

Land Title Act 1994 : Land Act 1994  
Form 21 Versn 4

SURVEY PLAN

Sheet: 1 of 8

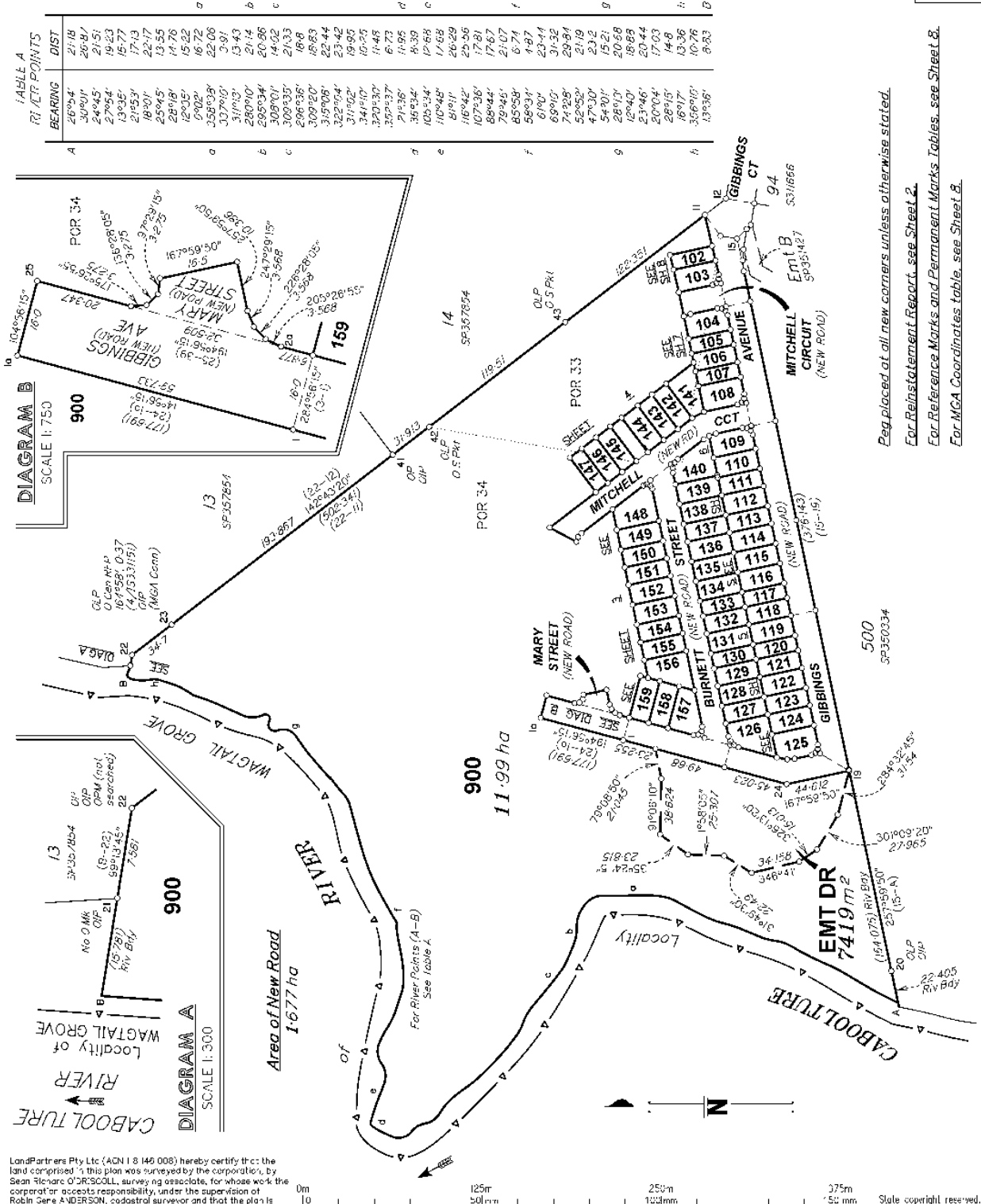


TABLE A  
RIVER POINTS

BEARING	DIST
20°04'	21.18
30°01'	26.87
2°045'	21.51
2°064'	19.23
13°15'	16.77
21°53'	17.13
18°01'	22.17
25°45'	13.55
28°18'	14.76
12°15'	15.22
6°02'	16.72
35°03'	22.06
17°01'	9.91
31°03'	13.43
28°01'	21.14
28°03'	40.86
30°03'	20.33
29°03'	16.8
30°02'	22.44
31°02'	23.42
32°04'	19.95
31°02'	16.25
34°10'	11.48
32°03'	6.73
37°03'	11.95
21°36'	8.39
36°04'	12.68
10°04'	17.68
8°01'	26.29
16°02'	29.56
10°04'	17.81
8°04'	17.67
29°04'	21.07
45°04'	6.71
58°04'	4.87
61°00'	23.44
69°00'	30.32
74°02'	29.84
52°04'	21.19
47°04'	23.2
54°04'	15.21
28°07'	20.58
12°07'	20.44
31°06'	17.03
28°05'	14.8
16°07'	13.36
35°07'	10.76
13°06'	9.83

DIAGRAM B  
SCALE 1:750

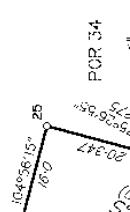


DIAGRAM A  
SCALE 1:300

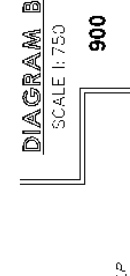


DIAGRAM C  
SCALE 1:300

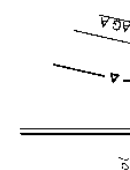


DIAGRAM D  
SCALE 1:300

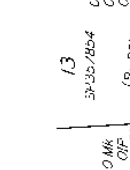


DIAGRAM E  
SCALE 1:300

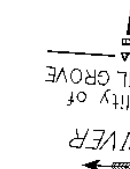
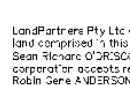


DIAGRAM F  
SCALE 1:300



LandPartners Pty Ltd (ACN 1 8 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Sean Richard O'RSKOLL, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Robin Deane ANDERSON, 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 or o' Stars cards and that the said survey was completed on 6/05/2026.

*R. G. Anderson* Authorised Delegate  
8/05/2026 Date

**Plan of Lots 102-159 & 900 and Easement E in Lot 144 & Easement DR in Lot 900**  
Cancelling Lot 4 on SPI91667

LOCAL GOVERNMENT: MORETON BAY C.C. LOCALITY: LILYWOOD

Meridian: MGA (Zone 56) vide AUSPOS

Scale: 1:2500  
Format: STANDARD

