

**DEPARTMENT OF ENVIRONMENT,
WATER, HERITAGE & THE ARTS**

**Development Mapping
Mission Beach**

November 2008



Australian Government

Department of the Environment, Water, Heritage and the Arts



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Executive Summary

The purpose of this report is to identify proposed and approved developments in the Mission Beach area.

At the time of the site visit to Mission Beach for the purposes of this report in October 2008, there were thirty-one developments in the region that were approved, but not yet completed, or which had commenced the development application process. A further four developments were potentially in the pipeline, though only at concept stage, or merely advertised as potential development sites at this point. Recent developments that have already been completed have not been included in the report.

The developments referred to in this report stand to add approximately 937 apartments (comprising approximately 1,753 bedrooms) to Mission Beach, along with 1,171 residential lots.

The maximum development potential of the balance of the undeveloped areas in Mission Beach depends on the zoning of each particular catchment area and varies between the former shire areas.

Section 1: Background

PROFILE OF MISSION BEACH

Farmers initially settled Mission Beach in the 1880s, with its name later stemming from an aboriginal mission that was established at South Mission Beach in the early 1900s.

The aboriginal mission is now long gone and the majority of farms in the area are steadily being replaced by residential and holiday developments.

Mission Beach now comprises a number of smaller beach centres sprawling 15 km from South Mission Beach to Wongaling Beach, Mission Beach, Bingil Bay and Garner's Beach, all of which comprise the general area known and promoted as "Mission Beach".

At the 2006 Census, the area had a resident population of 3,772¹, with an average daily tourist population of 1,646.² The resident population is forecast to increase to 6,582 in 2025, with tourist numbers forecast to increase to 2,541 per day.³

PURPOSE OF REPORT

The key purpose of this report is to identify developments that have been approved or are planned for construction in the area in the short to medium term. The information on each development will help inform future strategies for the region, particularly in relation to managing the increase in traffic the developments might generate and the effect that traffic will have on the cassowary population in the area.

¹ Compiled from Census Collection District Data from the 2006 Census. It should be noted that some CCDs stretch back to the Bruce Highway

² CSIRO Information Poster: Current Land Use and Population Mission Beach and Surrounds.

³ CSIRO Information Poster: Business as Usual Scenario – 2025 Land Use and Population Mission Beach and Surrounds.

Section 2: Development Summary

MISSION BEACH DEVELOPMENTS

The individual developments that have been identified for the purposes of this report are listed in the Schedule in Appendix One. In addition, each development is outlined, showing its location in Mission Beach, on the map attached in Appendix Two. ESRI Shapefiles for the map will be provided in electronic form to accompany this report.

UNDEVELOPED LAND AND POTENTIAL FUTURE DEVELOPMENTS

The future development potential in Mission Beach depends on the zoning in which relevant parcels of land are situated. At present, the land in Mission Beach is covered by the Planning Schemes for both the former Johnstone Shire Council (Bingil Bay, Mission Beach and northern Wongaling Beach area) and Cardwell Shire Council (southern Wongaling Beach and South Mission Beach areas).

The average density (persons or dwellings per hectare) allowable under the current planning schemes varies depending on the former Council area in which the land is situated.

The average density in each of the former Council areas is:

- 6.37 dwellings per hectare in the Urban residential areas⁴ and 1.41 dwellings per hectare in the Rural Residential areas of the former Cardwell Shire Council
- 8.81 dwellings per hectare in the urban residential areas⁵ and 1.85 dwellings per hectare in the Rural Residential areas of the former Johnstone Shire Council.⁶

⁴ Residential and Tourist Residential Zones

⁵ Low Density Residential Precinct, Conventional Housing Precinct and Medium Density Residential Precinct.

⁶ Figures taken from Far North Queensland Draft Regional Plan 2025. Queensland Department of Infrastructure and Planning.

Former Johnstone Shire Council Area

The Johnstone Shire Council town plan goes further than this, with specific target densities expressed in terms of the maximum number of people per hectare desired under the Plan.

The following table is taken from the planning scheme for the former Johnstone Shire Council area.

Zones/ Precincts	Maximum Site Density Persons/Ha	Precinct Density Persons/Ha
Rural Residential	12	6
Residential Precinct	70	24
Residential Precinct (Village and Tourist)	100	48
Residential Precinct (Medium Density and Marine Parade)	200 - 400	72
Central Business Precinct and Local Business Precinct	40	40
Business Frame Precinct and Industry Precinct	30	120
Industry Zone	30	33

The densities applying to the Mission Beach area include:

- Bingil Bay - Village Precinct (precinct density of 48 people / hectare)
- Mission Beach - Village and Tourist Precincts (precinct density of 48 people / hectare), Residential Precinct (precinct density of 24 people / hectare) Marine Parade Precinct (precinct density of 72 people / hectare)

These figures are the maximum development potential applicable to each hectare of land in the former Johnstone Shire part of Mission Beach. It should be noted that these figures ignore any contribution towards parkland, roads and other infrastructure that may be provided by way of land out of each hectare of land. The “actual” development potential is therefore slightly less than the figures above.

Relevant maps from the planning scheme for the former Johnstone Shire area are annexed in Appendix 3.

Former Cardwell Shire Council Area

The densities stipulated in the former Cardwell Shire Council's planning scheme are more complex, requiring analysis of the individual codes for each zone/precinct.

The relevant provisions from the Planning Scheme are set out below:

- Low Density residential Precinct:
 - Area 1 - Minimum Lot size of 1,500m²
 - Area 2 - Minimum Lot size of 4,000m² with an average of 6,000m²
 - 1 dwelling unit per 4,000m² of site area
- Conventional Housing Precinct:
 - Minimum lot size of 600m².
 - For multiple dwellings, 1 dwelling per 400m² of site area up to 3 bedrooms or per 500m² of site area for greater than 3 bedrooms and minimum site area of 800m².
 - Maximum of 2.5% of sites per catchment to be multiple dwellings and maximum of 5% of sites per catchment to be duplex dwellings.
- Medium Density Residential Precinct:
 - Minimum lot size of 800m²
 - For dwelling units containing 1 - 2 bedrooms, 1 dwelling unit per 200m² of site area and minimum site area of 800m²
 - For dwelling units containing 3 bedrooms, 1 dwelling unit per 250m² of site area and minimum site area of 800m²
 - For dwelling units containing more than 3 bedrooms, 1 dwelling unit per 300m² of site area and minimum site area of 800m²
- Mission Beach Local Business Precinct:
 - Minimum lot size of 600m²
 - For dwelling units containing 1 - 2 bedrooms, 1 dwelling unit per 200m² of site area and minimum site area of 800m²
 - For dwelling units containing 3 bedrooms, 1 dwelling unit per 250m² of site area and minimum site area of 800m²
 - For dwelling units containing more than 3 bedrooms, 1 dwelling unit per 300m² of site area and minimum site area of 800m²
 - Overriding the above is the restriction that only 20% of developments in the Local Business (Commercial) Precinct can have a residential

component. Similarly, in the Local Business (Accommodation) precinct, only 40% of developments can have a commercial component - this last proviso would not limit the amount of residences able to be built in the Local Business (Accommodation) precinct though.

The maximum potential development that could be undertaken in each zone/precinct above, and the resultant population per hectare⁷, would therefore be:

- Low Density residential Precinct:
 - Area 1 (as shown on the maps) 6.67 dwellings per hectare or 16 people per hectare.
 - Area 2 (as shown on the maps) 1.67 dwellings per hectare or 4 people per hectare.
- Conventional Housing Precinct:
 - 16.67 dwellings per hectare or 40 people per hectare.
- Medium Density Residential Precinct:
 - 12.5 sites per hectare developable with between 2.67 - 4 dwellings per site. That is, 33.375 - 50 dwellings per hectare or 80 - 120 people per hectare.
- Mission Beach Local Business Precinct:
 - 16.67 single dwelling sites per hectare or 40 people per hectare
 - Alternatively, given the zoning in this section and the resultant likelihood of developers wanting to maximise the use of the land, 12.5 sites per hectare developable with between 2.67 - 4 dwellings per site. That is, 33.375 - 50 dwellings per hectare or 80 - 120 people per hectare.
 - In the Local Business (Commercial) precinct, the result would be a maximum of 20% of this figure or 16 - 24 people per hectare.

Relevant maps from the planning scheme for the former Cardwell Shire area are annexed in Appendix 4.

⁷ Based on the average number of persons per hectare discussed below.

