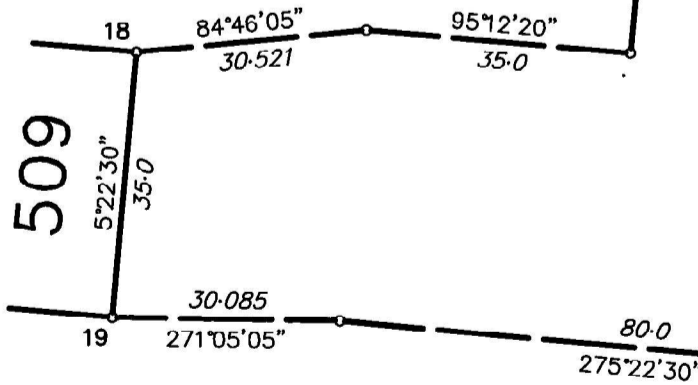
1.677 ha

185°22'30"
281.805
557
E124129

Emt S

SEE
DIAG. B
SHEET 3

509



OP
O B Wire fence
0.24E
(53/SP345449)
OIP (0.4 deep)
45
Emt U

SEE
DIAG. H

1
SP263499

DIAGRAM I
Scale 1:1000

DIAGRAM H
Scale 1:1000

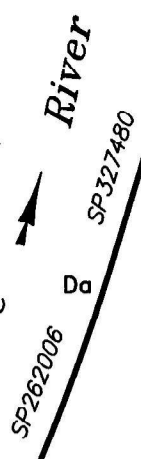
State copyright reserved.



Insert
Plan
Number
SP352479

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

Alice River



SEE SHEET 1

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

173°29'50" Orig.
15.0 Orig.

148°09' Orig.
29.2 Orig.

DOLLY DRIVE

DIAMOND DRIVE

SEE DIAG. Q

SEE DIAG. M

DIAGRAM N
Not to Scale

995

242
SP327480

243
SP327480

244
SP327480

241
SP327480

JOINS DIAG. K

BENDEL DRIVE

241
SP327480

810
SP327480

239
SP327480

238
SP327480

237
SP327480

236
SP327480

235
SP327480

JOINS DIAG. J

97°23' Orig.
213.35 Orig.

83°30' Orig.
65.32 Orig.

18.0 Orig.

173°30' Orig.

353°30' Orig.

24.395 Orig.

30.0 Orig.
83°30' Orig.

DIAGRAM K
Not to Scale

995

JOINS DIAG. L

DIAGRAM J
Scale 1:1500



236 | 235
SP327480

JOINS DIAG. K

233
SP327480

121°24' Orig.
84.35 Orig.

DIAMOND DRIVE

211°24' Orig.
24.825 Orig.

30.0 Orig.
121°24' Orig.

21°24' Orig.
37.24' Orig.

20.0 Orig.

232
SP327480

121°24' Orig.
72.125 Orig.

230
SP327480

27°03'45" Orig.
64.68 Orig.

229
SP327480

54°28'05" Orig.
68.88 Orig.

228
SP327480

JOINS DIAG. M

995

DIAGRAM L
Scale 1:1500

SEE DIAG. P SHEET 9

DIAMOND DRIVE

SEE DIAG. N

995

200
SP321815

80.83 Orig.
322°30' Orig.

Orig. 8.24' 10.34' Orig.

201
SP321815

202
SP321815

228
SP327480

34.35 Orig.
32°57'15" Orig.

995

JOINS DIAG. L

DIAGRAM M
Not to Scale

SEE DIAG. N

200
SP321815

DIAMOND DRIVE

52°30' Orig.
63.575 Orig.