Survey Records: No

Scale: 1:2500  
Format: STANDARD

SP354220

**724904220**

E.I. 400 \$7,962.10  
15/05/2026 16:04:35

(Declining No.)

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

1 Lodged by

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

L. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50621780	Lot 4 on SP191667	102- 59 & 900	New Rd	Emts E & DR

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
724255835	102 159 & 900	

**Definition of non tidal Watercourse Boundary**

Caboolture River Watercourse Boundary

First New Plan of Survey S.108 SMIA 2003

The underlying plan SP191667 surveyed this non-tidal boundary in August 2006. Since then, the watercourse has shifted in both directions due to gradual change. The survey of this natural feature (top of bank) shows thus: In the 10 strips where erosion occurred, the landward movement of the ambulatory boundary is on average about 1.35m (over 65m). Conversely, in the nine strips where accretion occurred, the movement to mid-stream is on average about 0.7m (over 40m).

The surveyed watercourse boundary which is a mixture of the top of low and high banks, is in accordance with SP191667 which adopted this natural feature. SP191667 states that this ambulatory boundary consists of a high bank and a low bank.

This survey identified nine locations that are common with SP191667 and that have not moved. These are identified as stations a-h and station B. This survey confirms that the top of bank feature is a mixture of low and high bank. However, survey shows that most of the watercourse boundary has been affected by erosion and accretion. Erosion has occurred in 10 segments of the bank and accretion in nine segments. There is a net loss of land to erosion by 630m<sup>2</sup>.

