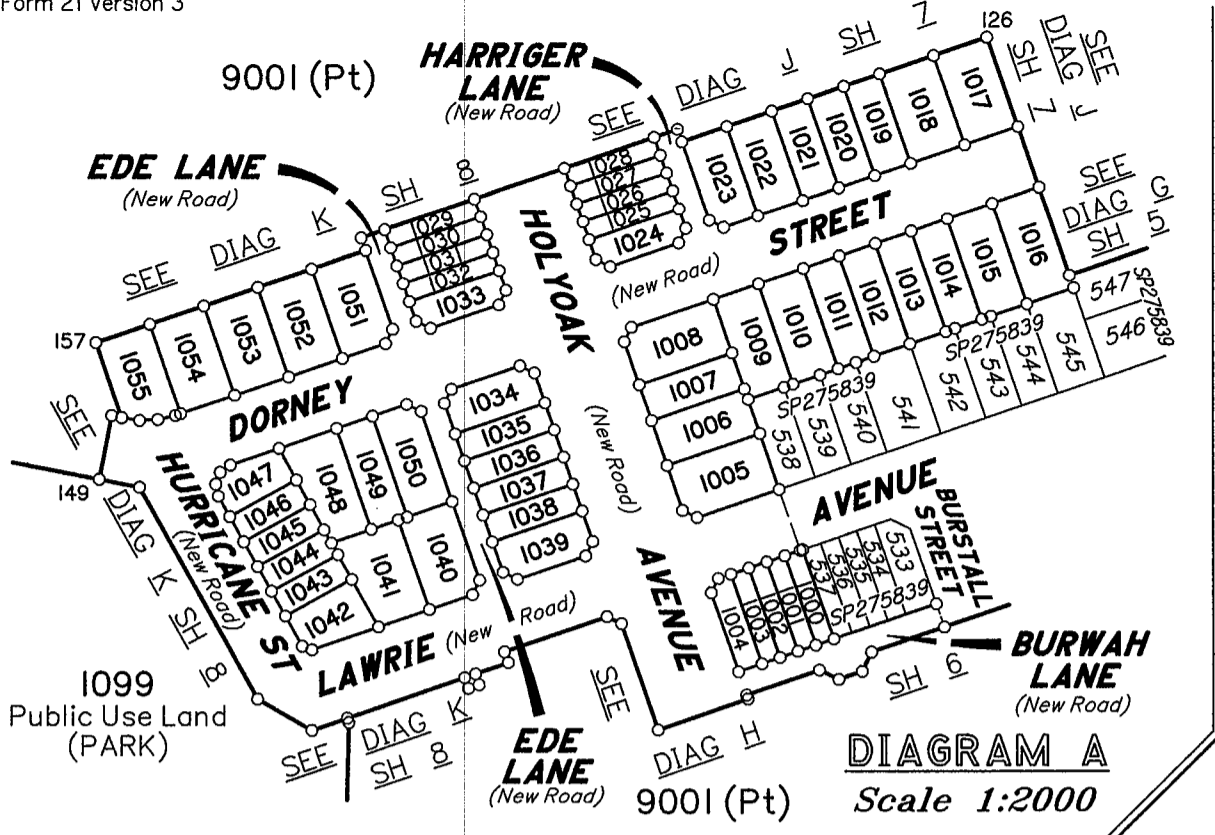


SURVEY PLAN

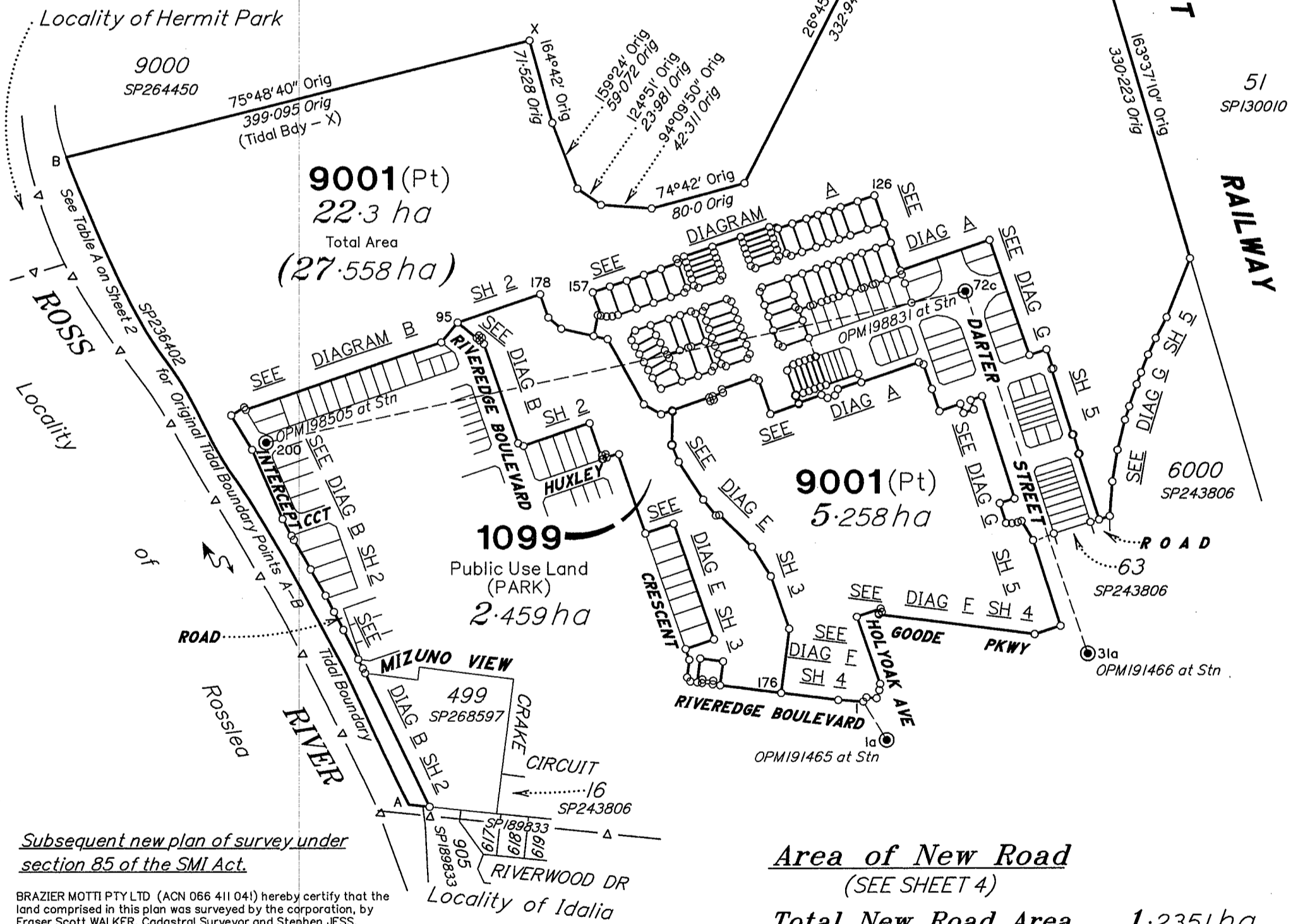


For Traverse Tabulation See Sheet 4
For Reference Mark Tabulation See Sheet 4
For Permanent Mark Tabulation See Sheet 4
For Tidal Point Tabulation See Sheet 2

Peg placed at all new corners, unless otherwise stated.