Far North Queensland Draft Regional Plan 2025

Under the Far North Queensland Draft Regional Plan 2025 (statutory plan), the final version of which is due for release by the end of the year, the target **average** housing densities in the former Cardwell and Johnstone Shires for 2025 is 12 - 15 dwellings per hectare or, if the average number of people per dwelling currently in the area (2.4⁸) is used as a base, 29 - 36 people per hectare. The density referred to in the statutory plan is a “precinct density” rather than a “site density”.

It is estimated that by 2025, there will be an additional 500 hectares of land⁹ at Mission Beach that will be under intensive use¹⁰.

Based on the 500 additional hectares expected to be under intensive use by 2025, and using the 12 - 15 dwellings per hectare density outlined in the statutory plan, there is potential for 6000 - 7,500 new dwellings to be in place in Mission Beach by 2025, or 14,400 - 18,000 people. However, it is considered that demand and, in particular, the demand for that density of development in Mission Beach, would be highly unlikely. As a result, it is very unlikely that anywhere near that many dwellings would be constructed by 2025.

The population forecasts for the overall Mission Beach area referred to above indicate an increase in the resident population of some 2,810 people by 2025. At an average number of people per household of 2.4¹¹, the above increase in population would require 1,171 new dwellings.

The forecast increase in tourist numbers would also require an increase in the number of tourist accommodation rooms, though the increase may be met, in part, through increased occupancy rates at existing facilities. As a result, it is difficult to predict the actual increase in tourist accommodation required to meet the expected increase in the number of tourists by 2025.

⁸ Australian Bureau of Statistics: 2006 Census Data. Basic Community Profile for Mission Beach.

⁹ CSIRO: Land Use and Population in Mission Beach in 2025.
www.csiro.au/resources/MissionBeach2025Poster.html

¹⁰ That is, Residential, Tourist, Commercial and Industrial Uses – but not including Rural Residential or lower uses.

¹¹ Australian Bureau of Statistics: 2006 Census Basic Community Profile for Mission Beach.

APPENDICES

Appendix 1: Development Summary

Appendix 2: Map of Mission Beach

Appendix 3: Former Johnstone Shire Area Planning Maps

Appendix 4: Former Cardwell Shire Area Planning Maps

APPENDIX ONE: Development Summary

Mission Beach Development Summary - October 2008									
No on PDF Map	Name	Address	Planning Scheme	Type	Development Description	Lot on Plan	Detailed Description	Planning Status	Land Status
Region: Away from Coastal Strip									
1	Fairways Country Club	El Arish-Mission Bch Rd, Mission Beach	Johnstone Shire	Accom: Residential	40 apartments & country club + 55 residential lots	Lot 329 on RP 748390	Country Club: 9 hole golf course with clubhouse, shop, restaurant, bar, gym, 2 x tennis courts, bowling green, 3 x swimming pools. 40 x 2 bedroom apartments and 55 x 3 bedroom residences	Development Approved	Vacant
2	Unnamed (El Arish - Mission Beach Rd)	El Arish-Mission Bch Rd, Mission Beach	Johnstone Shire	Residential Land	27 large lots	Lots 2 - 5 on SP202686 & Lot 1 on SP196736	27 lots of 7,000 - 29,269m2 and 3 balance lots of 78,828m2, 154,069m2 & 681,346m2	Planning Application	Vacant
3	Unnamed (Tully - Mission Beach Rd)	Tully- Mission Beach Rd, Carmoo	Cardwell Shire	Residential Land	57 residential lots	Lot 1 on RP881721 & Lots 2-4 on RP715125	No additional detail available.	Planning Application	Vacant
Region: Bingil Bay / Garner's Beach									
4	Unnamed (Garner's Beach Road)	Garner's Beach Rd, Garner's Beach	Johnstone Shire	Rural Conservation	No information available from Council	Lot 441 on NR4953	No additional detail available.	No Application Lodged	Unable to Access



Mission Beach Development Summary - October 2008									
No on PDF Map	Name	Address	Planning Scheme	Type	Development Description	Lot on Plan	Detailed Description	Planning Status	Land Status
Region: Mission Beach									
5	Alexander Drive	Alexander Drv	Johnstone Shire	Residential Land	21 residential lots	Lot 5 on RP846543 & Lot 1 on RP725707	No additional detail available.	Planning Application	Vacant
6	Liquid on Mission Beach	Miter St and Conch St, Mission Beach	Johnstone Shire	Residential Land	13 residential lots	Lot 512 on NR6056	Gated residential development with lots ranging from 1008m2 - 1646m2 in size	Development Approved	Vacant
7	Mission Beach Harbour	Boat Bay, Mission Beach	Johnstone Shire	Infrastructure	172 Beth Marina with motel style accom, commercial precinct, swimming pool and tour boat facilities	Lot 550 on NR7351	To be constructed on a 3.95ha man-made island.	Concept	Vacant
8	Mission Village	25 - 29 Porter Promenade, Mission Beach	Johnstone Shire	Mixed: Retail & Accom	21 holiday apartments, 16 retail spaces, restaurant, pool	Lots 39-41 on RP712080	Construction proposed to start mid 2009	Development Approved	Vacant
9	Mission@Mission	Campbell St, Mission Beach	Johnstone Shire	Accom: Residential	12 Luxury Apartments	Lot 1 on SP 103648	6 Apartments in Stage 1. Each apartment designed as two self contained living spaces in one. Dual Key. 3 bed - 194m2, penthouses - 316m2. 2 x 12m lap pools. Stage 2 not yet underway.	Development Approved	Under Construction
10	Oasis	Zonda & Conch Sts, Mission Beach	Johnstone Shire	Residential Land	140 residential lots	Lot 97 on SP177188	140 residential lots of 600m2 - 925m2 + 3 multi unit housing lots of 4,168m2, 5,659m2 & 6,946m2 Behind the Ziva Development. Many lots already sold or reserved.	Development Approved	Under Construction
11	Purtaboi Estate	Campbell St, Mission Beach	Johnstone Shire	Residential Land	27 Residential Lots	Lot 3 on RP713212 and Lot 2 on RP740214	Lots to be in the size range 948m2 - 1001m2. Part of each lot only being developed at present. Future stages may be developed pending further approvals. Part of each lot in the Conservation Zone and unlikely to be developed.	Development Approved	Vacant
12	Rise@Mission	Campbell St, Mission Beach	Johnstone Shire	Residential Land	26 residential lots	Lots 1 & 10 on SP 103648	Lots range from 600 - 895m2 in a gated community	Development Approved	Under Construction
13	Unnamed (Alexander Drive)	Alexander Drv, Mission Beach	Johnstone Shire	Residential Land	6 residential lots	Lot 1 on RP730542	Lots start at 1800m2. Adjacent to National Park	Development Approved	Existing Residence
14	Unnamed (Lots 2 - 4 Endeavour Ave)	Lots 2 - 4 Endeavour Ave	Johnstone Shire	Mixed: Retail & Accom	14 accommodation suites, 3 shops, pool and carparking	Lots 2 - 4 on RP722944	DA in place for a 2 storey Hotel with 14 accommodation suites, 3 shops, pool and carparking. 2292m2 For Sale as undeveloped Site.	Development Approved	Vacant
15	Unnamed (Boyett Rd)	Boyett Rd, Mission Beach	Johnstone Shire	Residential Land	24 lots	Lot 1 on RP 713212	Lots will range in size from 1059m2 - 1700m2	Development Approved	Vacant
16	Volute Court	Volute Crt, Mission Beach	Johnstone Shire	Accom: Residential	3 Villas / detached Townhouses	Lot 7 on SP164353	1787m2 lot. Each Villa to have 4 bedrooms	Development Approved	Vacant
17	Ziva	Casuarina Crescent, Mission Beach	Johnstone Shire	Accom: Holiday	32 beachfront residences + 83 Resort Apartments	Lot 103 on SP177188	Near the existing Castaways complex. 30 x 3 bedroom + 2 x 4 Bedroom Beachfront Residences + 83 apartment 5 star resort comprising 68 x 2 bedroom dual key, 4 x 3 bedroom + 11 x 3 bedroom dual key Resort Apartments. 194 beds in total.	Development Approved	Vacant