The location at law of the watercourse boundary is the natural feature adopted and surveyed by this plan being a mixture of the top of low and high bank. This feature is the same feature adopted and described by the previous plan SP191667 but subjected to gradual change in the intervening 19 years. ~~Since 2006, there have been periodic heavy rainfall, storms and cyclones that have caused heavy and sometimes severe flooding. These may also have contributed to the change in location of the natural feature.~~

The natural feature adopted by this survey satisfies S.100 of the SMIA. It occurs naturally and is contained within the watercourse channel. The top of bank feature is reasonably stable and, in some parts, consists of rock and rock slabs and lined with mature trees and natural vegetation. The feature is not part of any water flow or level and not transient.

The survey complies with the location criteria in S.108.

**Reinstatement Report**


Plans Searched: - IS100667, SP140156, SP142390, SP191667, SP329343, SP351427, SP357854, IS331151 and SP350334.

This survey follows on from and adopts the reinstatement of IS331151.

Stns 12-22 have been reinstated using the original marks and reference marks at Stns 12, 21, 22, 23, 41-43. No discrepancies were found.

Stns 13-20 have been reinstated by using the connection to OPM 150676 and maintaining the original connection to Stn 12 to fix Stn 13 and the original marks at Stn 20. All other original marks between Stns 13-20 have been destroyed by ongoing construction. Hence, Stns 14-16, 18a & 19a have been fixed by maintaining original dimensions.

02, 143 & 144	POR 33
108- 39 & 148-159	POR 34
103-107, 140- 42, 145-147 & 800	PORs 33 & 34
ots	Orig

Date: 29/05/2025  
Amendments by:  
LANDPARTNERS PTY LTD - A.C.N. 116 146 008  
  
Authorised Delegate

2. Orig Grant Allocation :

3. References :  
Dept - ile :  
Local Govt : DA/2022/4278  
Surveyor : BRSS8201.000

5. Passed & Endorsed :

By: LandPartners Pty Ltd  
Date: 29/05/2025  
Signed:   
Designation: Plan Auditor