Lot 1099 is Public Use Land (PARK)

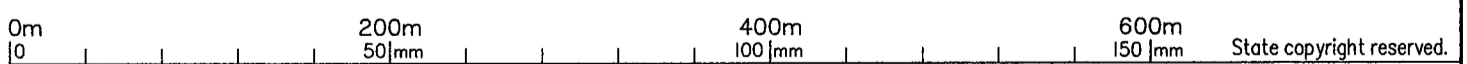
Original information compiled from SP275839 in the Department of Natural Resources and Mines.



Subsequent new plan of survey under section 85 of the SMI Act.

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Fraser Scott WALKER, Cadastral Surveyor and Stephen JESS, Cadastral Surveyor, for whose work the corporation accepts responsibility, 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 11th November 2015.

Area of New Road (SEE SHEET 4)
Total New Road Area ... 1.2351 ha



Plan of Lots 1000-1055, 1099 and 9001

Cancelling Lot 9001 on SP275839

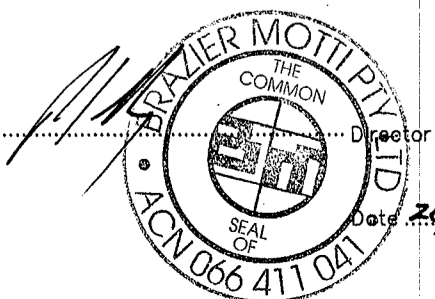
LOCAL GOVERNMENT: **TOWNSVILLE CITY COUNCIL** LOCALITY: **00NOONBA**
Meridian: **MGA (Zone 55) vide CORS** Survey Records: **No**

Scale: **1:4000**

Format: **STANDARD**



SP280605



SEM
29060/433

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

(Dealing No.)

5. Lodged by

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

1. Certificate of Registered Owners or Lessees.
I/We **MINISTER FOR ECONOMIC DEVELOPMENT
QUEENSLAND**

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50992928	Lot 9001 on SP275839	1000-1055, 1099 & 9001	New Rd	

(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

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

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

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 29060/107-01 SEM
29060_433A 11/15

1000-1055, 1099 & 9001	Lot 51 on SP233012
Lots	Orig

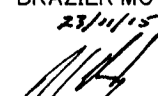
7. Orig Grant Allocation :

8. Map Reference :
8259-24421

9. Parish :
STUART

10. County :
Elphinstone

11. Passed & Endorsed :

By : **BRAZIER MOTTI PTY LTD**
Date : **23/11/15**
Signed : 
Designation : **Liaison Officer**

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

Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

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

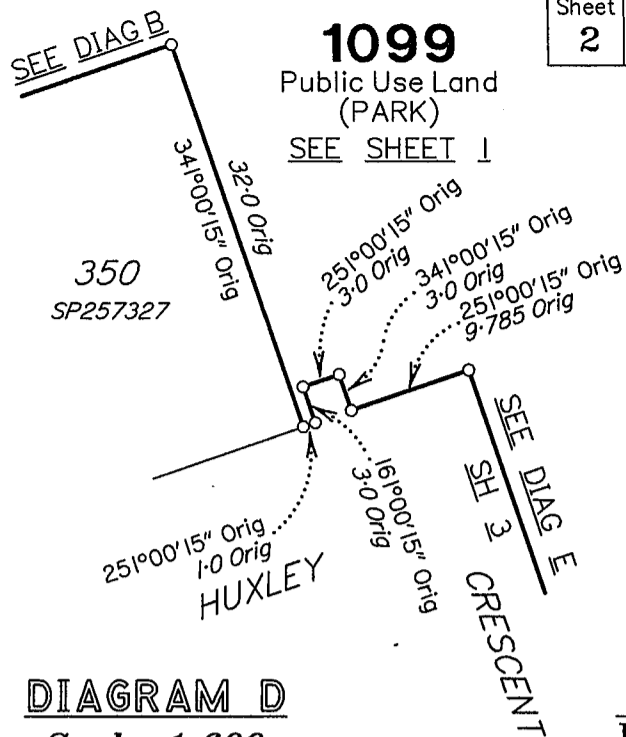
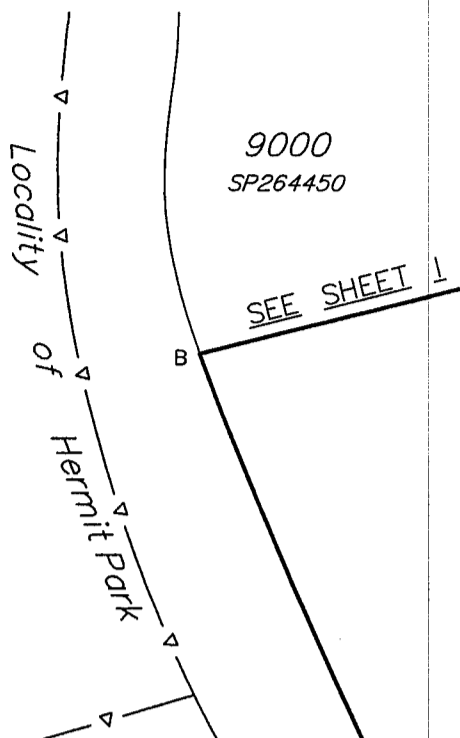
14. Insert Plan Number
SP280605

