

*Branded peg placed at all new corners
unless otherwise shown.*

SURVEY PLAN

CRYSTAL CRESCENT
CRYSTAL CRESCENT
CRYSTAL CRESCENT



900

802

803

557

558

556

Locality
of
Alice
Hervey
Range

8-586 ha

995
277.4 ha

995
8604 m²

995
8697 m²

7489 m²

2.479 ha

For river boundary points (A-F)
see River Points Table A
Sheet 10

SEE DIAGS. I & U
SHEET 9

SEE DIAGS. I & U
SHEET 9

SEE DIAGS. I & U
SHEET 9

SEE DIAGS. I & U
SHEET 9

SEE DIAGS. I & U
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SEE DIAGS. I & U
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SHEET 9

SEE DIAGS. I & U
SHEET 9

SEE DIAGS. I & U
SHEET 9

SEE DIAGS. I & U
SHEET 9

AREA OF NEW ROAD

CRYSTAL CRESCENT

(7-9-10a-10-22-22b-23-24-25-26-27-28-29-30-31-32-5-7)

BRONZE STREET

(10a-10b-11-12-13-14-15-19-20a-20-21-21b-21a-22a-22b-22-10-10a)

RIPPLE STREET

(21b-21-20-20a-20b-33-34-34a-34b-34c-35-36-51-46-46a-21c-21b)

Total

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

Original information compiled
from SP278576 in the
Department of Natural
Resources and Mines.

Rowlands Surveys Pty. Ltd. (ACN 010 025 260).
hereby certify that the land comprised in this plan was
surveyed by the corporation, by
Benjamin James Eames
(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 work was completed on 17/10/2017.



Benjamin John Cook
Director/
Laurence John Nolan
Director/
Date: 16/11/17

Scale: 1 : 12500
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Format: STANDARD

SP289605

PLAN OF Lots 121 to 153, 802, 803, 803, 900, 995 and Easements A to G in Lots 121 to 127, Easements H, J & K in Lots 128 to 130 & Easements L, M, N, P, R, S & T in Lots 134 to 140 respectively and Easement X in Lot 995

LOCAL CANCELLING Lot 995 on SP278576

LOCALITY : Alice River
GOVERNMENT : Townsville City Council

Meridian: MGA (Zone 55) vide SP278576
Survey Records: NO



DIAGRAM A
Scale 1:2000

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

5. Lodged by

(Dealing No.)

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

1. Certificate of Registered Owners or Lessees.

We **STEVEN ROBERT MONCRIEFF**
DAPHNE JEAN MONCRIEFF
JOINT TENANTS

(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

George Hobson as attorney for Steven Moncrieff under Power of Attorney No. 714912980
has received no notice of revocation of such Power of Attorney.

George Hobson

George Hobson as attorney for Daphne Jean Moncrieff under Power of Attorney No. 714912986
who has received no notice of revocation of such Power of Attorney.

Daphne Jean Moncrieff

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **TOWNSVILLE CITY COUNCIL**
hereby approves this plan in accordance with the **PLANNING ACT 2016**

Dated this *1st* day of *December* 2017.

L. Cameron # **AS DULY AUTHORISED**
REPRESENTATIVE OF
GENERAL MANAGER, PLANNING
TOWNSVILLE CITY COUNCIL

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :
Dept File : *POS17/0049*
Local Govt : *TOWNSVILLE*
Surveyor : *43361/10*

6. Existing		Created	
Title Reference	Description	New Lots	Road
51026607	Lot 995 on SP278576	121 to 153, 802, 803, 900 and 995	New Rd

Easement V on SP271045 (716754800)
and Easement W on SP271045 (716754803)
to be surrendered prior to registration.