**5. Building Format Plans only.**

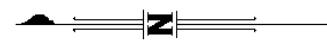
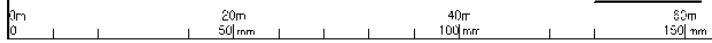
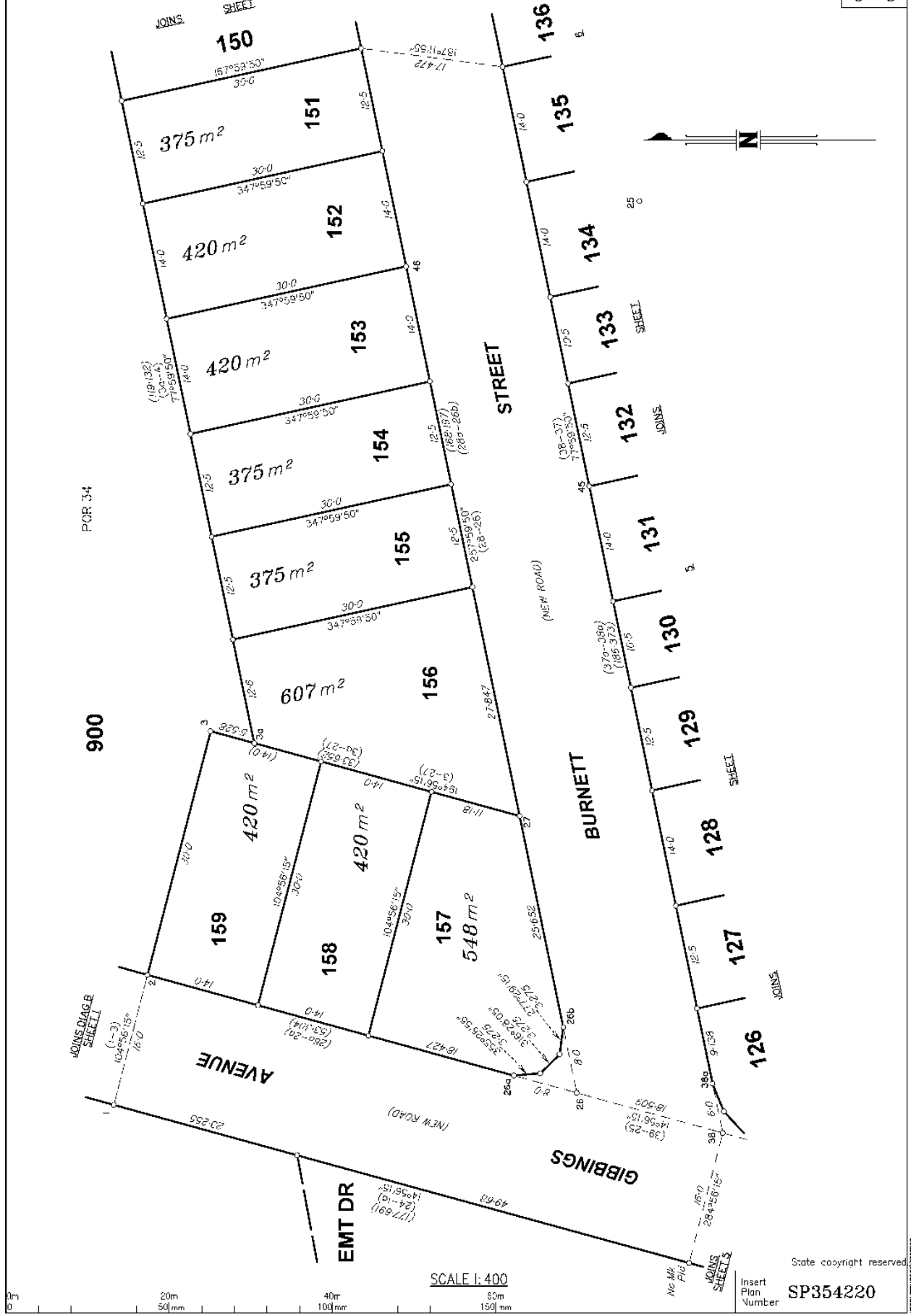
I certify that:  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.  
\* Part of the building shown on this plan encroaches onto adjoining lots and roads.

..... Date  
\* Cadastrol Surveyor/ Authorised Delegate: \*delete words not required