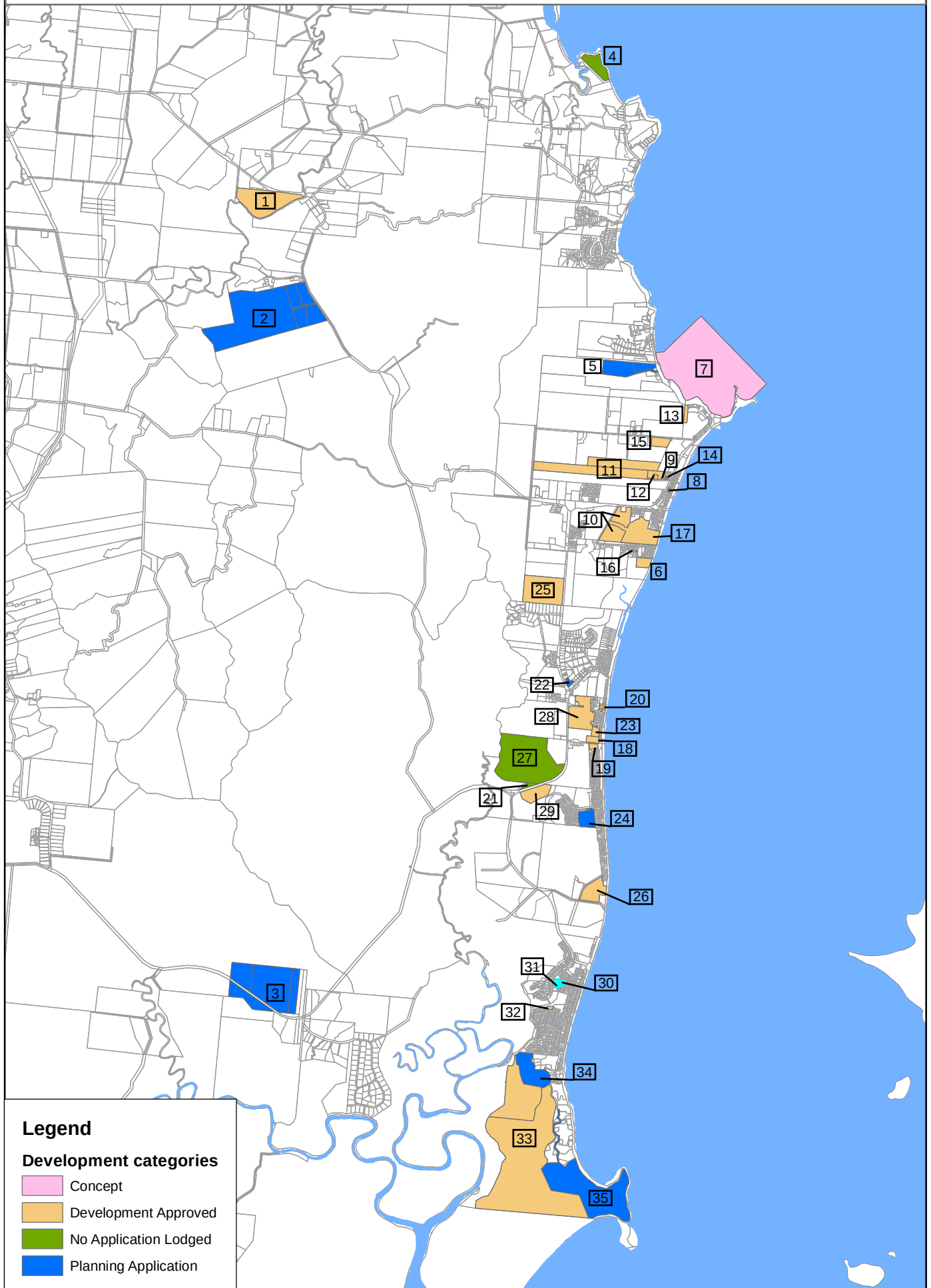
Mission Beach Development Summary - October 2008									
No on PDF Map	Name	Address	Planning Scheme	Type	Development Description	Lot on Plan	Detailed Description	Planning Status	Land Status
Region: Wongaling Beach									
18	Dunk Island Caravan Park	175 Reid Rd, Wongaling Beach	Cardwell Shire	Accom: Holiday	100 Townhouses	Lot 1 on rp734409	21,832m2 Marketed as able to be developed in 4 stages of 25 townhouses each. Marketed as also developable as 32 x 600m2 allotments. For sale.	Development Approved	In use as Caravan Park
19	Island Shores Resort	Corner of Reid Rd & Webb Rd	Cardwell Shire	Accom: Holiday	44 apartments (2 & 3 bedroom) and 4 retail shops	Lot 56 on CWL3408	No additional detail available.	Development Approved	Vacant
20	Kasmara	Banfield Pde, Wongaling Beach	Cardwell Shire	Residential Land	14 residential lots	Lots 1 & 3 on RP819020, Lot 2 on SP154717 & Lot 4 on RP819020	Lots range in size from 600m2 to 1022m2	Development Approved	Under Construction
21	Lot 603	Lot 603 Tully - Mission Beach Rd	Cardwell Shire	Conservation Precinct	Vacant land	Lot 603 on RP881736	Marketed as potential development site, subject to Council approval. 1.08ha	No Application Lodged	Rainforest
22	Mice Centre (Currently the Hibiscus Caravan Park)	Wongaling Beach	Cardwell Shire	Mixed: Commercial & Accom	120 Apartments, 1300m2 of conference facilities, 20 Motel Rooms	Lot 3 on SP117961	Currently in planning application stage. 60 x 1 bedroom apartments and 60 x 2 bedroom apartments. For sale (under contract as at 24/10/08)	Planning Application	In use as Caravan Park
23	Mission Beach Club & Spa	Rieman St, Mission Beach	Cardwell Shire	Accom: Holiday	114 apartments (2 & 3 bedroom)	Lot 4 on RP749973	4 buildings centred around pool area . 108 x 2 bedroom apartments and 6 x 3 bedroom apartments. For sale as development site (site under contract).	Development Approved	Vacant
24	Mission Hills Estate	Pacific View Drv, Wongaling Beach	Cardwell Shire	Residential Land	48 residential lots and 4 duplex lots	Lot 1 on SP 106382	Other blocks surrounding existing estate also have potential for further development.	Planning Application	Vacant
25	Pacific Views	Tully - Mission Beach Rd, Wongaling Beach	Johnstone Shire	Residential Land	41 residential lots	Lot 2 on RP732964	Lots range in size from 3,477m2 to 5,450m2	Development Approved	Vacant
26	Unnamed (Wheatley Road)	Wheatley Rd, Wongaling Beach	Cardwell Shire	Residential Land	41 residential lots	Lot 3 on RP723365	Lots range in size from 800m2 - 2400m2	Development Approved	Vacant
27	Unnamed (Tully - Mission Beach Rd)	Tully - Mission Beach Rd	Cardwell Shire	Conservation Precinct	Vacant Land	Lot 113 on CWL3232	Marketed as potential development site, subject to Council approval. 62.88ha.	No Application Lodged	Rainforest
28	Wongaling Waters	Shore St, Wongaling Beach	Cardwell Shire	Residential Land	99 residential lots.	Lot 17 on SP 201800	Overall development proposed includes 20ha res precinct, 8ha commercial zone. Future stages (following on from res lots) to potentially include Multi Dwelling Residential Accomodation, Tourist Accommodation, Retirement Village, Shopping Centre, Transit Centre	Development Approved	Under Construction
29	Your Resort Home	Tully - Mission Beach Rd & South Mission Beach Rd, Wongaling Beach	Cardwell Shire	Accom: Residential	126 Separate home sites - 2 or 3 bedroom homes.	Lot 2 on SP 196190	Marketed as a retirement village - Intent that a retired couple resides in each house. . House sites are 261m2 - 407m2 - the majority are 261m2. Lot 3 on SP196190 excised from original parcel and may potentially be developed as further stage or alternate development.	Development Approved	Vacant



