

2.0 THE PROPOSED DEVELOPMENT

The 203.7 hectare site for the Mission Beach Eco Golf Resort is accessed from Jackey Jackey Street and Explorer Drive on a peninsula between the east arm of the Hull River and Lugger Bay at the southern end of South Mission Beach.

The Cassowary Coast is located on the North Coast of Queensland between Cairns and Townsville. It is around a 2-hour drive south of Cairns, 3 hours north from Townsville and some 20 minutes drive east of Tully. There are two turn-offs along the Bruce Highway that provide access to the Cassowary Coast. The Tully-Mission Beach Road is located just north of Tully and Cassowary Drive connects with the Bruce Highway at El Arish. The Cassowary Coast is located 26km and 16km away from these turn-offs, respectively. South Mission Beach is located south of Mission Beach and Wongaling Beach.

The site of the proposed Resort is wedged between the Hull River and Edmund Kennedy National Parks and the Great Barrier Reef Marine Park. The site is partly cleared and is being used for grazing purposes. It is also the largest single land holding within the urban area of the Cassowary Coast.

It is proposed to develop an Eco Golf Resort including the following:

- 18-hole golf course including a driving range of international standard and including a Clubhouse, Pro Shop and Maintenance Facility (including golf buggy storage)

- Tourist Resort - 130 suites

 - 150 beach-side and hill-top villas

- 300 residential lots

- Lake Precinct

 - 80 Lakeside Villas

 - 8 boutique retail stores

 - Interpretive Centre

 - Historical Gallery

 - Ranger's Office

 - Goods Delivery Facility

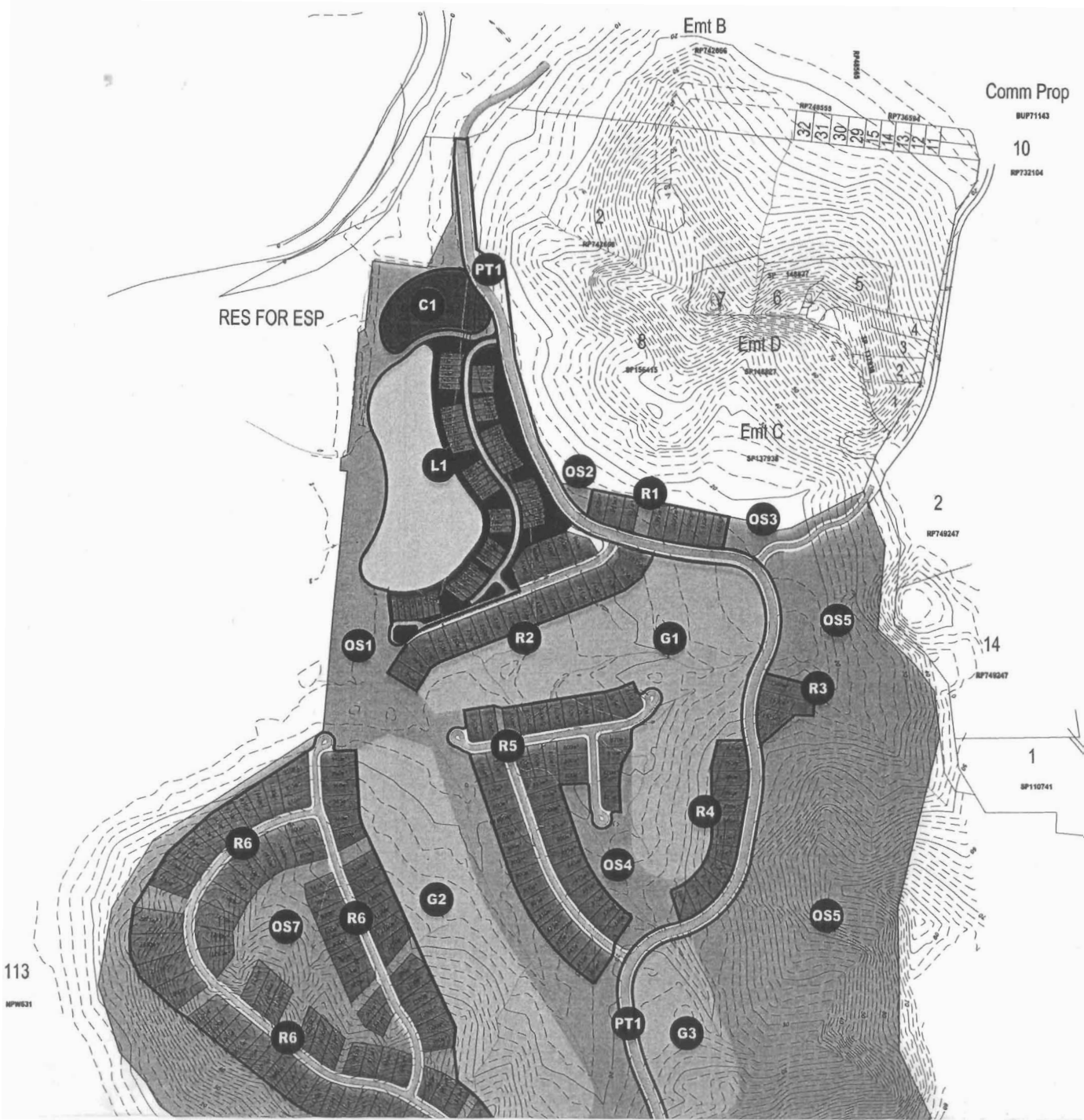
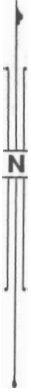
 - Wedding Chapel