ADDITIONAL SHEET

9001(Pt)
SEE SHEET 1

1099
Public Use Land (PARK)
SEE SHEET 1

1099
Public Use Land (PARK)
SEE SHEET 1



9001(Pt)
SEE SHEET 1

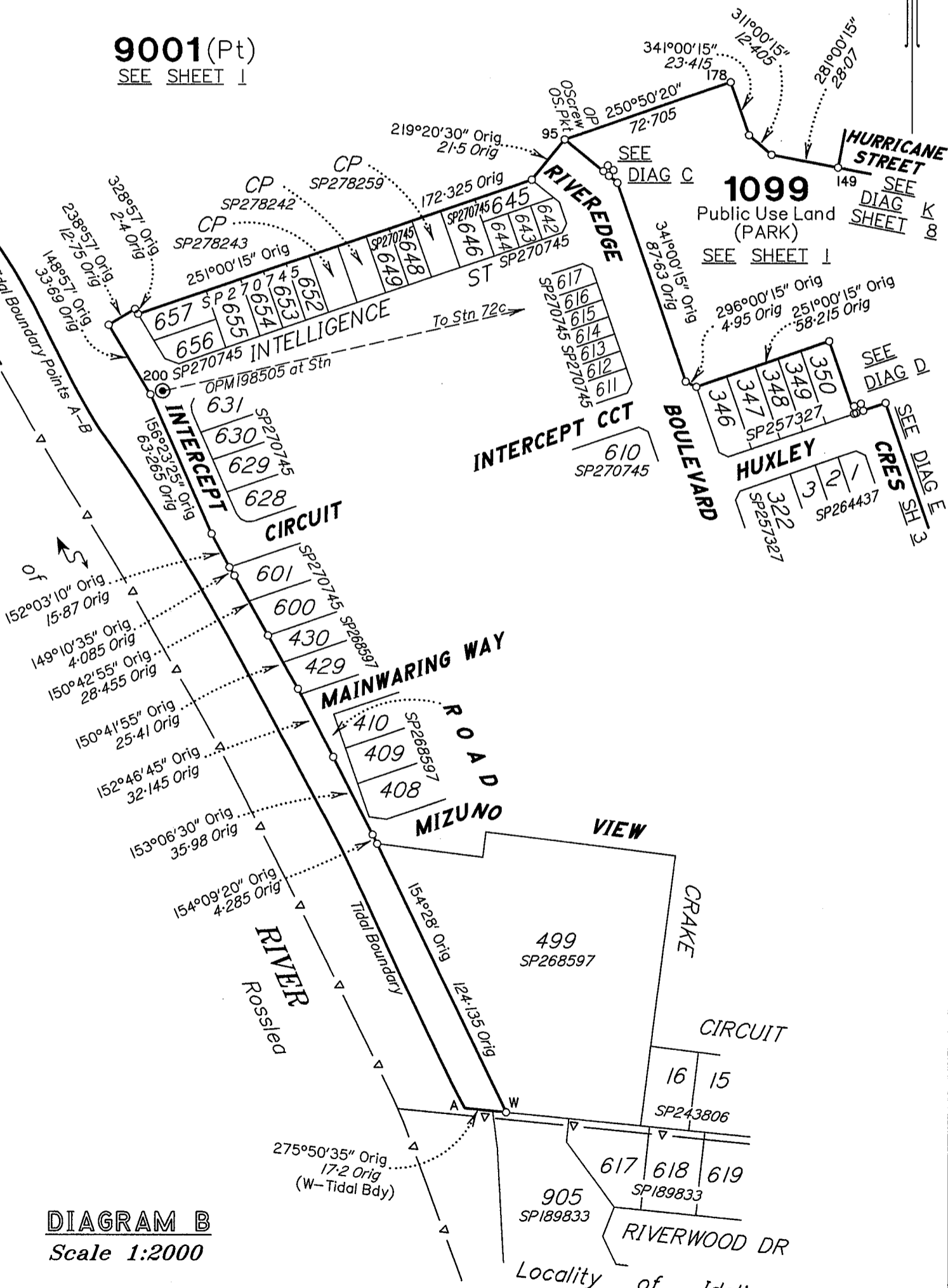


TABLE A
TIDAL BOUNDARY

BEARING	DISTANCE
329°26'40" Orig	8.23 Orig
334°35'30" Orig	36.24 Orig
335°10'40" Orig	40.365 Orig
335°36'10" Orig	38.295 Orig
330°52'40" Orig	20.53 Orig
332°02'15" Orig	40.93 Orig
332°01'45" Orig	39.94 Orig
329°47'40" Orig	41.035 Orig
328°09'50" Orig	40.13 Orig
321°39'15" Orig	21.48 Orig
333°48'05" Orig	39.68 Orig
333°02'30" Orig	20.895 Orig
333°02'30" Orig	17.86 Orig
319°58'50" Orig	41.34 Orig
334°22'40" Orig	82.015 Orig
337°34'30" Orig	41.575 Orig
336°53'10" Orig	44.34 Orig
344°41'55" Orig	0.045 Orig

TABLE B
TIDAL BOUNDARY

BEARING	DISTANCE
62°48' Orig	0.15 Orig
66°23'30" Orig	29.195 Orig
71°01' Orig	47.17 Orig
72°17'20" Orig	39.325 Orig
70°15'20" Orig	40.17 Orig
73°03'50" Orig	18.7 Orig

DIAGRAM B
Scale 1:2000



Insert Plan Number SP280605

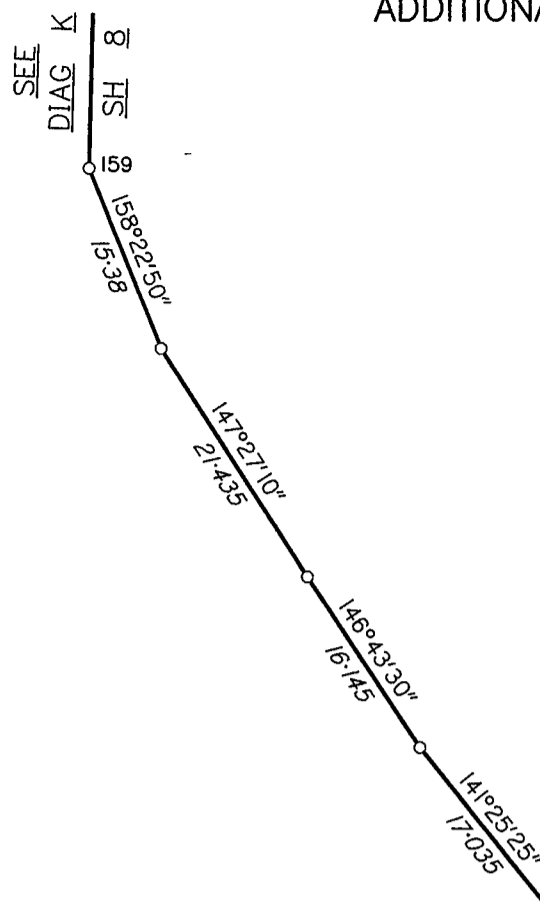
State copyright reserved.