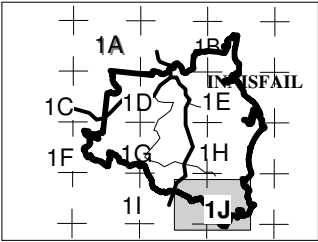
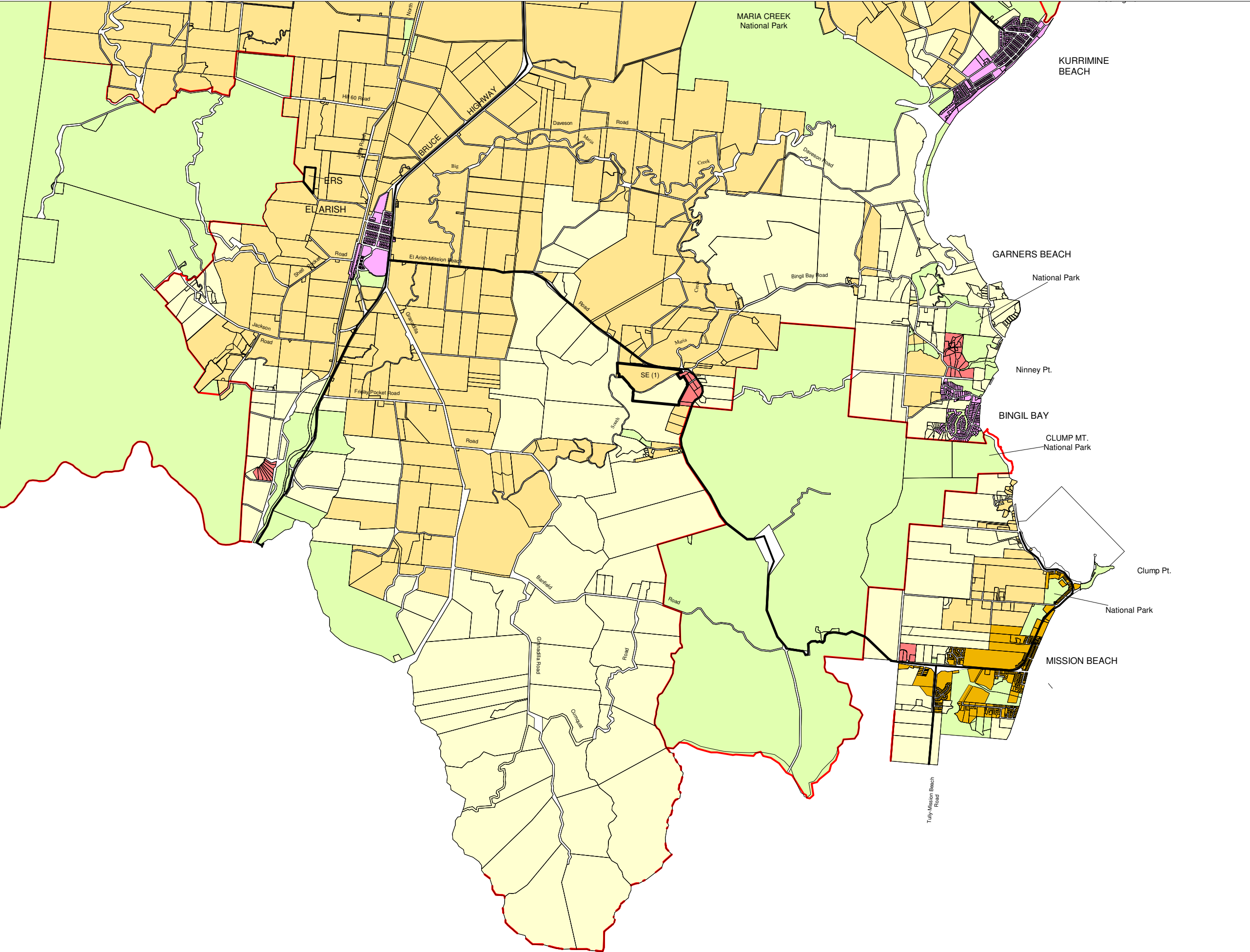
Mission Beach Development Summary - October 2008									
No on PDF Map	Name	Address	Planning Scheme	Type	Development Description	Lot on Plan	Detailed Description	Planning Status	Land Status
Region: South Mission Beach									
30	Genoa Court	Genoa Crt	Cardwell Shire	Accom: Residential	5 luxury townhouses.	Lots 32 & 33 on SP 176562	1,687m2. 4 x 2 bedroom townhouses and 1 x 3 bedroom freestanding townhouse. For sale as approved development site	Development Approved	Vacant
31	Genoa Court & Spinnaker Street	Genoa Crt & Spinnaker St	Cardwell Shire	Accom: Residential	21 Townhouses	Lot 36 on SP 176562	4021m2. 2 & 3 bedroom townhouses. For sale as undeveloped site	Development Approved	Vacant
32	Midshipman Street	Midshipman St, Sth Mission Beach	Cardwell Shire	Accom: Residential	13 Balinese Townhouses	Lot 53 on SP168627	4,795m2 13 x 3 bedroom townhouses. Second DA for 8 x house sites. For sale as approved development site	Development Approved	Vacant
33	Palmae	Jackey Jackey St, Sth Mission Beach	Cardwell Shire	Accom: Holiday	150 villas, 120 resort suites, 80 lakeside apartments, 300 residential lots, 18 hole golf course, lake, interpretive centre, commercial and community facilities	Lot 6 on SP140897 & Lot 2 on SP156415	6 staged development. For sale as approved development site	Development Approved	Vacant
34	Unnamed (Explorer Drive)	Explorer Drv, Sth Mission Beach	Cardwell Shire	Residential Land	54 Residential lots	Lot 99 on SP171882	No additional detail available.	Planning Application	Vacant
35	Unnamed (Explorer Drive)	Explorer Drv, Sth Mission Beach	Cardwell Shire	Residential Land	13 Lots plus Common Property	Lot 2 on SP158022	No additional detail available.	Planning Application	Vacant
Every effort has been made to ensure the information shown is accurate and up to date. The 20/20 Group gives no warranty for errors or omissions									

APPENDIX TWO: Map of Mission Beach

Summary of Current Developments in Mission Beach



APPENDIX THREE: Former Johnstone Shire Area Planning Maps



REVISIONS	DATE

LEGEND

Rural Zone (Rural Precinct)

Rural Zone (Rural Conservation Precinct)

Conservation Zone

Rural Residential Zone

Industry Zone (Industry Area Precinct)

Industry Zone (Industry Site Precinct)

Innisfail Zone

Mission Beach Zone

Village Zone

SE (?)

Specified Exemption (Ref No.)

Wet Tropics World Heritage Boundary

Area Boundary

NOTES

"ERS"-Extractive Resource Site

Powerlink Electricity Corridor

Approved route for electricity transmission operating works includes land affected by:
a. Existing transmission and operating works;
b. Proposed operating works the subject of a notice under the Electricity Act 1994, section 111B;
c. Community infrastructure - operating works under the Electricity Act 1994, designated under the Integrated Planning Act 1997; and
d. Other land. (This includes land that has been the subject of a future corridor study and determined by Powerlink as appropriate for proposed operating works and may be designated for community infrastructure in the future.)