 - Restaurant/Café

 - A bird sanctuary island

The current level of retail proposed for the Resort is significantly less than that initially sought by the application.

The Applicant intends to develop the Resort in stages, with the golf course, tourist resort and some residential allotments forming the first stage.

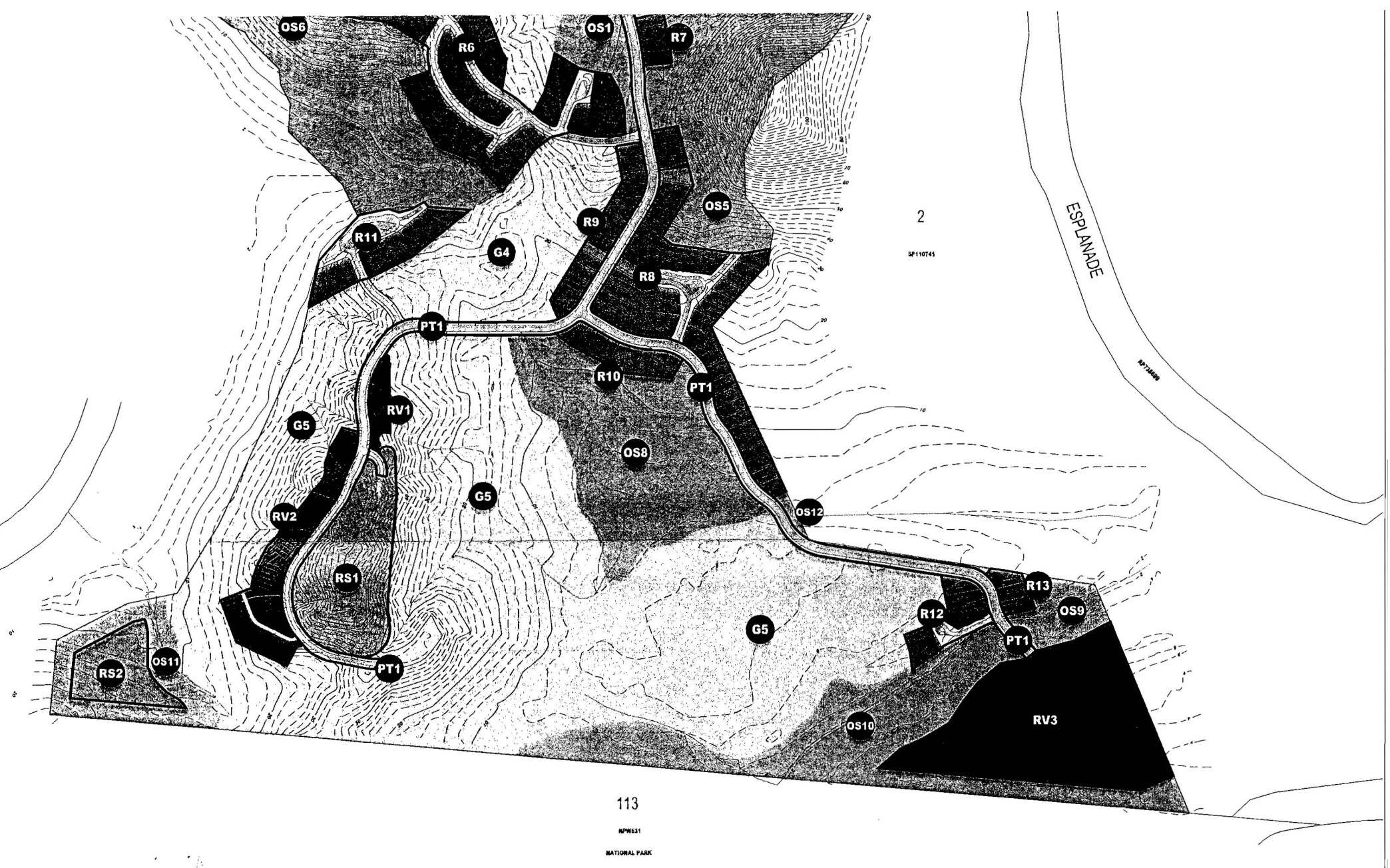


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LEGEND

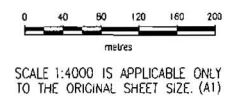
R11	RESIDENTIAL PRECINCTS
C1	COMMERCIAL PRECINCTS
G1	GOLF COURSE PRECINCTS
L1	LAKE PRECINCT
RS1	RESORT PRECINCTS
RV1	RESORT VILLA PRECINCTS
PT1	PRIMARY THOROUGHFARE PRECINCT
OS1	OPEN SPACE PRECINCTS

RESIDENTIAL LOTS	312
MINIMUM AREA	800m²
MAXIMUM AREA	2390m²
AVERAGE AREA	965m²
VILLA LOTS	66
RESORT VILLA LOTS	152
TOTAL LOTS	530



NOTES
 Level Datum: AHD
 Origin of Levels: 1:50000 map sheet 8162-3 "Clump Esnt"
 Contour Interval: 2.0m
 Index: 10.0m

IMPORTANT NOTE