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots to be Encumbered
601502026	995
715386246	995
715386279	995
715929633	995
715929650	995
715929655	995
715929663	995
715929672	995

BENEFIT EASEMENT ALLOCATION

Easement	Lots Fully Benefitted	Lots Partially Benefitted
716754755	121 to 153, 802, 803, 900 and 995	
716754758	121 to 153, 802, 803, 900 and 995	

MORTGAGE ALLOCATION

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715096782	121 to 153, 802, 803, 900 and 995	

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots Fully Encumbered	Lots Partially Encumbered
715560239	121 to 153, 802, 803, 900 and 995	

9. 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 *
* delete words not required

10. Lodgement Fees :

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

121 to 153, 802, 803, 900 and 995 } Per. 300

7. Orig Grant Allocation :
Lots Orig

8. Passed & Endorsed :

Rowlands Surveys Pty Ltd
By : (ACN 010 025 260) *23/11/17*
Date : *23/11/17*
Signed : *[Signature]*
Designation : Cadastral Surveyor

11. Insert Plan Number

SP289605

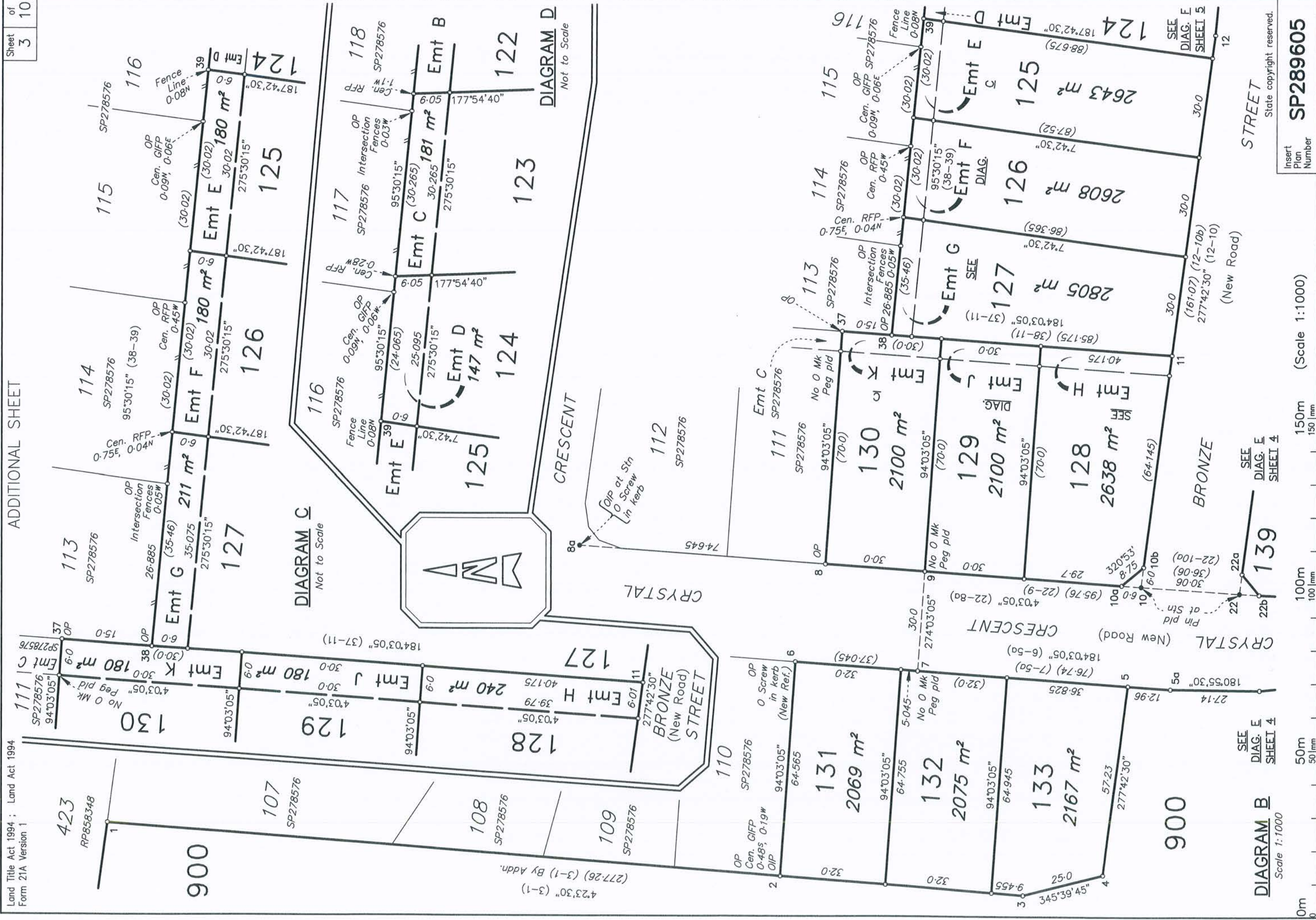


DIAGRAM B
Scale 1:1000
SEE DIAG. E SHEET 4

DIAGRAM C
Not to Scale
SEE DIAG. E SHEET 4

DIAGRAM D
Not to Scale

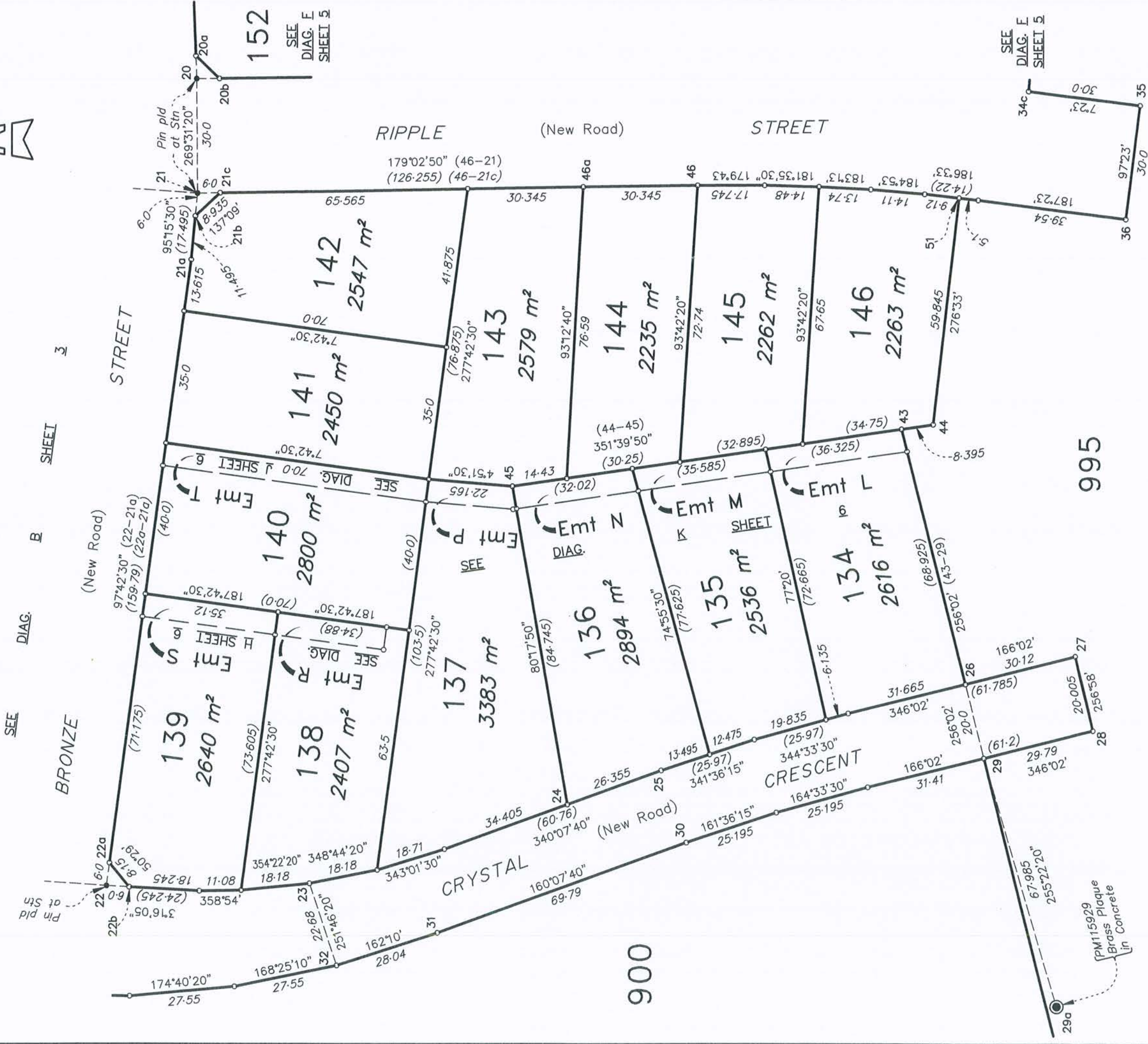


DIAGRAM E

Scale 1:1000



(Scale 1:1000)