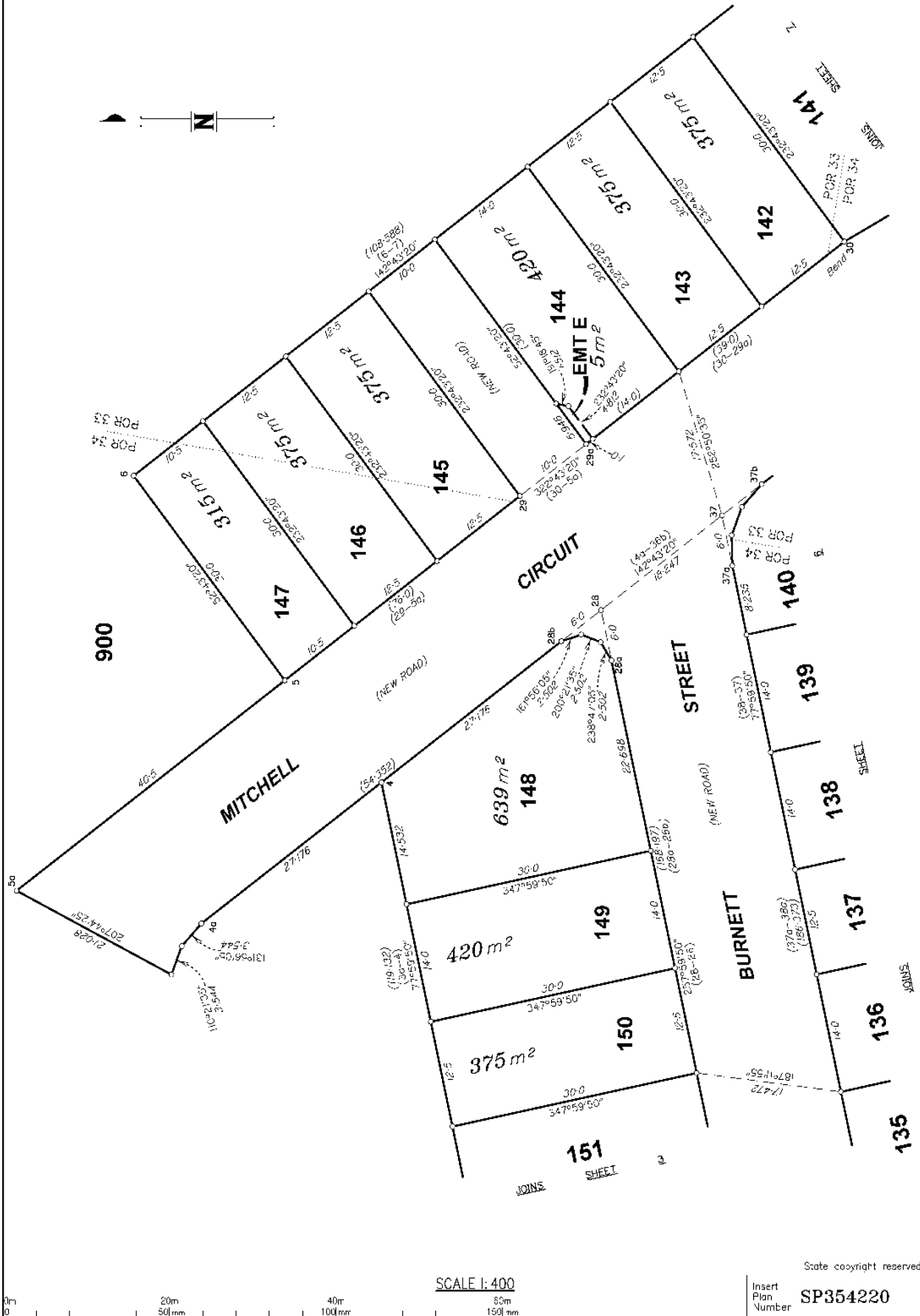
**7. Lodgement Fees :**

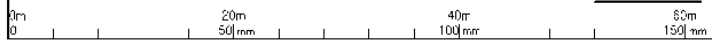
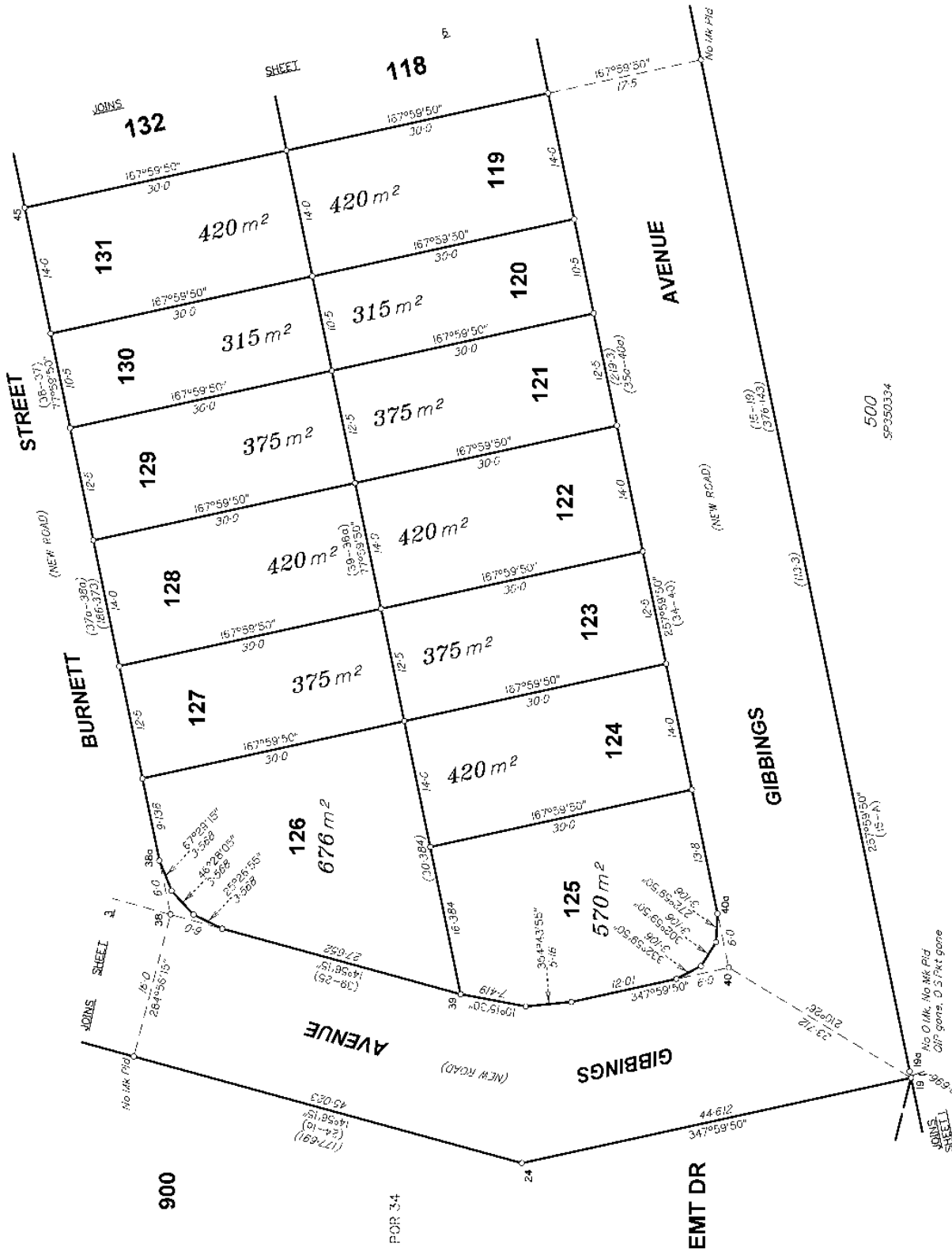
Survey Deposit	\$ .....
Lodgement	\$ .....
... New Titles	\$ .....
Photocopy	\$ .....
Postage	\$ .....
TOTAL	\$ .....

