

Area of New Road

2366 m²

Peg placed at all new corners, unless otherwise stated.

For Reference Marks & Permanent Marks tables, see Sheet 3

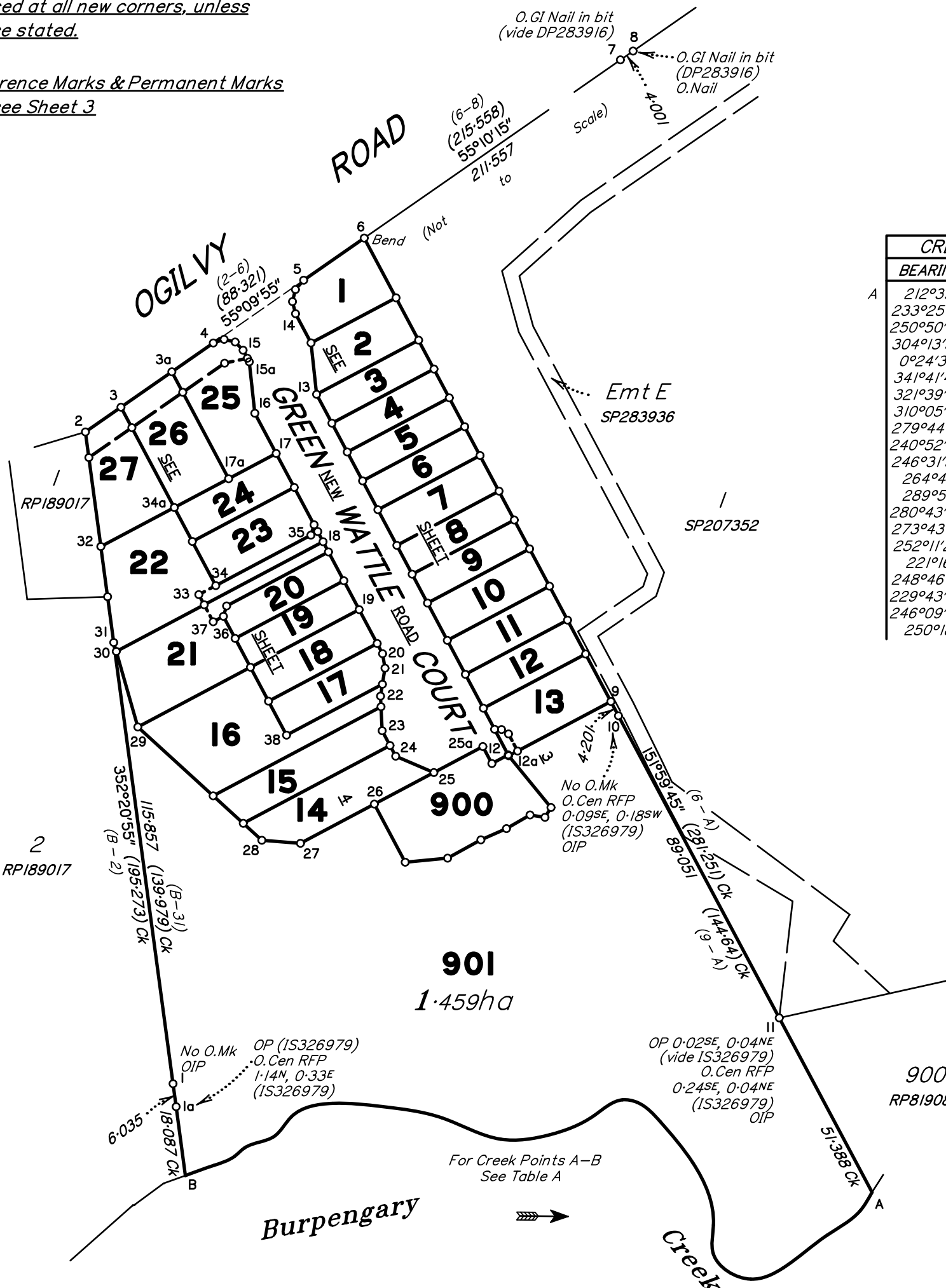
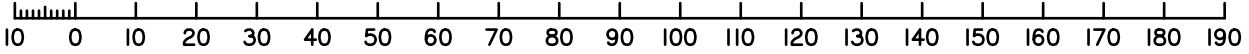