Insert Plan Number

SP289605

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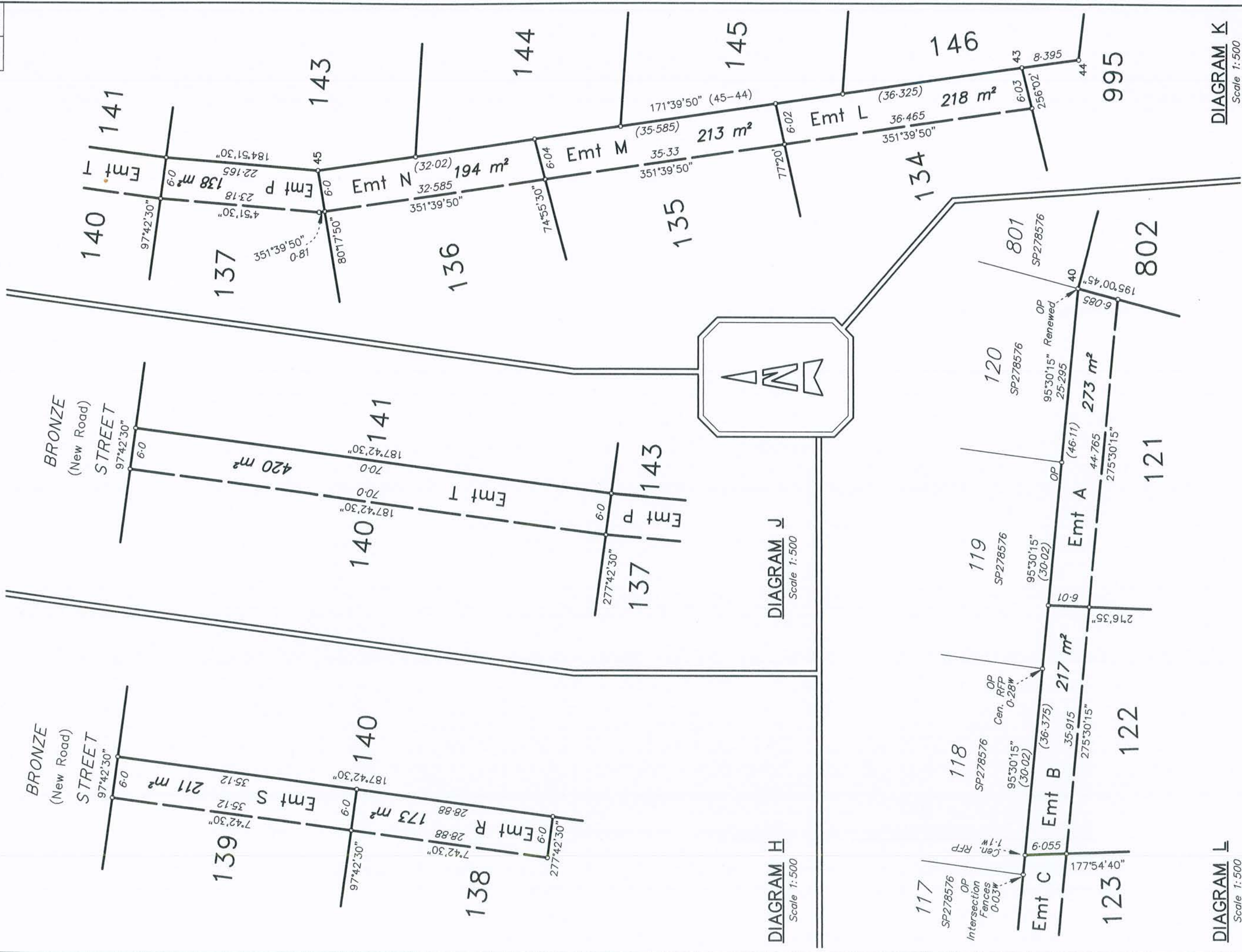