995

DIAGRAM O
Not to Scale

DRIVE

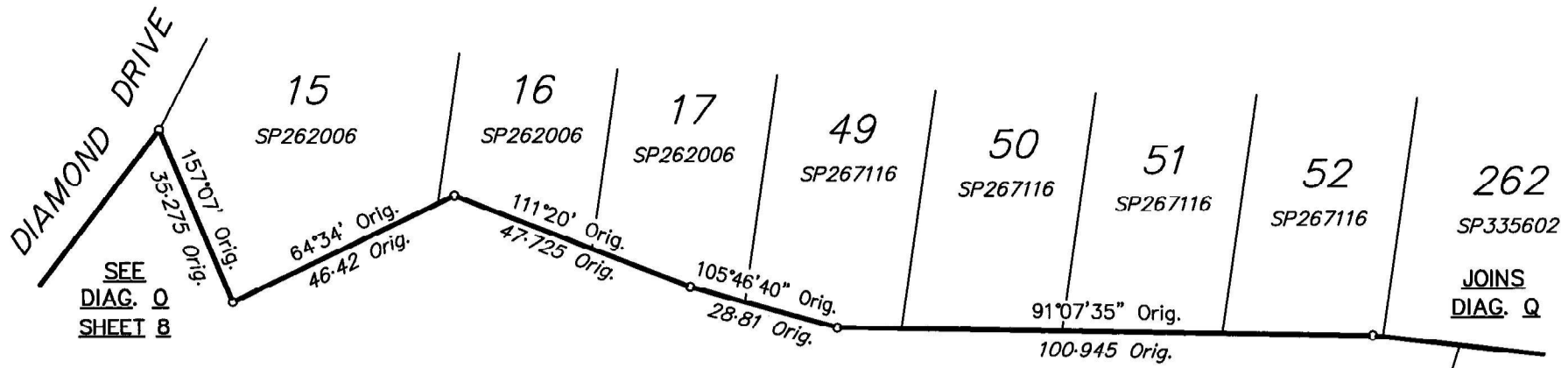
37°42'50" Orig.
36.95 Orig.

15
SP262006

47°34'15" Orig.
36.305 Orig.

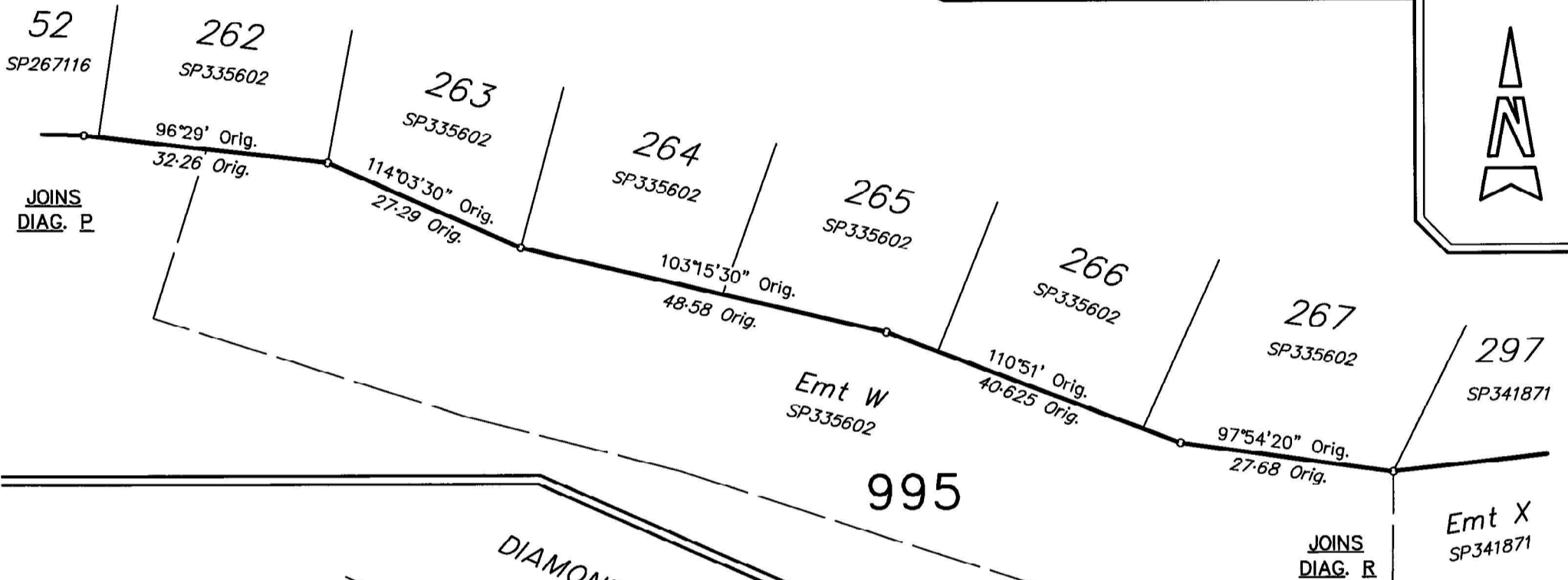
66.475 Orig.
34°12'20" Orig.

State copyright reserved.