TABLE A
CREEK POINTS

| BEARING | DISTANCE |
|------------|----------|
| 212°39' | 5.771 |
| 233°25'15" | 24.897 |
| 250°50'30" | 8.908 |
| 304°13'30" | 11.821 |
| 0°24'30" | 7.428 |
| 341°41'40" | 17.058 |
| 321°39'10" | 13.563 |
| 310°05'10" | 7.899 |
| 279°44'15" | 3.929 |
| 240°52'30" | 8.373 |
| 246°31'35" | 12.552 |
| 264°48' | 12.87 |
| 289°59' | 16.16 |
| 280°43'50" | 15.964 |
| 273°43'15" | 12.796 |
| 252°11'20" | 11.282 |
| 221°16' | 6.852 |
| 248°46'15" | 8.258 |
| 229°43'35" | 3.282 |
| 246°09'50" | 6.091 |
| 250°18' | 7.756 |

Scale 1:1250 - Lengths are in metres.



0 50mm 100mm 150mm State copyright reserved.

**Plan of Lots 1-27, 900 & 901,
Easements A & B in Lots 21 & 22
Respectively, Easements C-E in Lots
25-27 Respectively and Easement F
in Lot 13**

LOCAL Cancellling Lots 53 & 54 on RP82952
GOVERNMENT: MORETON BAY CITY LOCALITY: BURPENGARY

Meridian: MGA 2020 Zone 56 Vide IS326979

Survey Records: No

Scale: 1:1250

Format: STANDARD



SP346987

DTS GROUP QLD PTY LTD (ACN 010 000 843) hereby certify that the land comprised in this plan was surveyed by the corporation, by Sam Matthew Woodland, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Anthony John Valentine, 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 12/11/2025.



[Signature]
Director / Authorised Signatory

[Signature]
Director / Authorised Signatory

Date: 20/11/2025

BNE210370

B2103701.DWG

**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)

| I. Existing | | Created | | |
|----------------------|--|-------------------------------------|------------------|------------------------------|
| Title Reference | Description | New Lots | Road | Secondary Interests |
| 12926039 13885032 | Lot 53 on RP82952 Lot 54 on RP82952 | 14-27, 900 & 901 1-25, 900 & 901 | New Rd New Rd | Emts A - E Emts A - C & F |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 724247807 | 1-27, 900 & 901 | |

Reinstatement Report

- Plans Searched: IS309021, IS288346, IS326979, IS253226, DP283916, RP214944, RP819082 and RP82952.
- Previous survey on IS326979 connected the subject land to Datum.
- Stations 1, 1a, 2, 6-8, 10 & 11 were fixed via original reference and original corner marks.

Physical Feature Report

This is a First New plan of survey under section 108 of the SMI Act.

Tenure and survey history:

The land (Portion 81 on S31229) was granted in 1930 by Deed of Grant I1805012. The land was bounded by "the left bank of the Burpengary Creek".

A subsequent survey of the relevant section of the Burpengary Creek boundary, recorded on RP82952 (1954) located the creek boundary and recorded measurements by field notes. The field notes do not record the feature adopted for these measurements.

The survey legislation in force at the time of survey of RP82952 does not state where measurements were to be taken to.

In 2024, IS326979 surveys the physical feature and is in agreement with this survey plan

Survey of non-tidal boundary:

This survey plan adopts the top of a bank that contains the creek as the physical feature defining the creek boundary. When comparing this feature with the location of the field note measurements, it appears that this same feature was adopted in the 1954 survey as there is a strong correlation between the two. However, there are differences in the order of 7.0 metres in places. This may be due to a lack of sufficient measurements in the 1954 survey to accurately define the full shape of the creek in this vicinity, and to some of the longer offsets shown in the field notes potentially not having been measured exactly perpendicular to the original traverse line. Accretion and erosion have also had an effect on the location of the top of bank since originally surveyed.

This survey was surveyed under section 78 of the SMI Act as a top of bank would have been surveyed on RP82952.

The non-tidal boundary is, at law, located where it could most reasonably be expected to be located, under Part 7, Division 4, subdivision 1 of the SMI Act.