State Controlled Roads



JOHNSTONE
SHIRE
COUNCIL

01

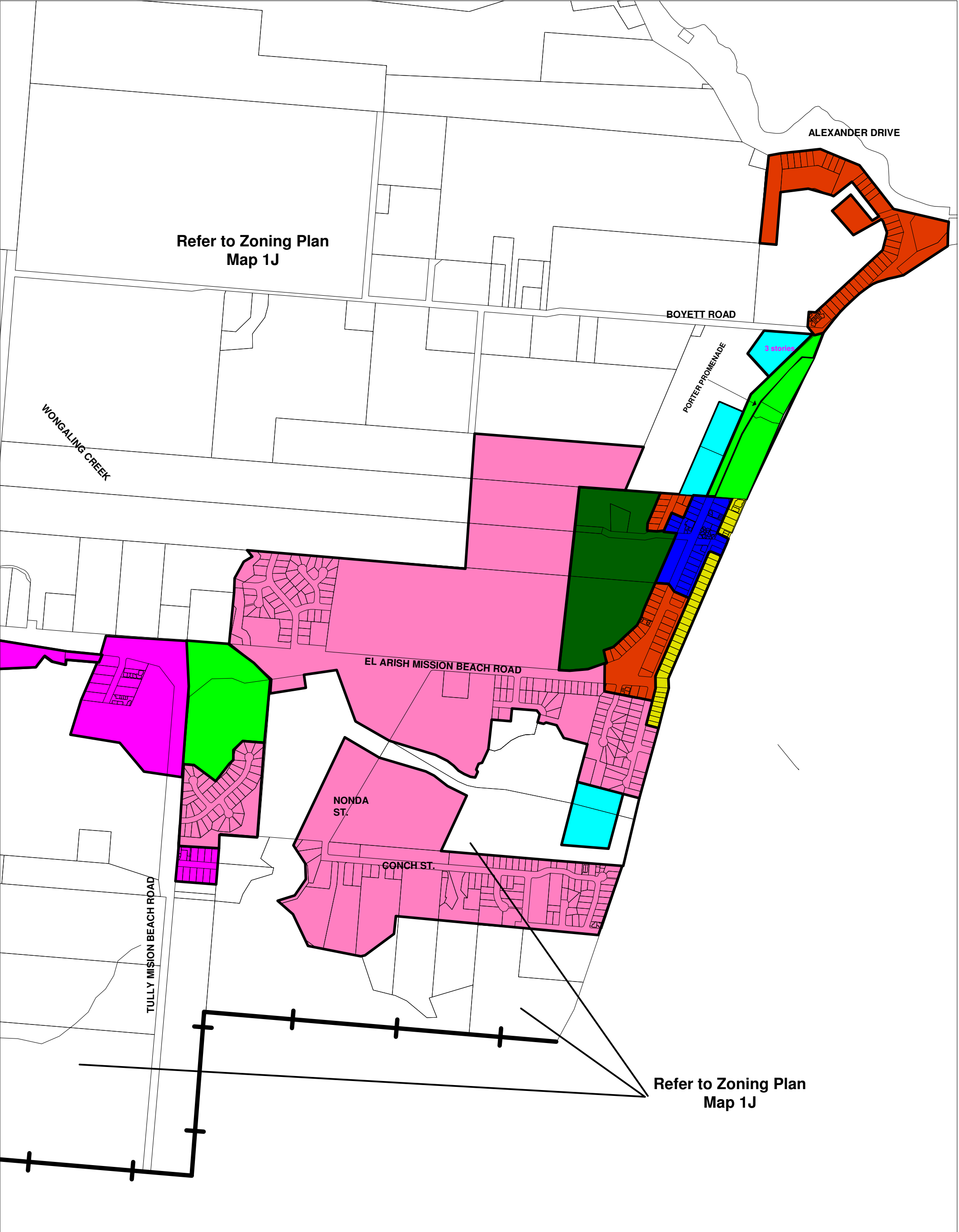
Kilometres

SCALE 1:75,000

The Johnstone Shire
Planning Scheme,2005

ZONING MAP

1J



LOCAL BUSINESS

INDUSTRY

RECREATIONAL

MARINE PARADE

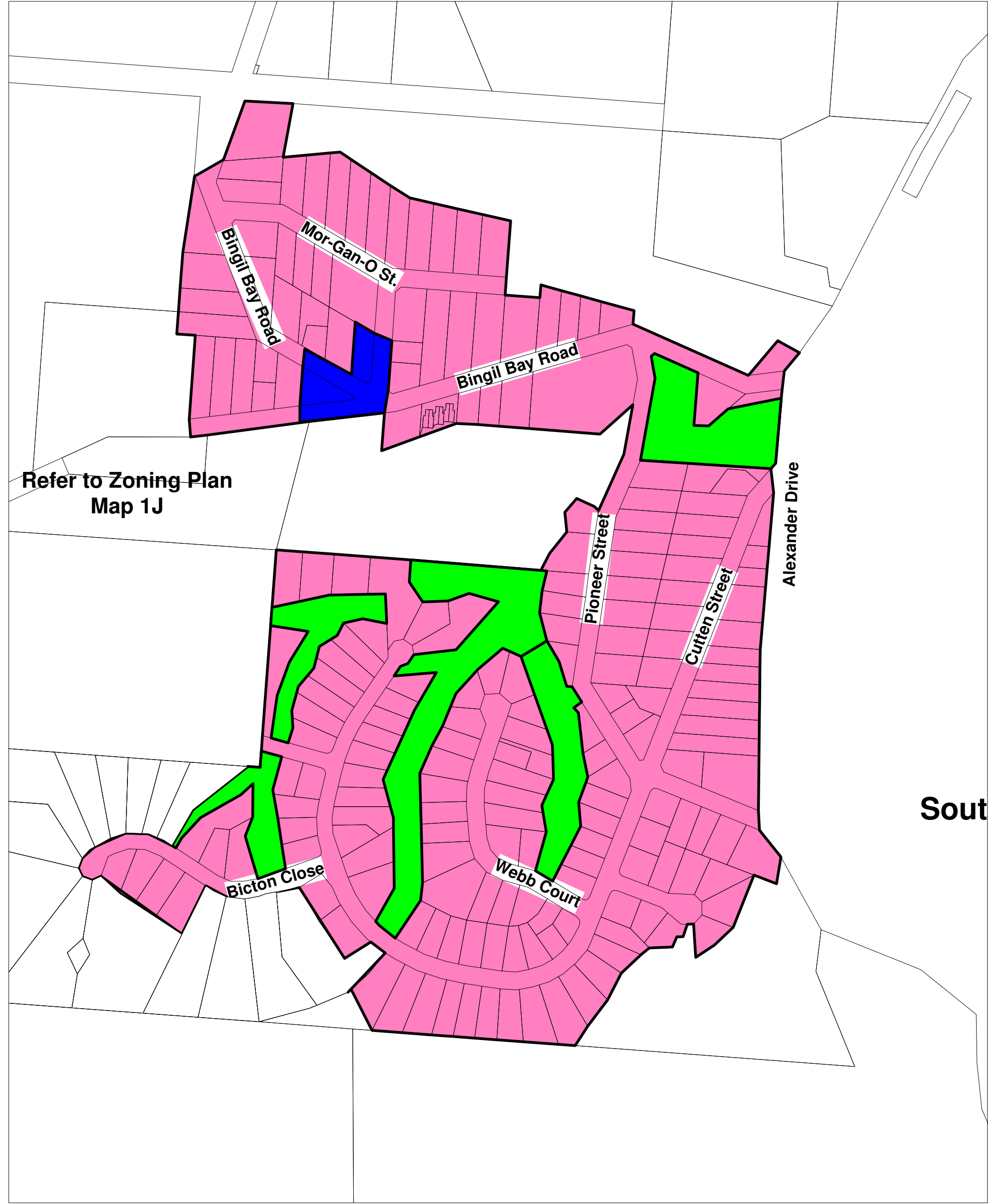
RESIDENTIAL

TOURIST (2 stories) RESIDENTIAL

TOURIST (3 stories) RESIDENTIAL

VILLAGE

LEGEND



**Refer to Zoning Plan
Map 1J**

LEGEND

	PRECINCT BOUNDARY		RESIDENTIAL
	RECREATIONAL		LOCAL BUSINESS

**VILLAGE ZONE
PRECINCT PLAN**

BINGIL BAY

MAP 4a

APPENDIX FOUR: Former Cardwell Shire Area Planning Maps

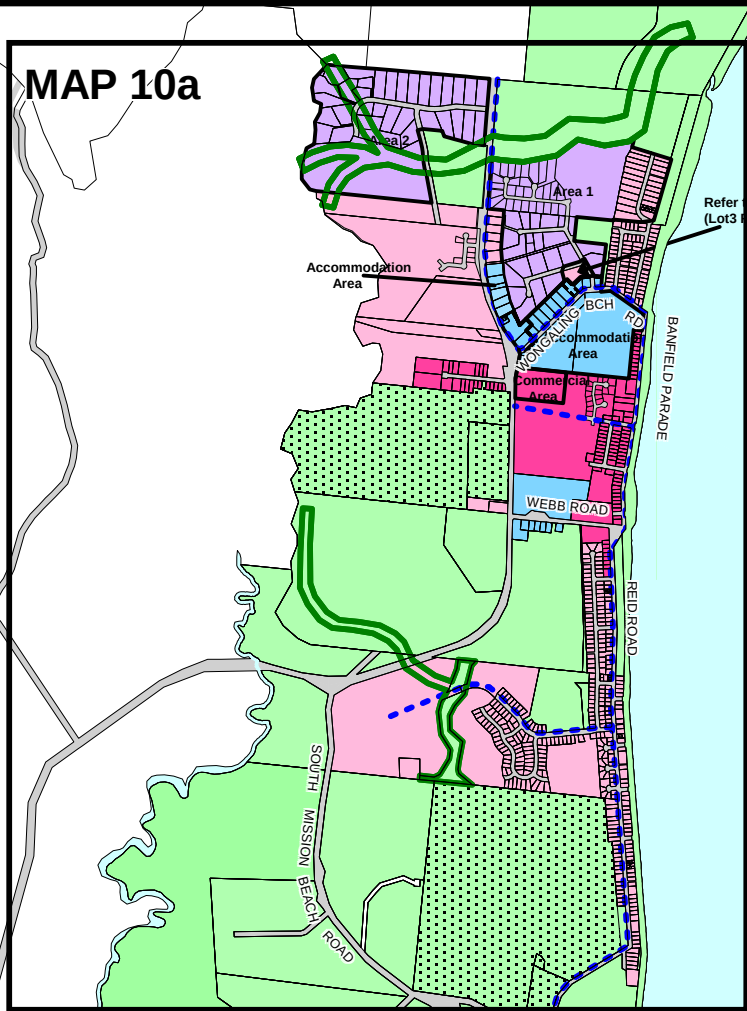
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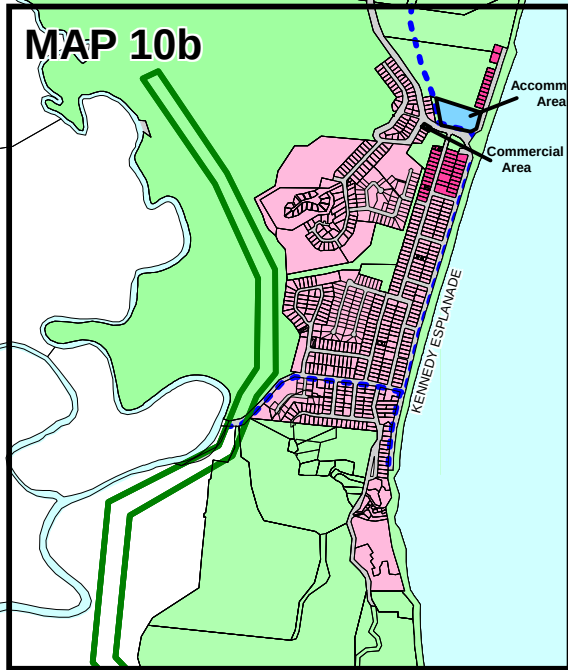
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MAP 10a