29060/433 SEM



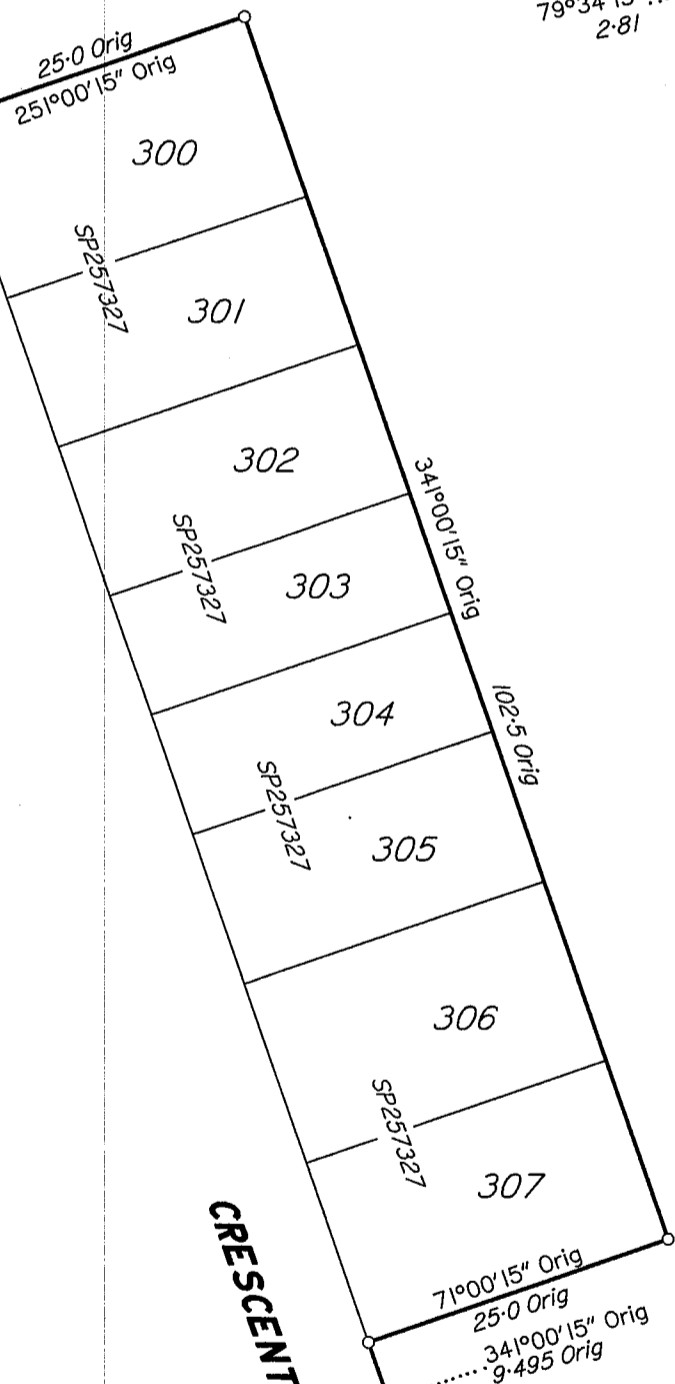
SEE DIAG D
SH 2

HUXLEY

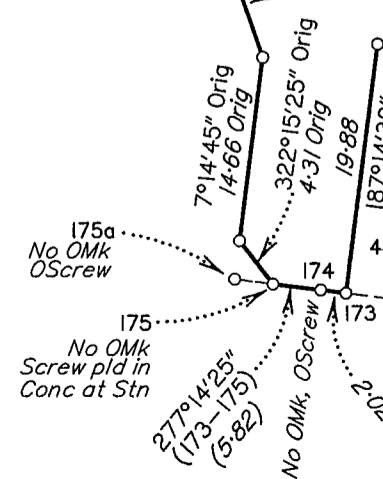
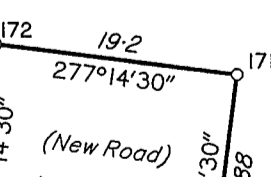


9001(Pt)
SEE SHEET 1

1099
Public Use Land
(PARK)
SEE SHEET 1



CRESCENT



RIVEREDGE

BOULEVARD

SEE DIAG E
SH 4

DIAGRAM E
Scale 1:600

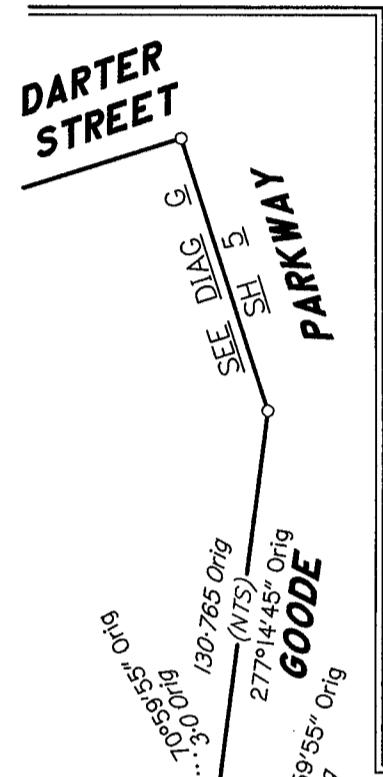


Insert Plan Number SP280605

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29060/433 SEM

LINE	BEARING	DISTANCE
1-1a	148°43'30"	37.71
3-3a	7°14'40"	3.0
3-4	277°14'25"	8.975
3a-4a	277°14'40"	8.975
4-173	277°14'25"	3.98
4a-4	187°14'40"	3.0
31-32	72°26'45" Orig	18.805 Orig
42-42a	72°26'45" Orig	7.5 Orig
72c-31a	161°25'25"	246.665
78-78b	251°00'15"	3.0
79a-80	341°00'15"	6.5
83b-83	71°00'15"	4.0
85-86	341°00'15"	17.0
89-72c	77°55'50"	45.825
110-113	251°00'15"	14.5
114-116	341°00'15"	6.5
117-117a	71°00'15"	3.0
117-117b	161°00'15"	3.0
117-118	341°00'15"	17.0
117-135	251°00'15"	25.0
118-118a	71°00'15"	3.0
118-118b	341°00'15"	3.0
118-134	251°00'15"	25.0
119-119a	71°00'15"	3.0
119-119b	161°00'15"	3.0
119-129	341°00'15"	17.0
119-133	251°00'15"	25.0
123-123a	71°00'15"	3.0
123-123b	341°00'15"	3.0
123-128	251°00'15"	6.5
128-128a	251°00'15"	3.0
128-128b	341°00'15"	3.0
129-129a	71°00'15"	3.0
129-129b	341°00'15"	3.0
129-132	251°00'15"	25.0
132-132a	251°00'15"	3.0
132-132b	341°00'15"	3.0
132-133	161°00'15"	17.0
133-133a	251°00'15"	3.0
133-133b	161°00'15"	3.0
134-134a	251°00'15"	3.0
134-134b	341°00'15"	3.0
134-135	161°00'15"	17.0
135-135a	251°00'15"	3.0
135-135b	161°00'15"	3.0
138a-139a	251°00'15"	3.0
141-142	45°29'55"	17.64
142-142a	71°00'15"	1.76
142-142b	331°00'15"	1.76
143-143a	251°00'15"	3.0
143-143b	341°00'15"	3.0
143-144	71°00'15"	6.5
144-144a	71°00'15"	3.0
144-144b	341°00'15"	3.0
145-145a	251°00'15"	3.0
145-145b	161°00'15"	3.0
145-146	71°00'15"	6.5
146-146a	71°00'15"	3.0
146-146b	161°00'15"	3.0
147-147a	71°00'15"	6.795
147-147b	151°00'15"	6.795
147-148	253°02'	17.38
147-151a	337°08'	17.04
152-152a	251°00'15"	3.0
152-152b	341°00'15"	3.0
152-153	71°00'15"	6.5
153-153a	71°00'15"	3.0
153-153b	341°00'15"	3.0
170-3	277°14'25"	6.24
175-175a	277°14'25"	3.045
200-72c	77°32'25"	607.225