8. Insert Plan Number  
**SP354220**



Scale copyright reserved  
Insert Plan Number  
**SP354220**





SCALE 1:400

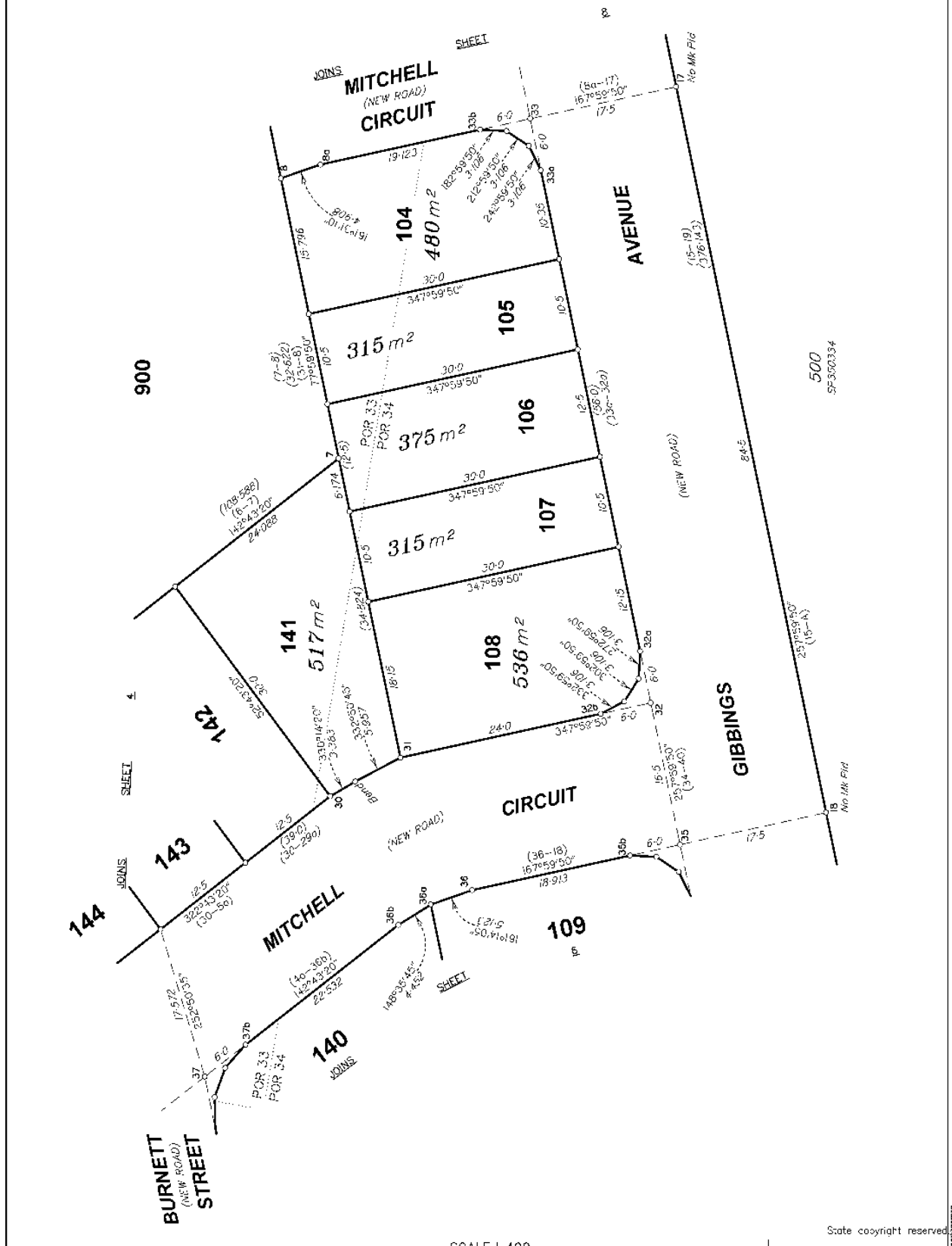
State copyright reserved

Insert Plan Number **SP354220**

500  
SP350334

BRSS8201-000-85-15 SP351220





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 Insert Plan Number **SP354220**