MAP 10b



0 1 2
kilometres

MISSION BEACH COASTAL ZONE

MAP 10

LEGEND

- Low Density Residential Precinct
- Conventional Housing Precinct
- Medium Density Residential Precinct

- Mission Beach Local Business Precinct
- Conservation Precinct

- Walkway/ Bikeway
- Habitat Corridor
- Future Urban Expansion Area (beyond the life of the planning scheme)

NOTE: Included within the Conservation Precinct is the FORESHORE area, however due to the dynamic nature of the foreshore area, its location as depicted on the map is indicative only.



PROJECTION: UTM Projection: Zone 55
HORIZONTAL DATUM: GDA94

PRODUCED MAR 2007

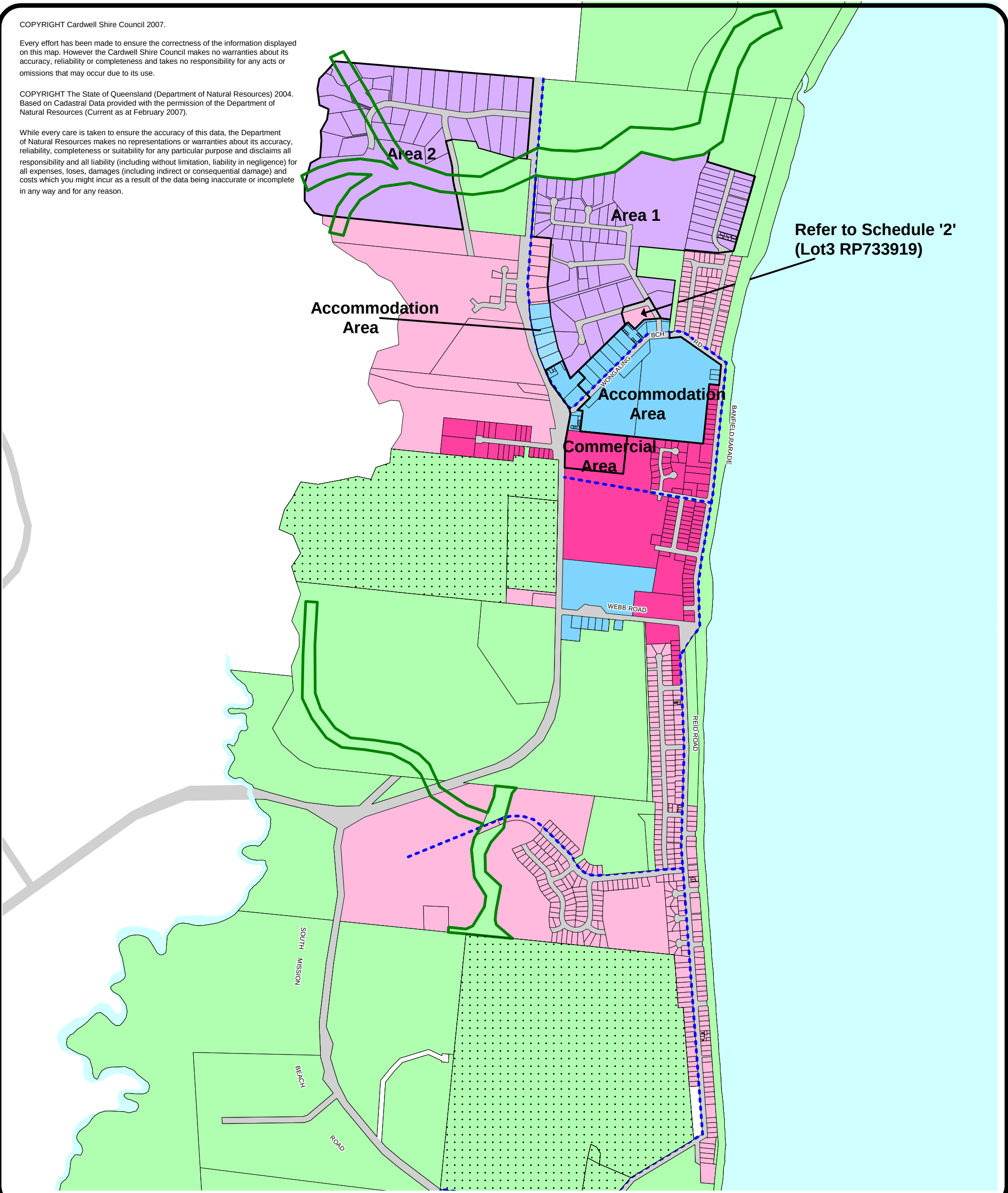


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MISSION BEACH COASTAL ZONE

MAP 10a



PROJECTION: UTM Projection: Zone 55
HORIZONTAL DATUM: GDA94
PRODUCED MAR 2007

LEGEND

 Low Density Residential Precinct

 Conventional Housing Precinct

 Medium Density Residential Precinct

 Mission Beach Local Business Precinct

 Conservation Precinct

 Walkway/ Bikeway

 Habitat Corridor

 Future Urban Expansion Area (beyond the life of the planning scheme)

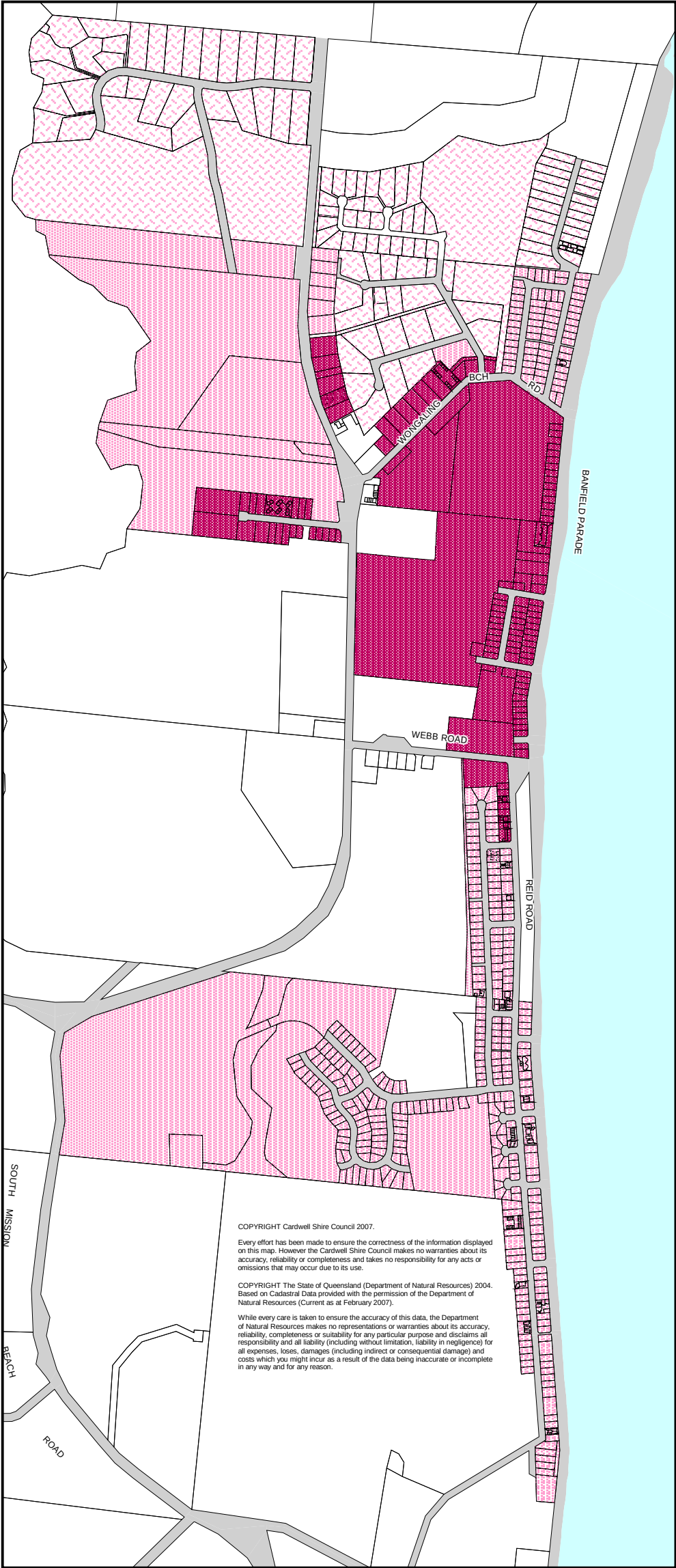
NOTE: Included within the Conservation Precinct is the FORESHORE area, however due to the dynamic nature of the foreshore area, its location as depicted on the map is indicative only.