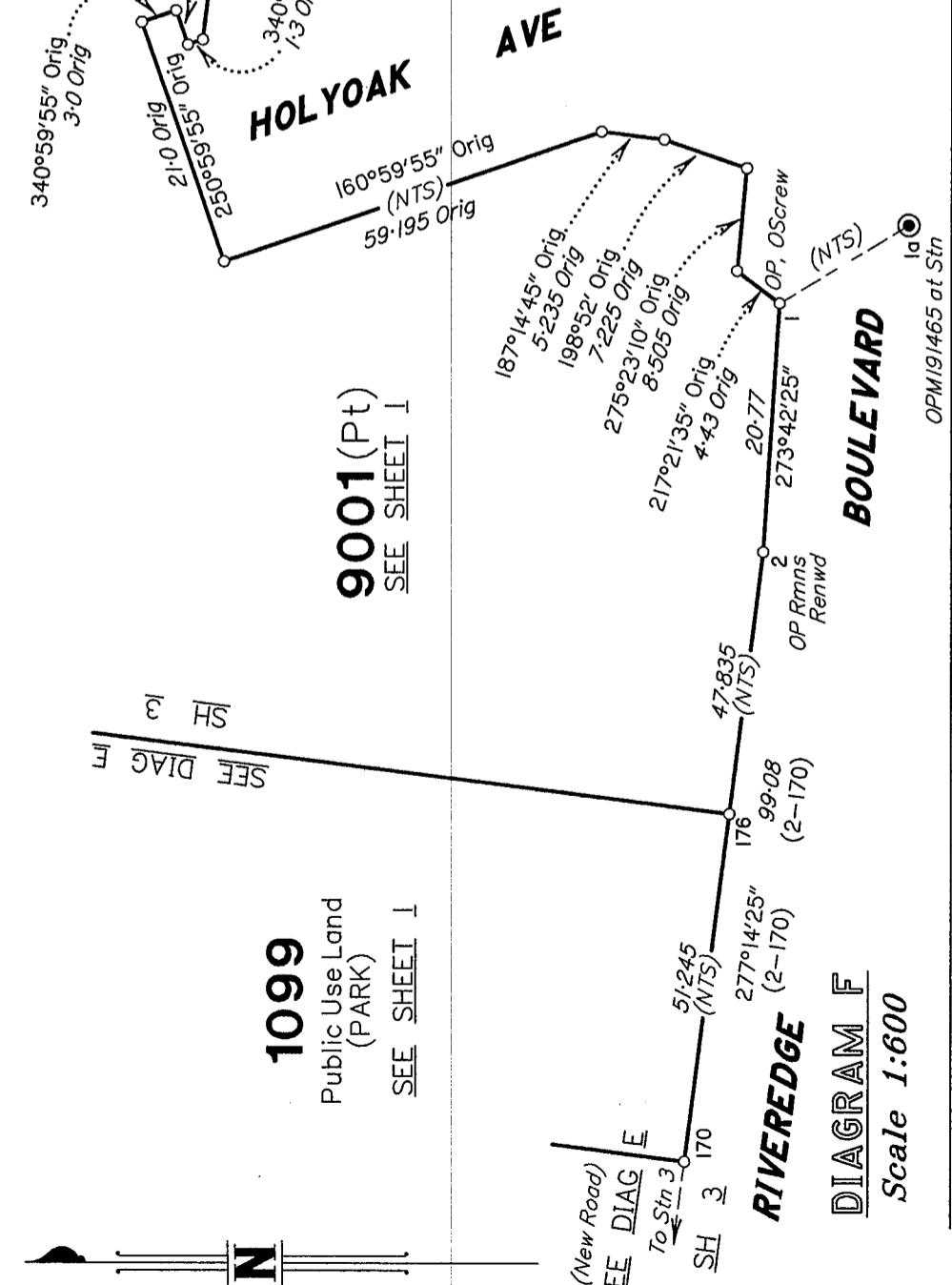
STN	TO	ORIGIN	BEARING	DIST
1	OScrew in Kb	1/SP257327	142°33'05"	17.42
2	Screw fd in Kb		222°09'	6.35
78	OScrew in Conc	78/IS244474	201°48'	0.13
80	OScrew in Kb	80/IS244474	106°53'10"	6.425
83	OScrew in Kb	83/IS244474	65°41'	2.9
84	OIP gone	84/IS244474	190°37'30"	4.715
85a	OScrew in Kb	85a/IS244474	2°25'30"	4.135
86	OScrew in Kb	86/IS244474	133°52'30"	5.785
87	OIP	87/IS244474	345°25'15"	2.675
89	OScrew in Kb	89/IS244474	88°15'40"	16.71
95	OScrew in Kb	95/IS244440	159°05'1"	7.85
95	O.Spkt	95/SP270745	46°39'20"	13.42
126	S.Pkt (Driven)		26°26'10"	7.13
131	S.Pkt (Driven)		301°51'45"	6.36
136	S.Pkt (Driven)		161°02'40"	4.005
140	S.Pkt (Driven)		160°45'	4.97
157	S.Pkt (Driven)		358°33'20"	32.2
174	OScrew in Kb	5/SP257327	141°36'25"	44.385
175a	OScrew in Kb	6/IS243431	259°12'	4.585
176	Screw in Conc		259°12'	6.695
177	I.Pin		116°34'	3.92
178	Screw in Headwall		266°29'20"	28.355