995

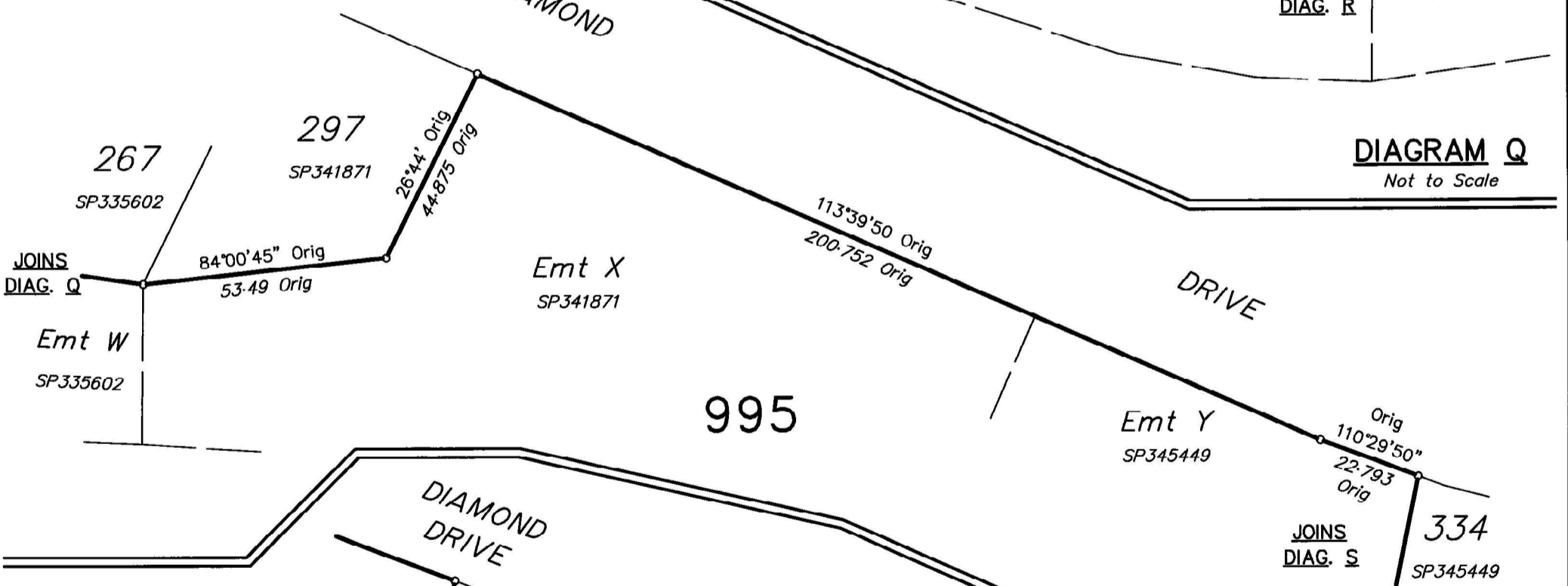
DIAGRAM P
Scale 1:1250



995



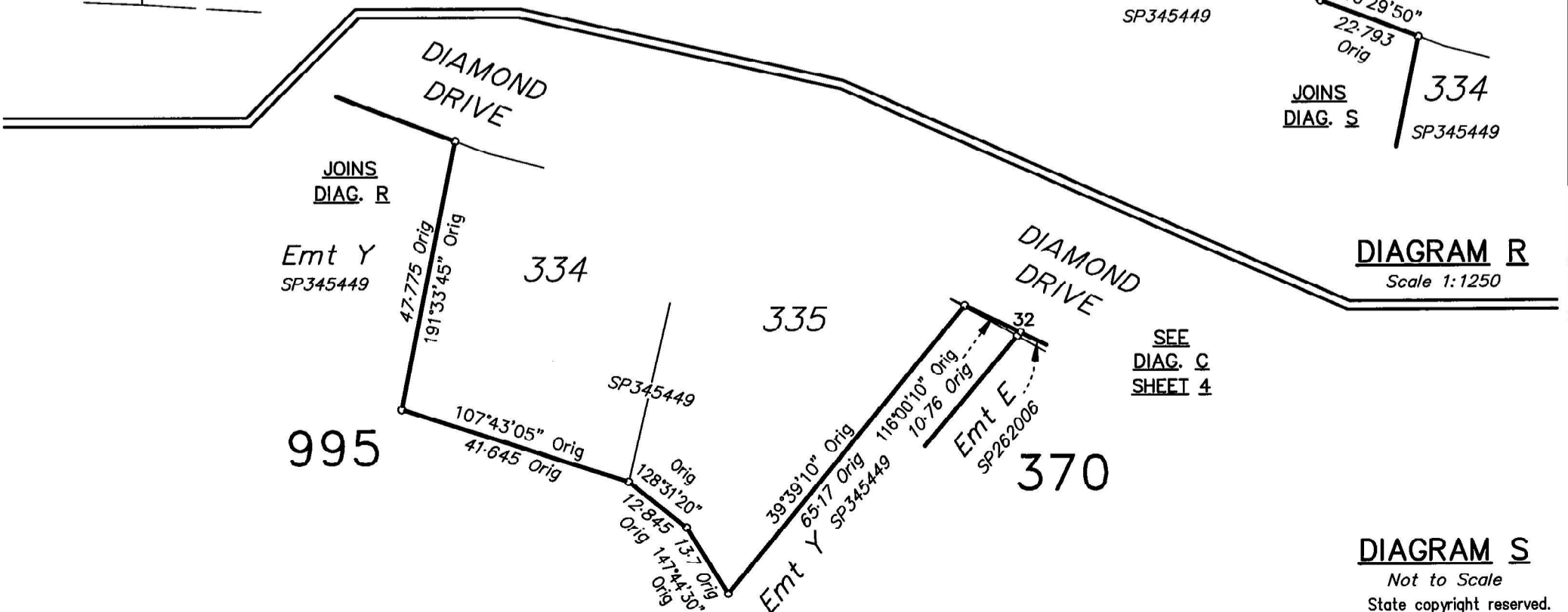
DIAGRAM Q
Not to Scale



995

DRIVE

DIAGRAM R
Scale 1:1250



995

370

SEE
DIAG. C
SHEET 4

DIAGRAM S
Not to Scale
State copyright reserved.