 Data information shown on this map has been prepared by electronic mapping Pty Ltd from existing photography (crossed 213-91-1183) at a scale of 1:25000, cross-referenced from existing 1:50000 topographic sheets 1162-13 "The Point". Inaccuracy of siting of the development should be expected due to the inaccuracy of the existing 1:50000 mapping. This siting should be used as a guide only and not used as a basis for detailed engineering design.
 The title boundaries shown on this map were marked at the time of survey and have been determined by the original surveyors from existing cadastral maps and not by field survey.
 Prior to a development or other construction the site the relevant utility should be contacted on the location of further underground services and other local utility services.




PROJECT MANAGER/SURVEYOR P STOPFORD	DESIGNED	
CHECKED	SURVEYED See Notes	
DRAWN RJT 20/12/04	FIELD BK.	LEVEL DATUM See Notes
DRAFTING CHECKED	SHEET SIZE A1	SHEET OF SHEETS 1 OF 1
CAD 7690-36.DWG	SCALE 1:4000	

R & E PLAPP

TITLE **PLAN OF DEVELOPMENT 7690 SHEET 1 of 1**
Lot 6 on SP140897 & Lot 2 on SP156415 Parish of Rockingham, County of Cardwell

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AMENDED ISSUE DRAWING NO.
7690-36