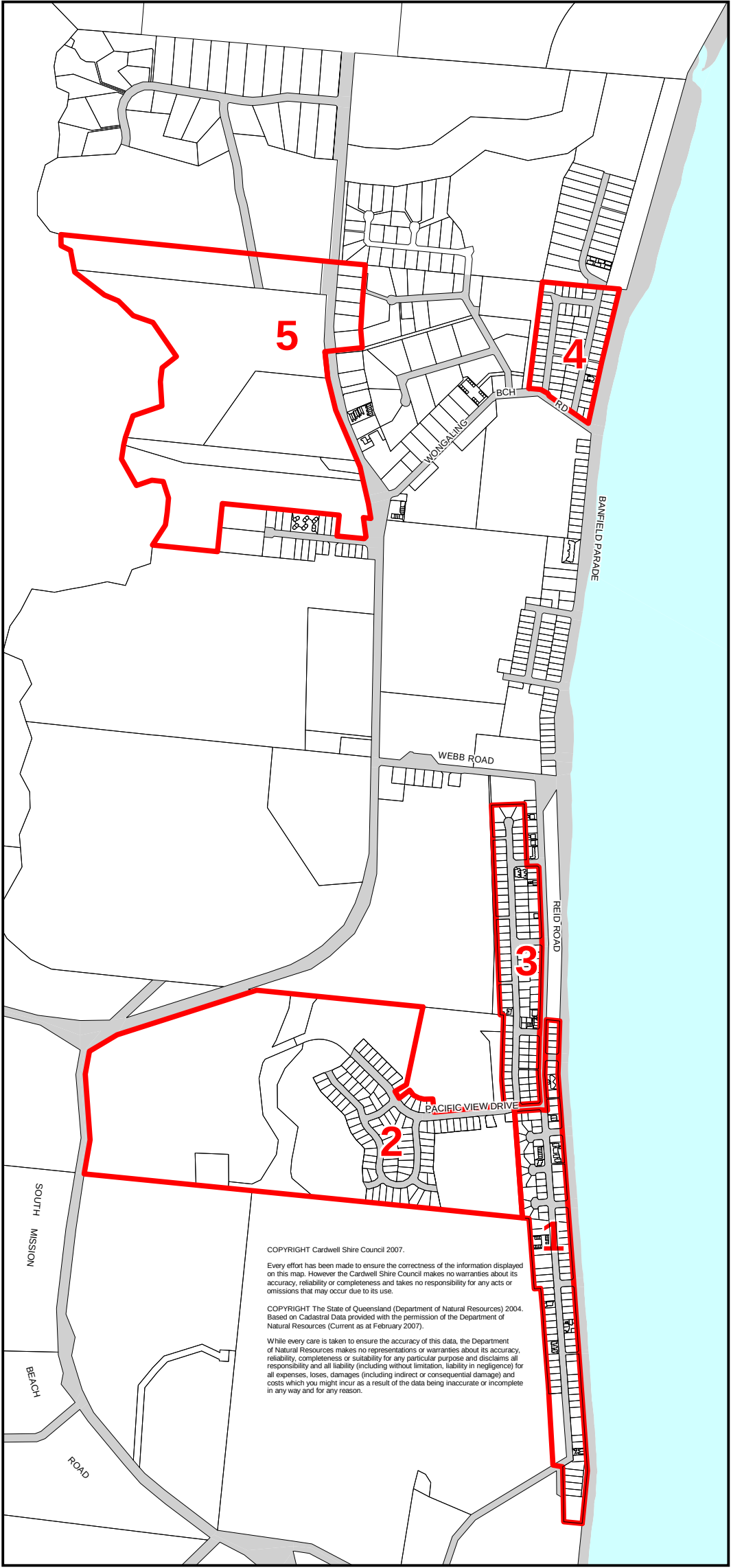
WONGALING BEACH

MAP 10a1

Population Designations



Catchment Areas



PROJECTION: UTM Projection: Zone 55
HORIZONTAL DATUM: GDA94

PRODUCED MAR 2007

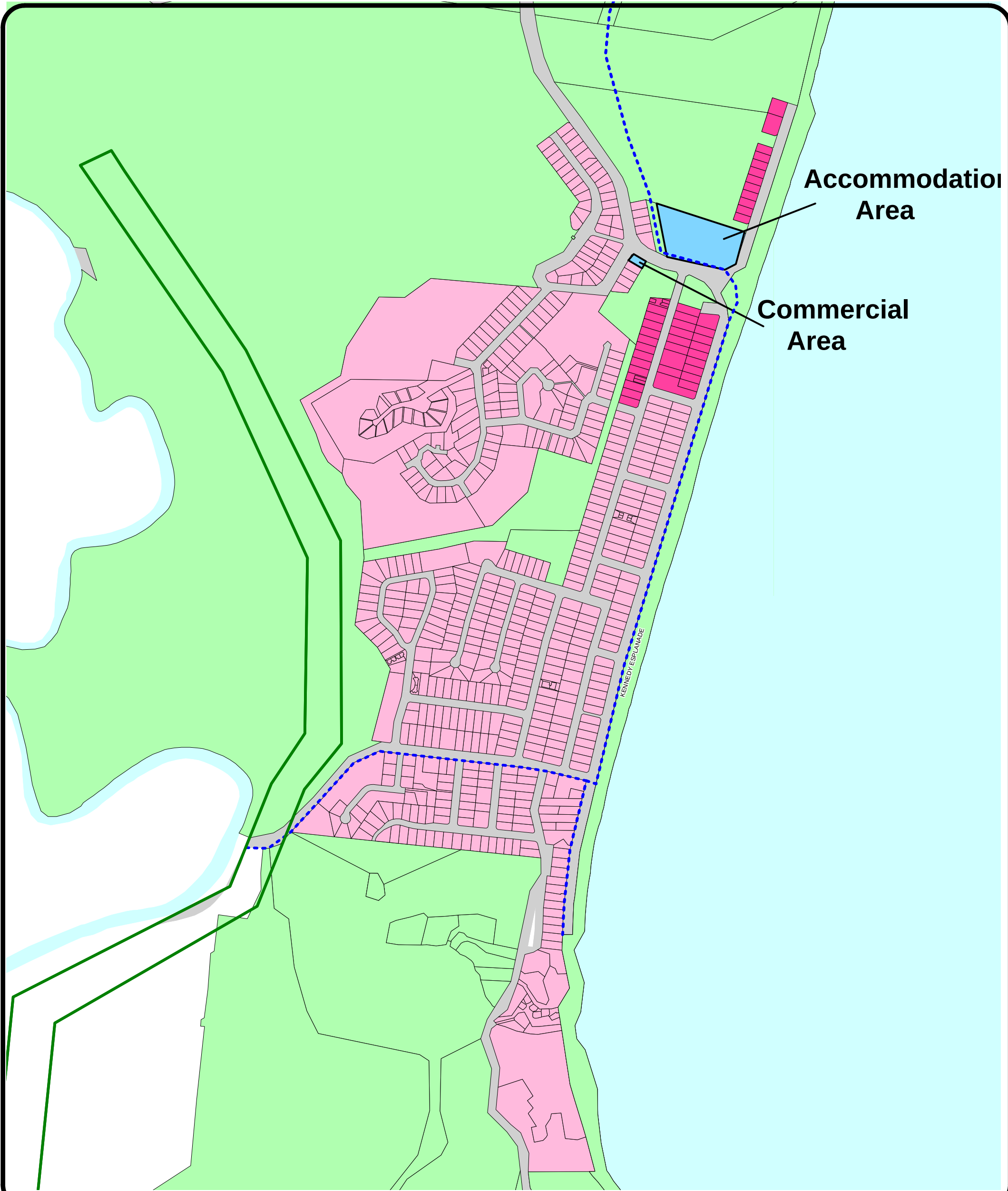
Population Designations:

- Low Density
- Residential 1
- Residential 2

Catchment Boundary

1. Reid Road Catchment
2. Mission Heights Catchment
3. Holland Street Catchment
4. South Koda Street Catchment
5. Wongaling West Catchment





MISSION BEACH COASTAL ZONE

MAP 10b

LEGEND

- Low Density Residential Precinct
- Conventional Housing Precinct
- Medium Density Residential Precinct

- Mission Beach Local Business Precinct
- Conservation Precinct

- Walkway/ Bikeway
- Habitat Corridor
- Future Urban Expansion Area (beyond the life of the planning scheme)

NOTE: Included within the Conservation Precinct is the FORESHORE area, however due to the dynamic nature of the foreshore area, its location as depicted on the map is indicative only.