For Further Reference Marks see IS244499

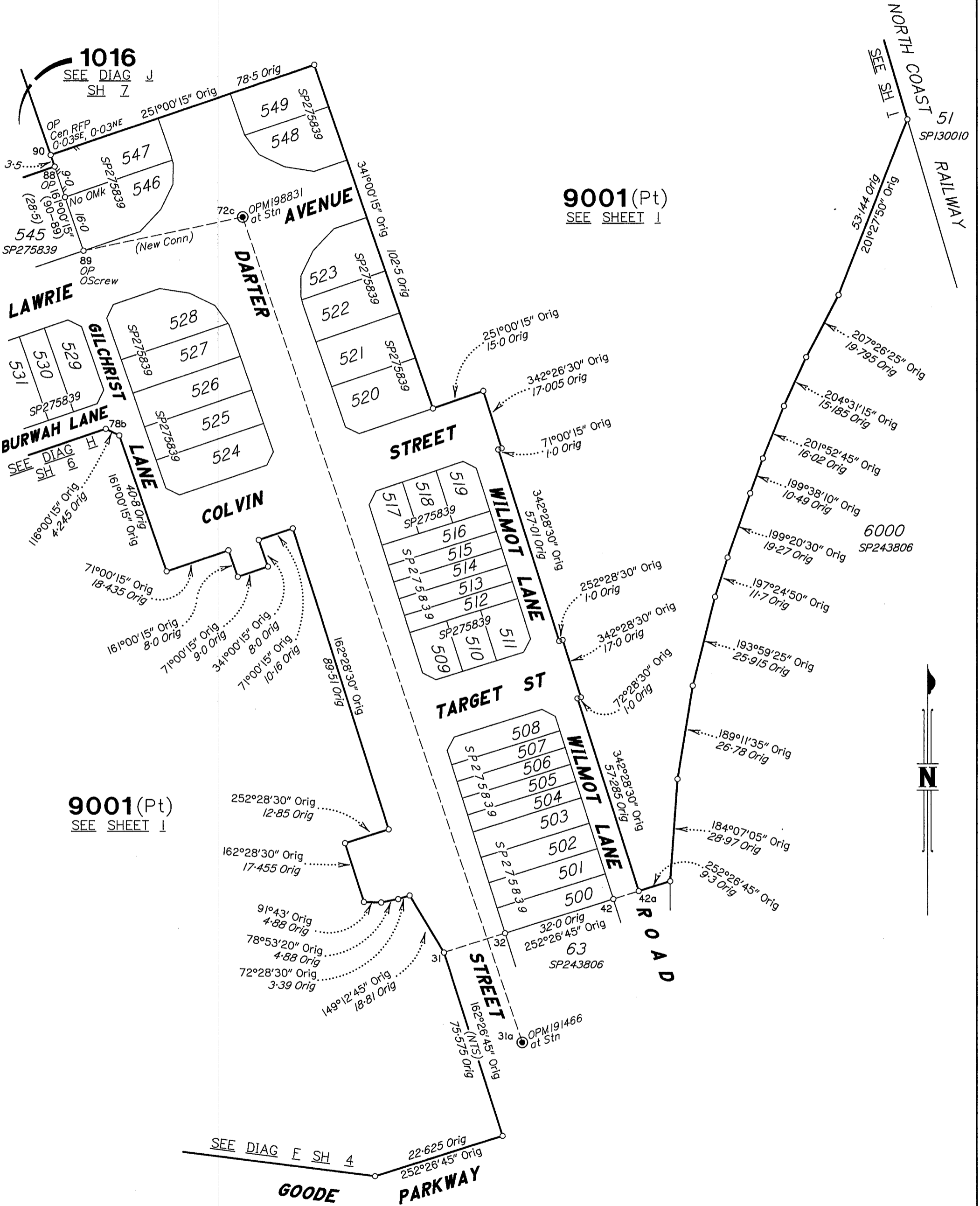
PM	ORIGIN	BEARING	DIST	NO	TYPE
1a-OPM	21d/IS239237	at Station		191465	Mini Mk
31a-OPM	34a/IS239237	at Station		191466	Mini Mk
72c-OPM	72c/IS244474	at Station		198831	Mini Mk
200-OPM	105/SP244440	at Station		198505	Mini Mk

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM198831	480 335.030	7 867 129.942	55	0-008	Derived	Auspos	Mini Mk
PM198505	479 742.356	7 866 998.988	55	0-008	Derived	Auspos	Mini Mk
PM191466	480 413.579	7 866 896.219	55	0-02	Derived	Trav	Mini Mk



Area of New Road	Area
HOLYOAK AVENUE	
(131-130-129b-129-119-119b-118-117-117b-116-114-115-136-135b-135-134-134b-133b-133-132-132b-131)	3701 m ²
HURRICANE STREET	
(148-149-150a-150-151-151a-147-147b-142b-142a-142-141-148)	1412 m ²
LAWRIE AVENUE	
(141-142-142a-143a-143-144-144a-144b-143-135b-135a-137-138-138a-139a-140-141)	1733 m ²
DORNEY STREET	
(118b-118a-86-85-117a-117b-117-118-118b)	448 m ²
DORNEY STREET	
(151a-152a-152-153-153a-132a-132b-132-133-133b-133a-146a-146-145-145a-147a-147b-147-151a)	1567 m ²
DORNEY STREET	
(129b-129a-128a-128-123-123a-122-121-119a-119b-119-129b)	1986 m ²
BURWAH LANE	
(116-80-79a-110-111-112-113-114-116)	399 m ²
EDE LANE	
(145a-145-146-146a-146b-144b-144a-144-143-143a-143b-145b-145a)	362 m ²
EDE LANE	
(152a-152b-155-154-153b-153a-153-152-152a)	194 m ²
RIVEREDGE BOULEVARD	
(173-172-171-170-3-3a-4a-4-173)	355 m ²
HARRIGER LANE	
(128a-128b-127-125-123b-123a-123-128-128a)	194 m ²
Total New Road Area	1.2351 ha