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 **SP346987**

| | |
|-----------------|--------|
| 1-27, 900 & 901 | Por 81 |
| Lots | Orig |

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt : **DA/2024/4993**
Surveyor : **BNE210370**

5. Passed & Endorsed :

By: **DTS GROUP QLD PTY LTD**
Date: 19/11/2025
Signed: 
Designation: **CADASTRAL SURVEYOR**

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REFERENCE MARKS

| STN | TO | ORIGIN | BEARING | DIST |
|-----|-----------------|------------------|------------|--------|
| 1 | OIP | 10/1S288346 | 297°48'35" | 33.011 |
| 2 | OIP Distd | vide 2/1S326979 | 347°58' | 0.574 |
| 2 | Screw in Kerb | | 7°27'30" | 6.526 |
| 2 | O.Screw in Kerb | vide 2/1S326979 | 34°16' | 13.553 |
| 2 | O.Screw in Kerb | vide 9/1S288346 | 281°14'55" | 16.205 |
| 4 | Screw in Kerb | | 5°31' | 19.969 |
| 6 | OIP | vide 8/RP214944 | 326°22'45" | 1.123 |
| 6 | O.Screw in Kerb | vide 3/1S326979 | 328°27' | 4.371 |
| 6 | O.Screw in Kerb | vide 3/1S326979 | 319°30'40" | 15.416 |
| 6 | O.Screw in Kerb | vide 11/DP283916 | 354°10'10" | 17.515 |
| 8 | O.Screw in Conc | vide 5/1S326979 | 41°05'30" | 11.453 |
| 8 | O.Nail in Bit | 9/DP283916 | 45°41'55" | 45.86 |
| 10 | OIP | 8/RP819082 | 195°54'15" | 1.726 |
| 11 | OIP | vide 15/DP283916 | 277°45'50" | 1.912 |
| 12c | Screw in Kerb | | 310°56' | 10.668 |
| 13 | Screw in Kerb | | 224°48' | 4.023 |
| 16 | Screw in Kerb | | 106°0' | 6.065 |
| 20 | Screw in Kerb | | 82°40' | 4.443 |
| 25 | Screw in Kerb | | 345°41' | 5.573 |
| 26 | Pin | | 126°18' | 17.342 |
| 28 | Pin | | 214°52' | 2.404 |
| 29 | Pin | | 220°28' | 1.817 |
| 31 | Pin | | 343°07' | 10.379 |