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HORIZONTAL DATUM: GDA94

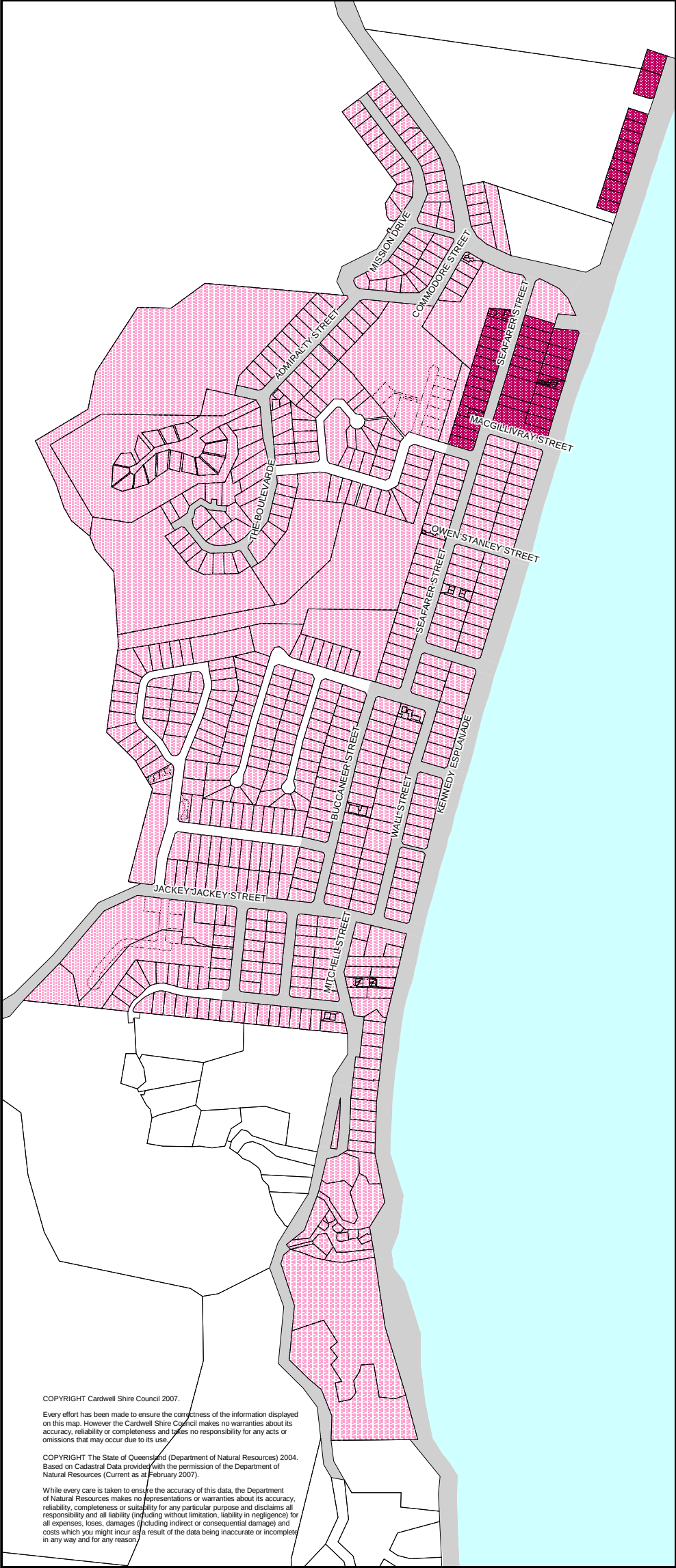
PRODUCED MAR 2007



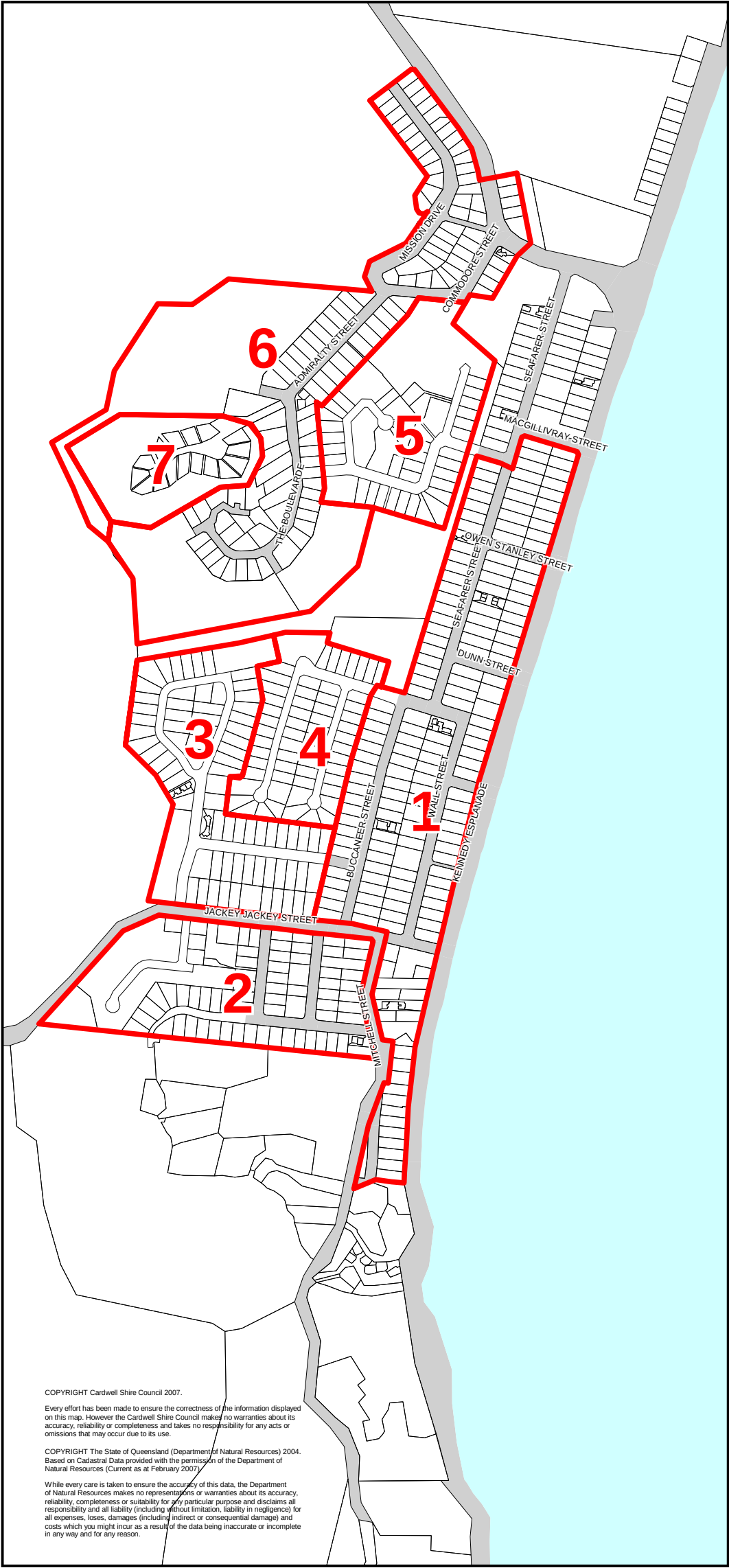
SOUTH MISSION BEACH

MAP 10b1

Population Designations



Catchment Areas



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PRODUCED MAR 2007

Population Designations:

- Low Density
- Residential 1
- Residential 2

Catchment Boundary

- 1. Kennedy Catchment
- 2. Jackey Jackey South Catchment
- 3. Jackey Jackey North Catchment
- 4. Ulysses Catchment
- 5. Spinaker Street Catchment
- 6. The Boulevard Catchment
- 7. Mission Hills Catchment