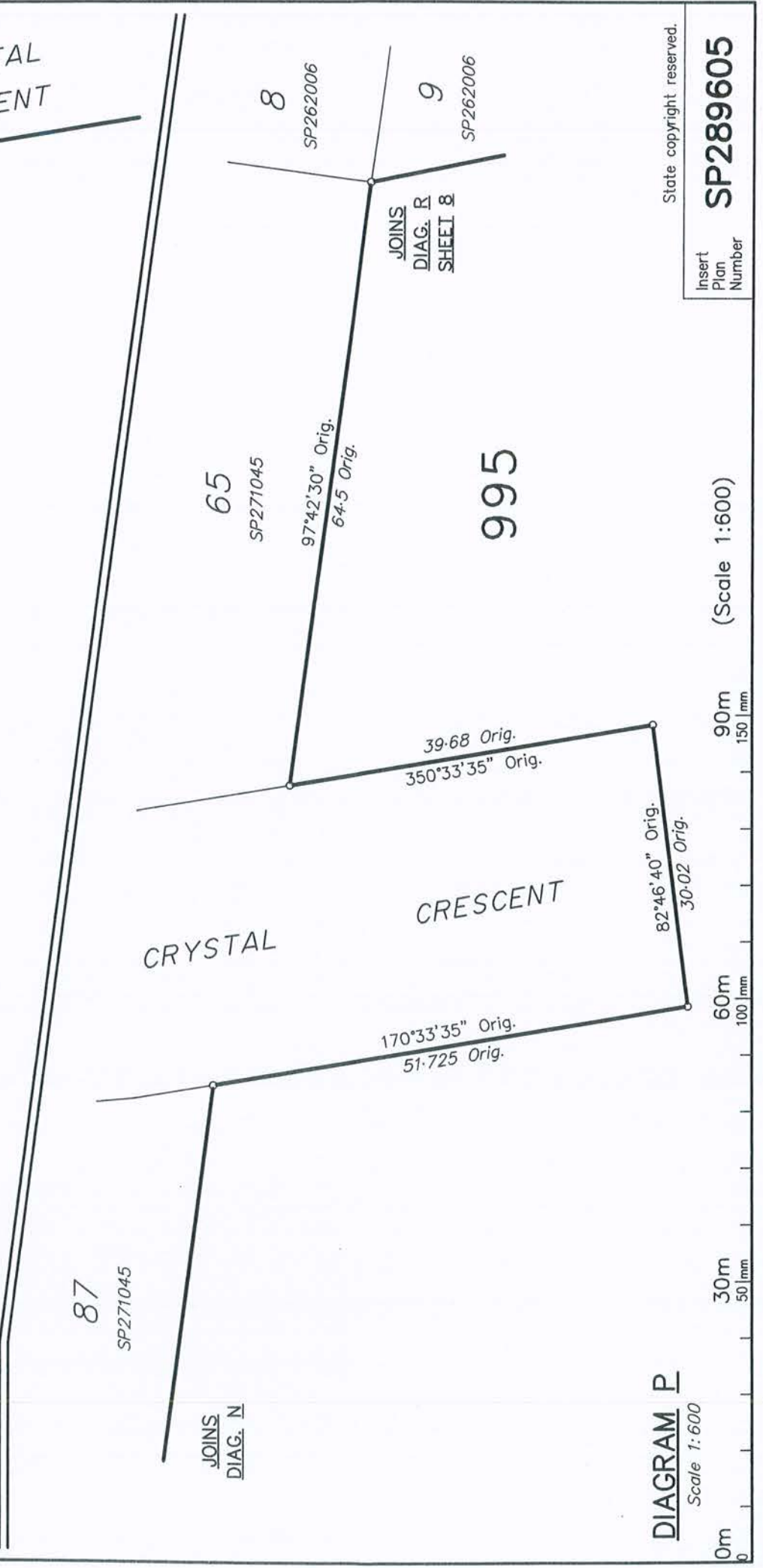
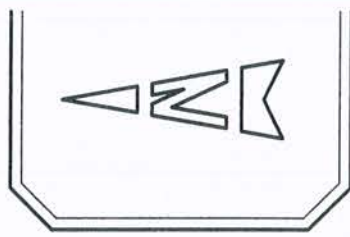
DIAGRAM H
Scale 1:500