"Ret. Wall" denotes top of front face of concrete sleeper retaining wall

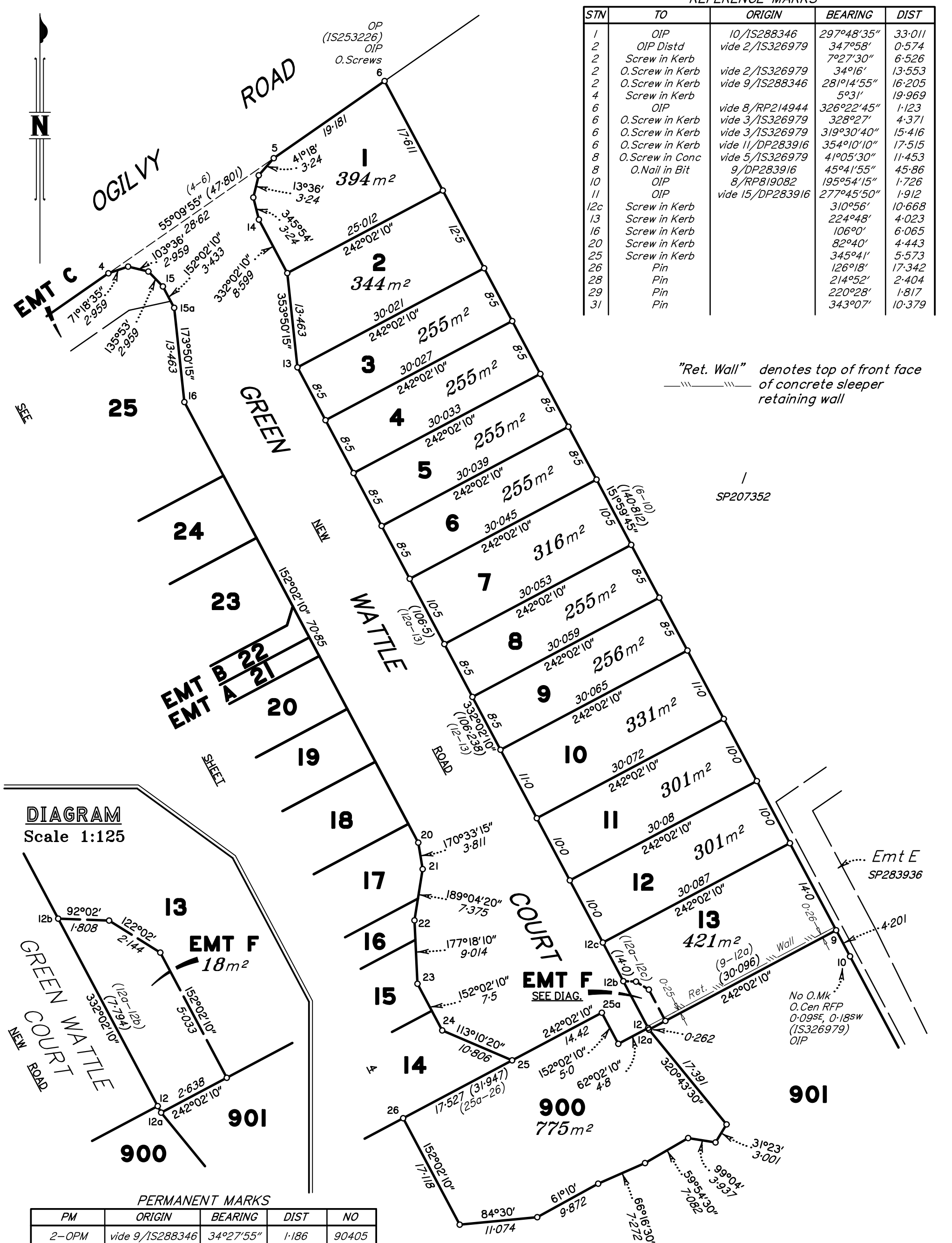
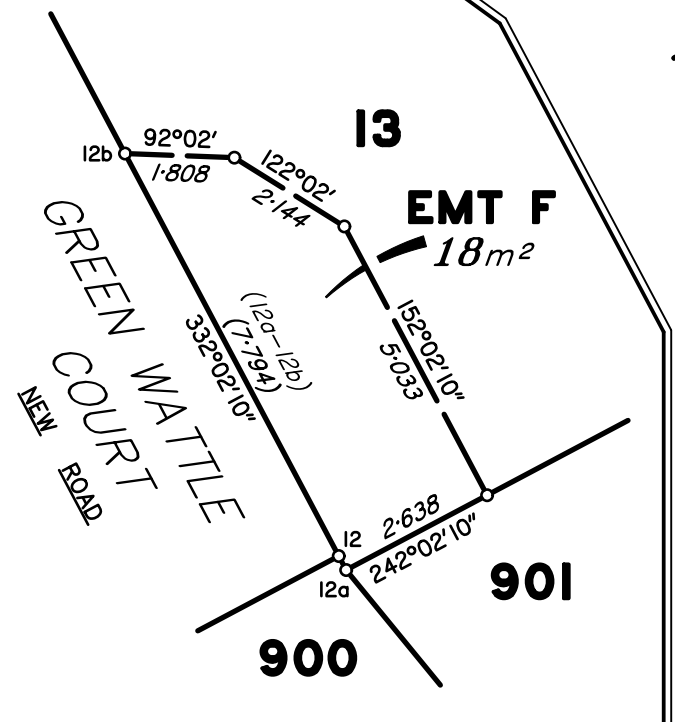


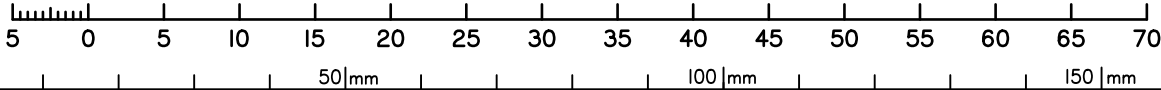
DIAGRAM
Scale 1:125



PERMANENT MARKS

| PM | ORIGIN | BEARING | DIST | NO |
|-------|-----------------|-----------|-------|-------|
| 2-OPM | vide 9/1S288346 | 34°27'55" | 1.186 | 90405 |