BRSS8201-000-85-15 SP354220

MGA COORDINATES GDA-2020

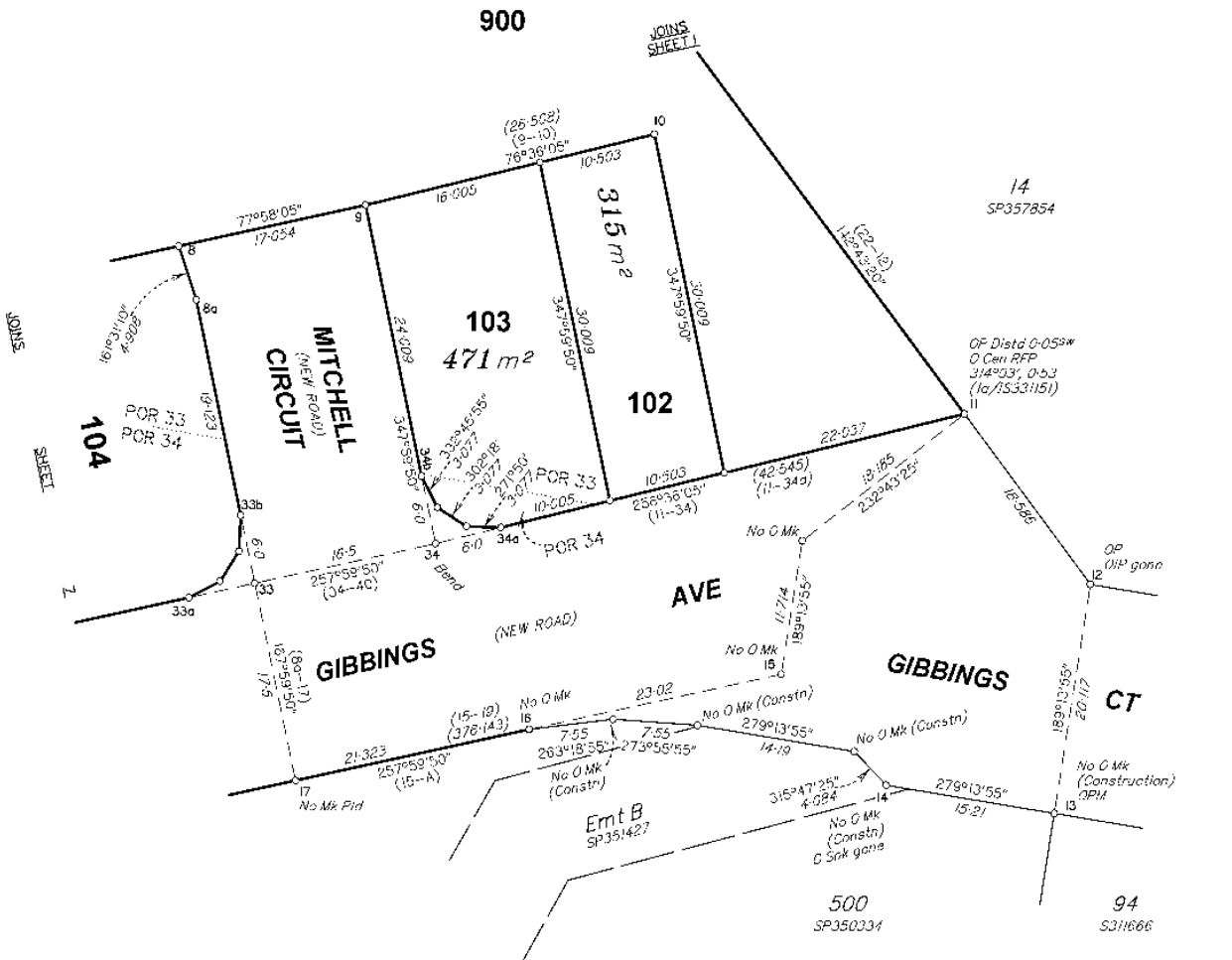
STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD
Sta 19 - S Pkt	489 047.554	7 002 013.787	56	0-02	Derived	AUSPOS
Sta 23 - O/P	489 197.197	7 002 456.786	56	0-02	Derived	AUSPOS

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	S Pkt		314°26'	18.577
2	S Pkt		154°17'30"	18.414
3	I Pin		34°42'	4.585
12	O/P gone	1/SP191667	229°53'20"	1.338
12	S Pkt		330°17'15"	5.727
13	D Hole in M/H		293°06'15"	15.931
14	O Spk in Bit gone	3/SF329343	26°38'55"	18.015
18a	O/P gone	11/TS331151	306°08'20"	6.523
19a	O/P gone	12/TS331151	20°24'20"	9.011
19a	O S Pkt gone	12/TS331151	42°34'35"	107.863
19	S Pkt		295°45'	59.388
20	O/P	9/SP191667	263°29'10"	2.196
21	O/P	9/TS100667	188°58'15"	0.904
22	O/P	20/SP357854	327°07'20"	6.107
23	O/P	4/TS331151	176°17'	3.121
26	I Pin		38°43'	5.247
28	S Pkt		281°29'	23.224
32	I Pin		34°18'30"	7.404
33	I Pin		248°59'	2.972
34	I Pin		22°43'20"	26.637
35	I Pin		290°02'	5.768
37	S Pkt		178°04'35"	16.79
38	S Pkt		164°20'	21.547
40	I Pin		32°3'	1.953
41	O/P	18/SP357854	45°31'55"	0.635
42	O S Pkt	3/TS331151	183°14'	2.15
42	S Pkt		38°56'20"	14.408
43	O S Pkt	2/TS331151	184°32'	2.416
43	S Pkt		33°22'50"	30.804
44	I Pin		257°30'	0.962
45	S Pkt		185°36'25"	21.356
46	S Pkt		304°38'20"	10.118

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
13 OPM	12/SP191667	148°25'55"	375.541	150676
22 OPM (not searched)	5/TS331151	8°19'15"	227.363	9101



SCALE 1:400



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Insert Plan Number **SP354220**

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