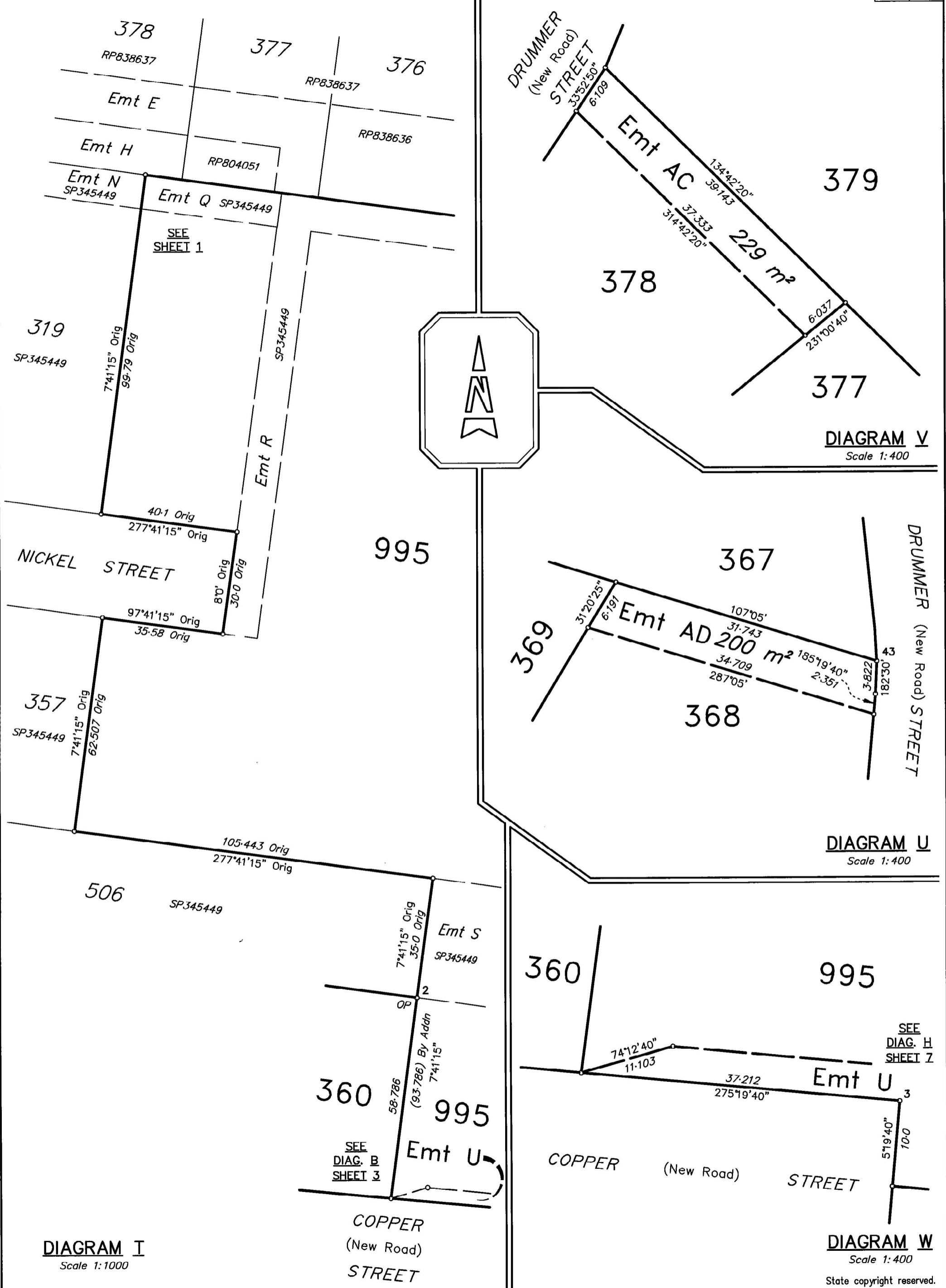


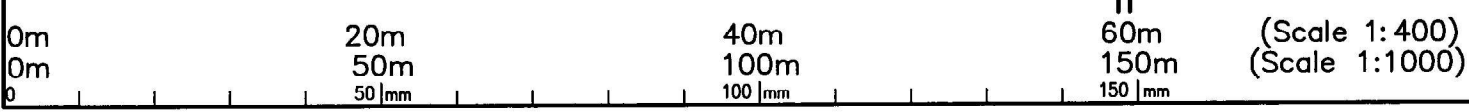
DIAGRAM V
Scale 1:400

DIAGRAM U
Scale 1:400

DIAGRAM I
Scale 1:1000

DIAGRAM W
Scale 1:400

State copyright reserved.



Insert Plan Number **SP352479**

REPORT

Survey is Stage 12 of a staged development. Adjoining boundaries on the western and northern extents were fixed on Stage 11 plan SP345449, with measurements to original corner and reference marks agreeing with original dimensions from this plan.

Prior to construction of Stage 12 commencing, a survey control network was established with ties made to original reference marks. During construction, original reference marks off stn's 10 and 34 were destroyed, although were used in the reinstatement of adjoining boundaries. The eastern boundary of subject lot 995 was fixed by original corner and reference marks at stn's 44, 45 and 47, with measurements agreeing with original dimensions from SP345449, and stn 46 (Emt U) established on this alignment.

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 SP352479 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 SP345449, being the plan of survey on which the non-tidal boundary (watercourse) was represented immediately before registration of SP352479, 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 SP352479 is consistent with the boundary depicted on SP262006, this having been confirmed by site inspection.

SP352479 is a Subsequent New Plan of Survey under s.113 of the Survey and Mapping Infrastructure Act 2003.