DIAGRAM J
Scale 1:500

DIAGRAM L
Scale 1:500

DIAGRAM K
Scale 1:500





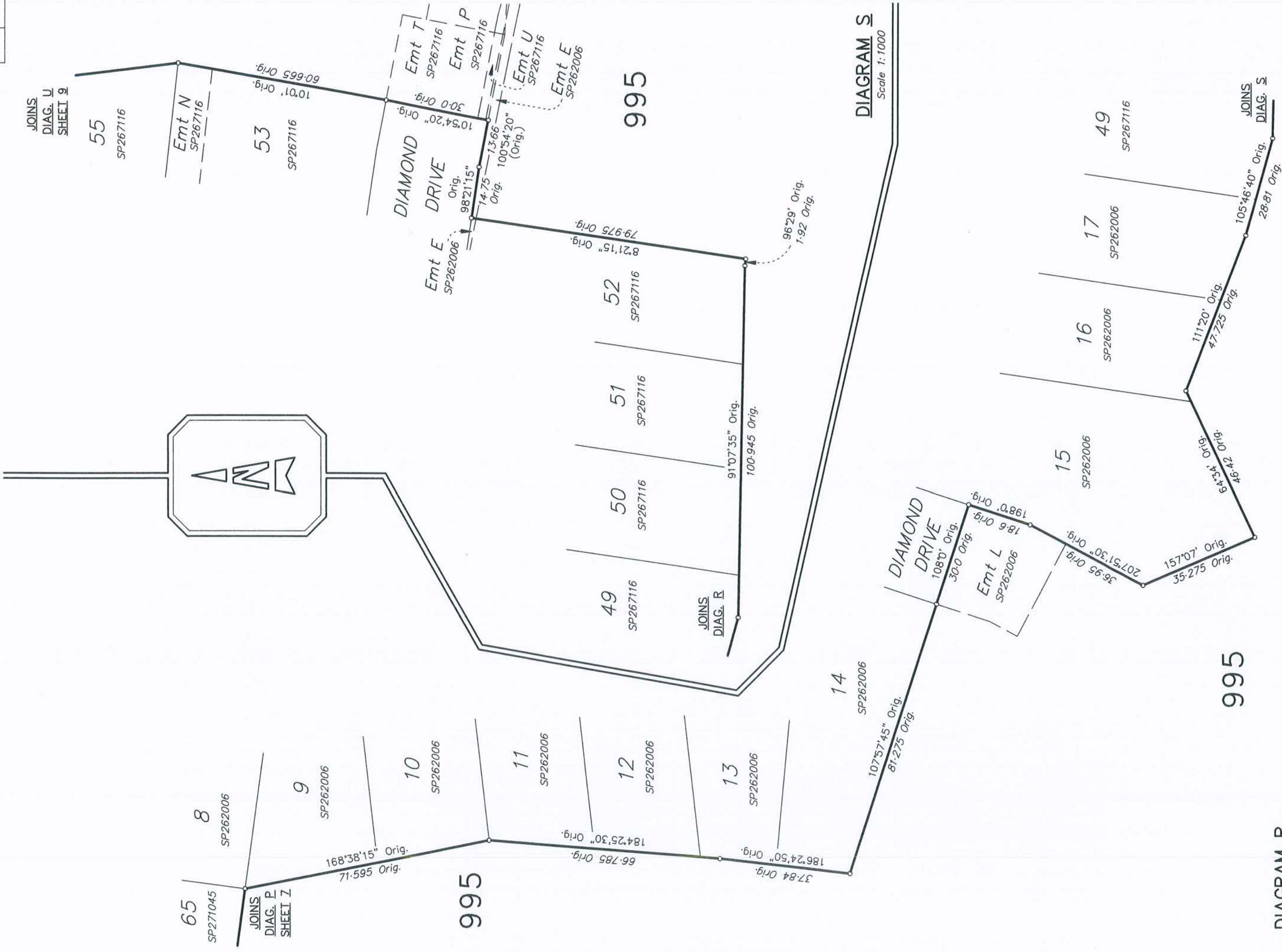
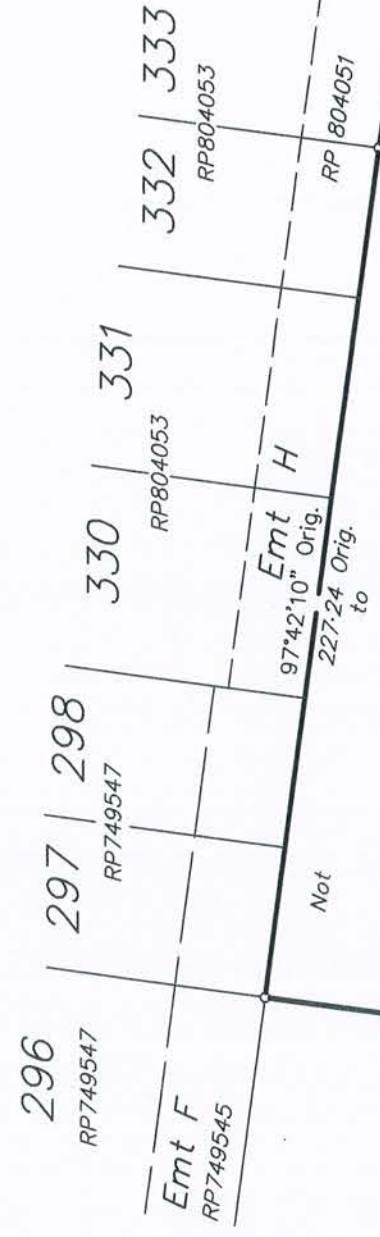