9001(Pt)
SEE SHEET 1

9001(Pt)
SEE SHEET 1

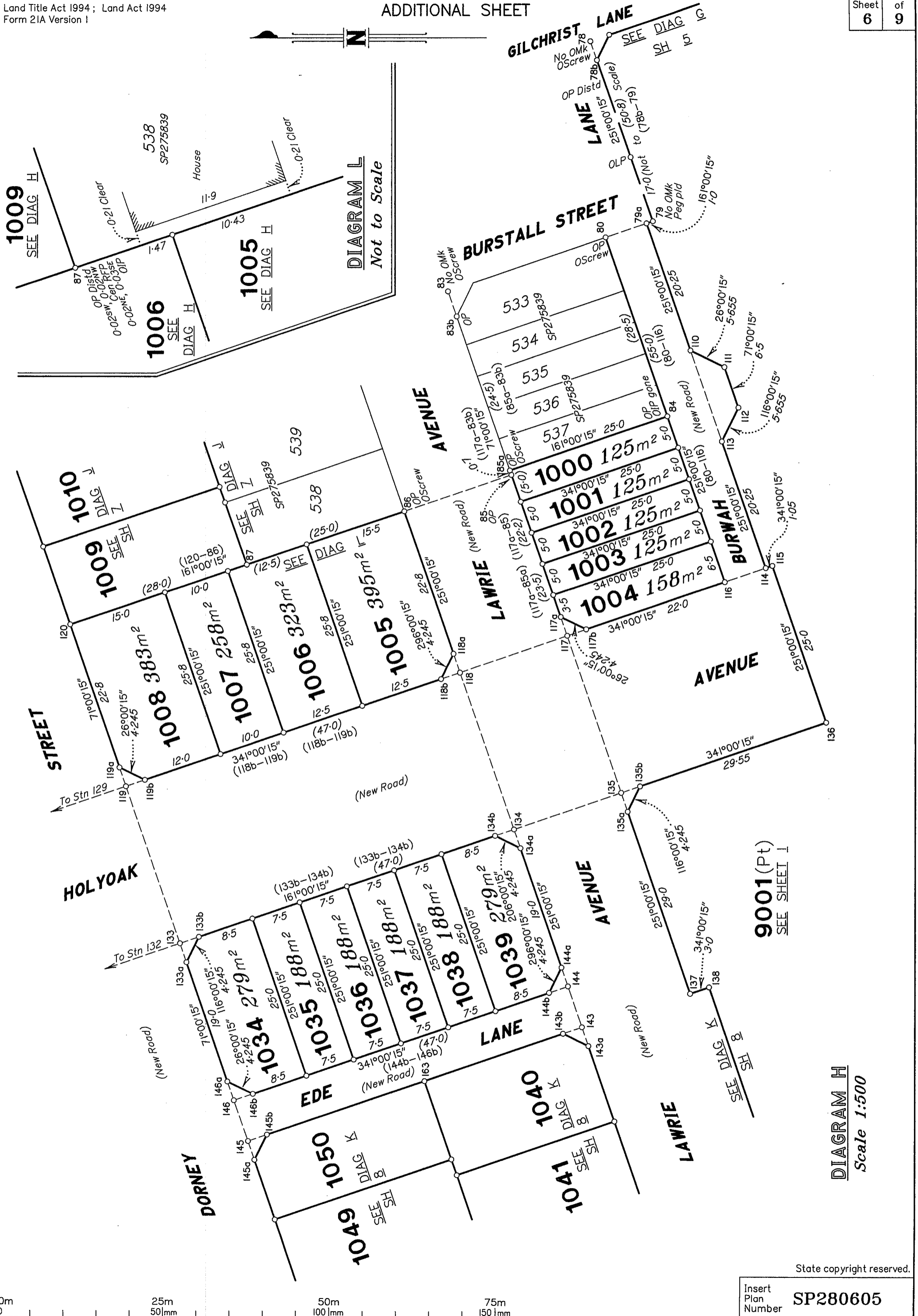
DIAGRAM G
Scale 1:1000



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Insert Plan Number **SP280605**

29060/433 SEM



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Insert Plan Number SP280605

DIAGRAM H
Scale 1:500

29060/433 SEM



9001(Pt)
SEE SHEET I

9001(Pt)
SEE SHEET I

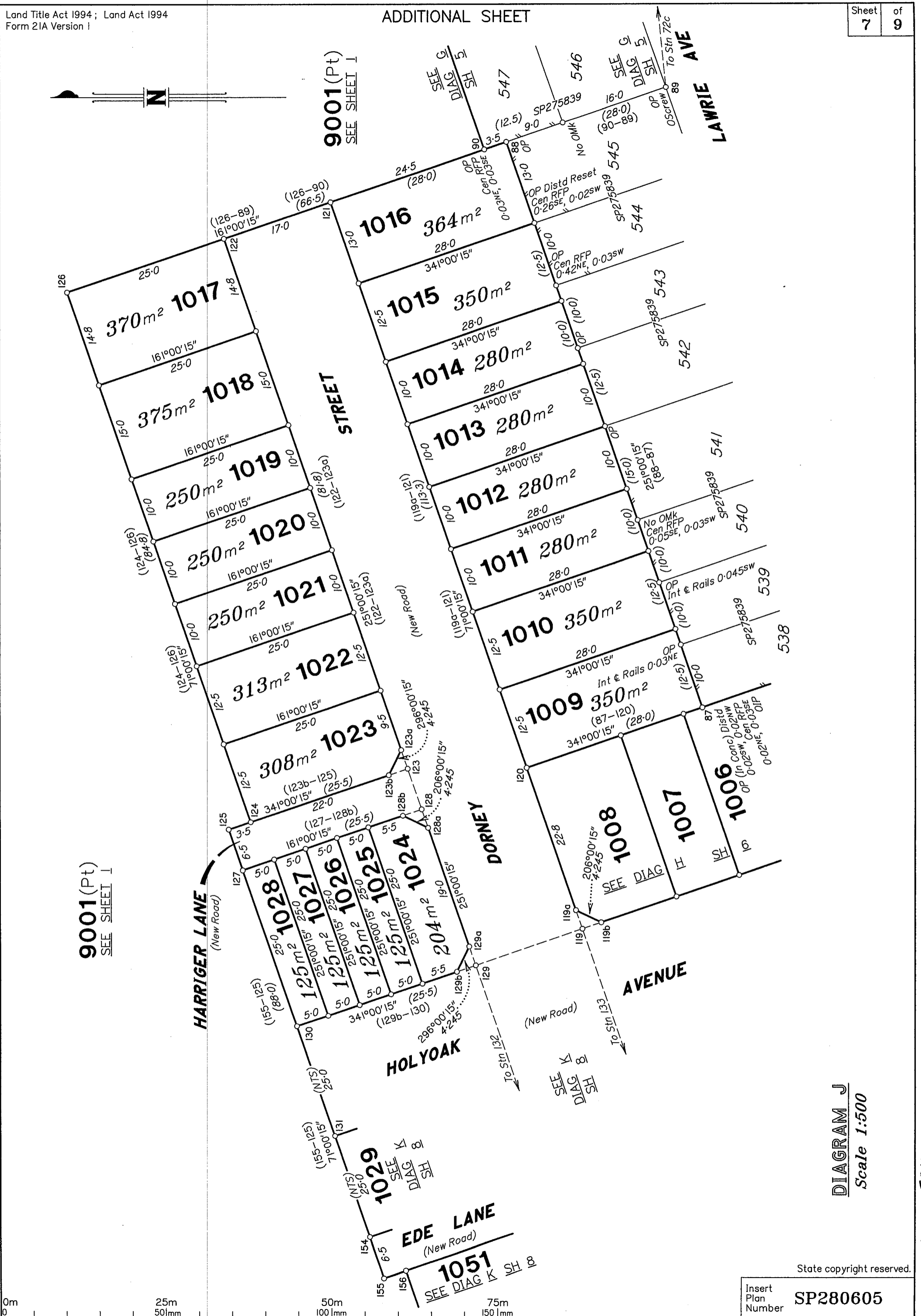


DIAGRAM J
Scale 1:500

State copyright reserved.