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
40a	PM	at	Stn	211127		Star Picket and Conc. Collar

MGA COORDINATES GDA2020

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
5a	458 583.433	7 861 334.309	55	0-020	Derived	Auspos	O Screw in kerb
40a	458 528.294	7 860 744.845	55	0-022	Derived	Auspos	Star Picket and Conc. Collar (PM211127)

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
3	Bolt in kerb	252°34'25"	30.167	
5	O Screw in kerb	224°29'30"	14.575	24/SP345449
5a	O Screw in kerb (new conn)	at	Stn	24/SP345449
6	Star Picket	106°37'25"	27.737	
7	Iron Pin	137°19'	2.893	
7	Bolt in kerb	340°18'	8.28	
8	Iron Pin	at	Stn	
10	O Star Picket	137°37'	20.114	28/SP345449
(surveyed 3/11/2025, now gone)				
12	Bolt in kerb	259°27'	12.092	
14	Bolt in kerb	72°21'20"	12.63	
16	OIP	159°37'	2.008	30/SP345449
23	Star Picket	189°28'	8.848	
28	Iron Pin	at	Stn	
28	Bolt in kerb	257°10'	8.284	
29	Iron Pin	at	Stn	
33	O Screw in kerb	88°13'45"	18.37	47/SP345449
34	O Star Picket	216°40'	14.895	46/SP345449
(surveyed 3/11/2025, now gone)				
37	Bolt in kerb	78°16'40"	13.12	
41	OIP	132°07'	2.672	54/SP345449
44	OIP	at	Stn	7/RP736176
44	OIP	184°35'55"	3.34	43/SP267116
44	O Star Picket	240°08'	4.463	51/SP335602
45	OIP (0.4 deep)	331°02'	1.748	53/SP345449
46	Iron Pin	301°51'	1.786	
47	OIP	5°22'30"	1.0	2/RP738646
49	Bolt in kerb	273°20'	11.715	

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
Da 16°47'	49.02
D 16°47'	49.02

River points compiled from SP345449, which included points originally located on SP262006 and SP327480