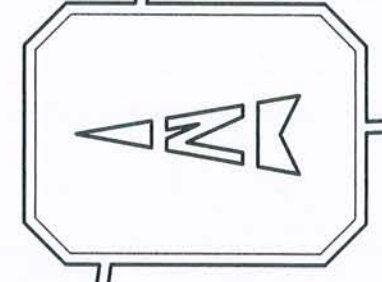
DIAGRAM R
Scale 1:1000

DIAGRAM S
Scale 1:1000



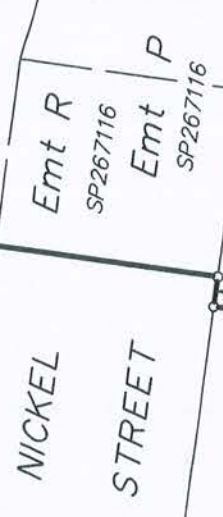


SEE SHEET 1



36
SP267116

7'42'30" Orig.
130-04 Orig.



NICKEL STREET

97'42'30" Orig.
4-0 Orig.

64
SP267116

7'42'30" Orig.
142-535 Orig.

62
SP267116

61
SP267116

359'01'40" Orig.
23-465 Orig.

59
SP267116

JOINS
DIAG. U

DIAGRAM I
Scale 1:1000

JOINS
DIAG. I

60
SP267116

59
SP267116

58
SP267116

57
SP267116

56
SP267116

55
SP267116

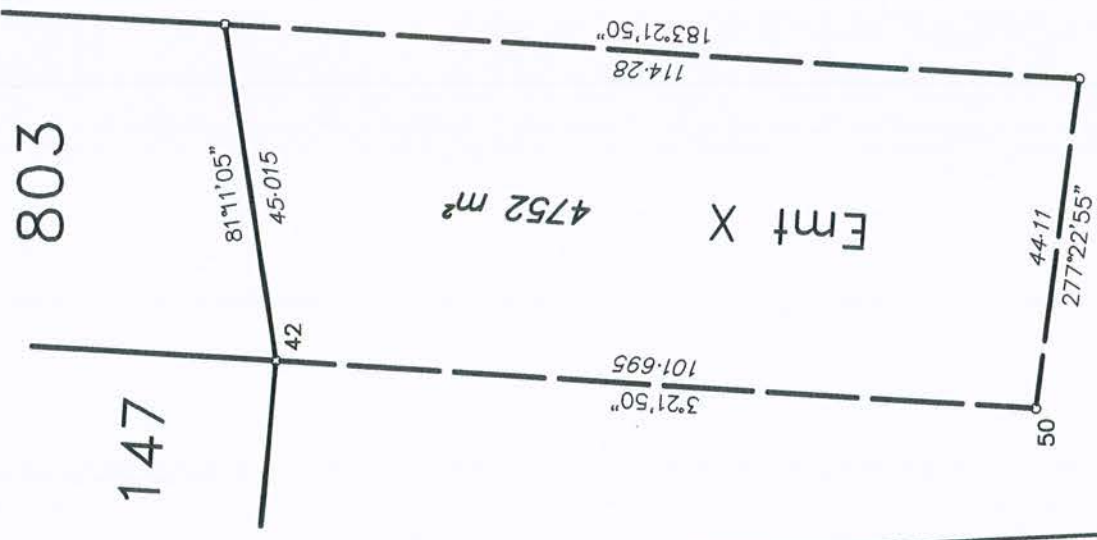
Emt N
SP267116

53
SP267116

JOINS
DIAG. S
SHEET 8

163-415 Orig.
353'21'35" Orig.