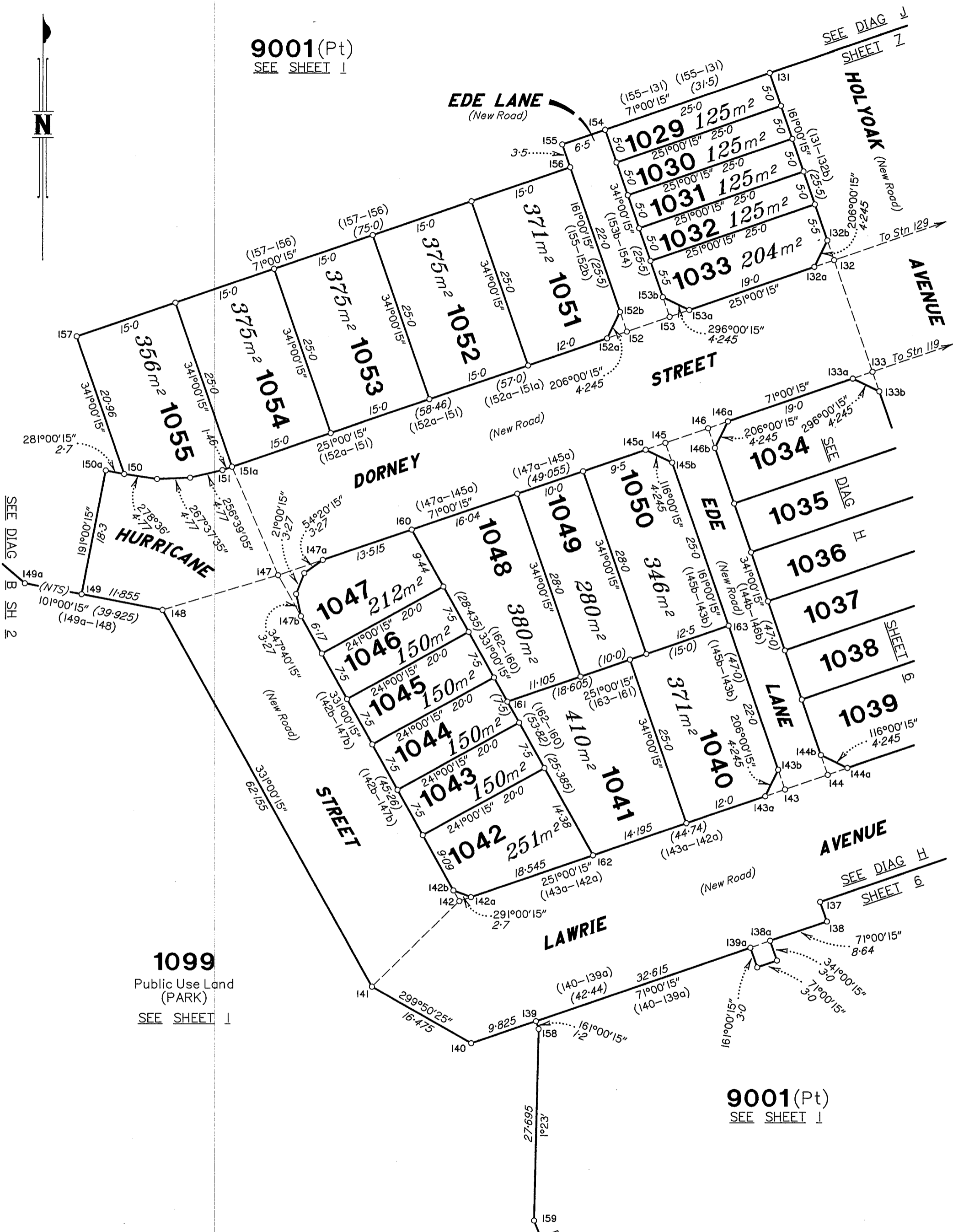
Insert Plan Number SP280605



29060/433 SEM



9001(Pt)
SEE SHEET 1



1099

Public Use Land
(PARK)
SEE SHEET 1

9001(Pt)
SEE SHEET 1

DIAGRAM K
Scale 1:500



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Insert Plan Number SP280605

29060/433 SEM

WATER BOUNDARY REPORT

SP280605

**Subsequent new plan of survey of a tidal boundary
s. 86 Survey and Mapping Infrastructure Act 2003 (SMIA)
Compiled from registered and authoritative information
s. 85 SMIA**

Survey history

A first new plan of survey SP236402 was registered for the subject land on 17/09/2010 pursuant to s. 80 of the *Survey and Mapping Infrastructure Act 2003*.

On the first plan of survey, the top of bank was adopted as the boundary.

Between Stations A and B and between Stations C and D the boundary was compiled using the definition of the tidal boundary on SP236402 as the original plan of survey.

Definition of tidal boundary

The boundary of the subject land is the top of bank feature adopted on SP236402. The boundary of Lot 9001 was compiled from the original dimensions from the River Points Table from SP270745.

Compiled plan

Although some localised erosion from recent flood events were evident, the location of the boundary at law on SP280605 is to the greatest practicable extent consistent with the location of the boundary depicted on SP236402. This has been confirmed by site inspection.

SURVEY REPORT

- This plan subdivides the Balance lot 9001 created on SP275839.
- Existing meridian was checked by Ausposing two existing OPM's 198831 and 198505 across the full width of the site and traversing between them.
- OPM191466 was connected by traverse from OPM198831 which controlled the meridian of SP275839 to which this plan abuts. The meridian agreed within 5 seconds.
- All OP's and existing reference marks placed in conjunction with SP275839 against which this plan abuts, were located and agreed with their original deed dimensions to within survey accuracies.
- The exception to that was the OP at Stn 87, witnessed by the OIP off that station, which was disturbed by the placement of the RFP. As it was set in Concrete it could not be moved and so was referenced.
- The new boundary alignment between Lots 1099 & 9001 was run south from Stn 139 to Stn 176 on Riveredge Boulevard.
- The alignment 1 - 2 to 175a along Riveredge Boulevard, was fixed by the OP, OScrew reference and OPM 191465 at Stn 1 and the OScrew fixing Stn 175a. The OScrew referencing Stn 174 and the OScrews at Stn's 4 & 4a provided supporting evidence of the fixation of Stn 175a.
- The alignment 1 to 175a was found to be 20 " down on meridian with an excess of 20mm. The excess being allocated to the longer line 175a-2.
- The remain existing boundaries being compiled from SP275839

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Insert
Plan
Number

SP280605