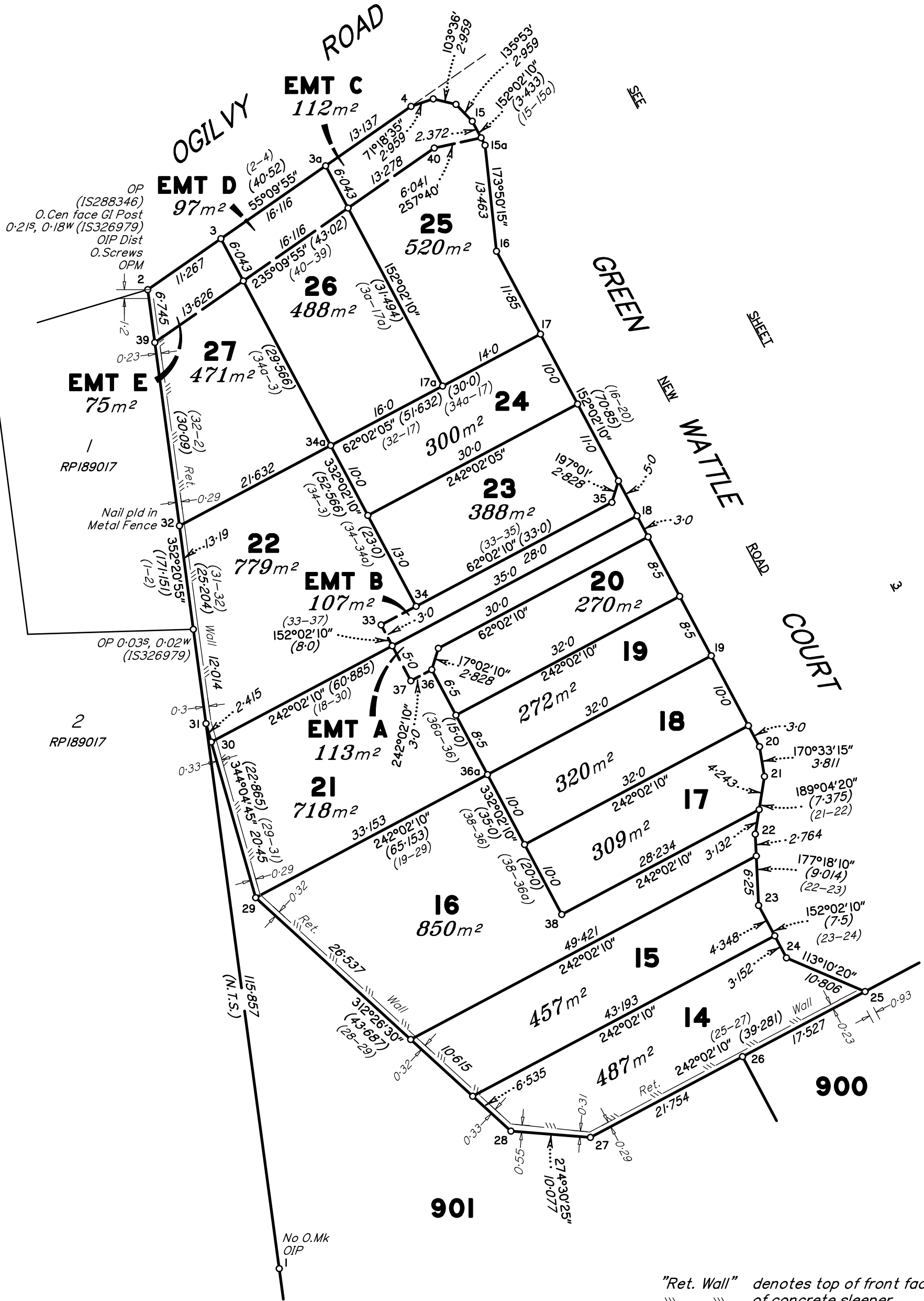
Scale 1:500 - Lengths are in metres.



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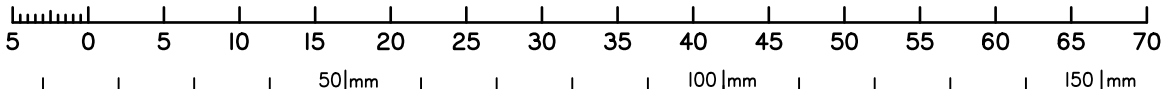
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"Ret. Wall" denotes top of front face of concrete sleeper retaining wall

Scale 1:500 - Lengths are in metres.



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Insert Plan Number **SP346987**

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