995



4752 m²

Emt X

DIAGRAM U
Scale 1:1000

(Scale 1:1000)

150m
150mm

100m
100mm

50m
50mm

DIAGRAM I
Scale 1:1000

DIAGRAM V
Scale 1:1000

State copyright reserved.

Insert
Plan
Number

SP289605

REPORT

Survey is over Stage 5 of a staged development. All adjoining boundaries, being the northern and eastern extent of this stage, were fixed on SP278576 and SP271045

Measurements to existing reference marks agreed with SP278576 and SP271045, other than O Screw off station 2 and OPM off station 18a. Both these marks were in concrete at the end of construction of their relevant stages, and in both cases movement has been square to the length of concrete, perhaps suggesting that this concrete can move laterally. This being the case pins have been placed at the ends of Crystal Crescent and Ripple Street as well as the screws in concrete.

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, points C and D and between points E and F. The top of high bank was adopted between points B and C and between points D and E. These natural features were surveyed and adopted as the non-tidal boundary, vide the survey report of SP262006.

The southern boundary of Lot 900 intersects the Alice River boundary. Measurements confirmed existing location of this boundary at G^a and G^b, and point G was fixed by measurement. The relevant lengths of the Alice River boundary A to G^a and G^b to F can be compiled because;

- The subdivision of the land provided for on SP289605 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 SP278576, being the plan of survey on which the non-tidal boundary (watercourse) was represented immediately before registration of SP289605, 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 adopted on SP262006.

The location of boundary at law on SP289605 is consistent with the location of the boundary depicted on SP262006, this having been confirmed by site inspection.

SP289605 is a Subsequent New Plan of Survey under section 113 of the Survey and Mapping Infrastructure Act 2003.

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN	
2	OIP	272°39'40"	2.045	17a/SP278576	New Conn.
5	Screw in kerb	149°34'50"	20.49	16/SP278576	New Ref.
6	O Screw in kerb	93°54'	11.595	24/SP278576	
8a	OIP	at	Stn	24/SP278576	
8a	O Screw in kerb	329°02'15"	12.95		
10	Pin	at	Stn		
11	Screw in kerb	200°01'20"	11.93	28/SP271045	
14	Screw in kerb	187°52'10"	11.77	28/SP271045	
17	OIP	at	Stn	27/SP271045	
17	O Screw in kerb	26°30'30"	19.405		
17a	OIP	at	Stn		
20	Pin	at	Stn		
21	Pin	at	Stn		
22	Pin	at	Stn		
24	Screw in kerb	258°15'	11.725		
26	Pin	256°02'	3.0		
29	Screw in kerb	44°13'30"	1.91		
29b	Pin	76°02'	3.97		
34c	Pin	278°0'	6.355		
46a	Screw in kerb	86°30'40"	11.645		
50	Star Picket (Flush)	230°02'40"	44.065		
51	Screw in kerb	107°44'30"	11.885		
52	Pin	234°25'20"	1.52		

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°40'	54.6
8°40'	45.6
3°0'	54.1
355°0'	58.8
348°48'	20.4
343°56'	43.1
347°20'	52.4
3°0'	30.2
330°40'	17.2
323°0'	34.0
286°0'	20.7
326°10'	48.7
333°10'	65.5
339°20'	51.1
346°50'	26.4
347°10'	22.7
351°20'	48.6
5°30'	54.8
15°10'	63.3
9°30'	60.2
14°40'	33.1

MGA COORDINATES GDA-94

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
15	457 243.647	7 861 533.639	55	0.010	Derived	AUSPOS	Peg
29a	456 922.561	7 861 275.877	55	0.010	Derived	AUSPOS	PM115929

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
18a	OPM (New Ref.)	3°19'20"	11.65	198965	29a/SP271045	Bolt and Washer in kerb
29a	PM	at	Station	115929		Brass Plaque in Concrete