

Attachment 4 - Application No. 228: Rezoning of Land - Boat Haven

ENG. DEPT.

R.228:TR/bak

3 June 1999

the Director,
Cardwell Properties Pty. Ltd.,
P.O. Box 444,
Malah Beach Q 4217

Dear Sir,

RE: Application for Rezoning of Land -- Cardwell Properties Pty. Ltd.

I refer to an application received 27 March, 1998, for Rezoning of Land described as Part of Lot 3 on CP889261 and Lots 1,2 & 3 on SP105672, Parish of Ellerbeek, situated at Bruce Highway, Cardwell, from the Natural Resource Protection and Agriculture zone to the Special Facilities (Plan of Development) zone.

I have been directed to advise that Council considered the application at its Meeting held on 27 May, 1999, and it is Council's intention, at the expiration of the Appeal Period, to recommend approval of the abovementioned application to the Minister subject to the following conditions:-

1. All development shall be undertaken only in accordance with the approved Plan of Development, dated 16 April 1999, Reference Number Oys270599RZSF.
2. Prior to the commencement of any siteworks, all precincts as identified in the approved Plan of Development, dated 16 April 1999, Reference Number Oys270599RZSF, be defined by metes and bounds description. Such descriptions shall be provided to Council for their records.
3. All normal Council Headworks charges and fees, shall be paid to Council, as development proceeds in accordance with the approved Plan of Development, dated 16 April, Reference Number Oys270599RZSF.
4. Prior to any development, construction, earthworks or site preparation, an Environmental Management Plan (EMP) shall be prepared for the disposal of sewerage, disposal of refuse, disposal of stormwater, insect management and the management of acid sulphate soils. These EMP's shall be prepared in accordance with the following Sections of the Conformed Deed of Agreement:
 - (a) 18.2(a) disposal of sewerage;
 - (b) 18.2(b) disposal of refuse;
 - (c) 18.2(c) disposal of stormwater;
 - (d) 18.2(e) insect management; and
 - (e) 7.1.b(v) management of acid sulphate soils.

The EMP's shall be prepared to the satisfaction of Council's Manager, Environmental Services and the Environmental Protection Agency.

Todd Rohl (Consultant Town Planner)

40 439 143
40 682 616

RE: Rezoning of Land -- Cardwell Properties Pty. Ltd.

5. Prior to any siteworks or site preparation being undertaken, a Soil and Erosion Sediment Control Plan is to be prepared to the satisfaction of Council's Director, Engineering Services.
6. As part of any development on-site all normal urban infrastructure, including bitumen paved and kerbed streets, water reticulation and sewerage reticulation shall be provided. All works are to be designed by a Registered Professional Engineer to normally accepted design standards and are to be submitted to Council. Such works are to be approved by Council's Director, Engineering Services, prior to any works commencing.
7. Prior to any development on the site, sewerage and water reticulation is to be augmented to the boundary of the subject site in accordance with Condition 6.
8. Provision of any new dedicated access to the site is to be to the satisfaction of Council's Director, Engineering Services, the Department of Main Roads and Queensland Rail.
9. All development shall be in accordance with the requirements of all other relevant legislation and no development shall take place which contravenes any other legislative requirements.
10. All development shall comply with Council requirements and policies and the approval does not imply any other approval required by Council.

Notes:

1. Cardwell Shire Council will support that an "Addendum" to the Conformed Deed of Agreement be created for the proposed new development, so that the new development is consistent with the adjoining Port Hinchinbrook Development, by applying relevant aspects of the Deed to the subject land and the proposed development.

I would point out that you have the right by virtue of the provisions of Part 7 (Appeals) of 'The Local Government (Planning and Environment) Act 1990-1991' to appeal to The Planning and Environment Court against any of the abovementioned conditions.

Enclosed is a copy of the relevant section of the Act.

3 June 1999

RE: Rezoning of Land -- Cardwell Properties Pty. Ltd.

You are further advised that objections have been lodged against the granting of the abovementioned application by the following objectors:-

1. Margaret Thorsborne
Friends of Hinchinbrook Society Inc.,
P.O. Box 281
Cardwell Q 4849

2. North Queensland Conservation Council Inc.
P.O. Box 364
Townsville Q 4810

3. Alliance to Save Hinchinbrook,
P.O. Box 2457
Townsville Q 4810

Any objector has the right in accordance with the provisions of Part 7 (Appeals) of 'The Local Government (Planning and Environment) Act 1990-1991' to appeal to The Planning and Environment Court against the Council's decision

Yours faithfully,


Mal Mallyon
Chief Executive Officer

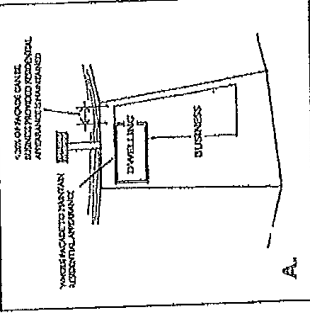
PLAN OF DEVELOPMENT - 16 APRIL 1999

PRECINCT	PERMITTED USES	PERFORMANCE CRITERIA
1	<ul style="list-style-type: none"> o Dwelling Houses o Multiple Dwellings 	<ul style="list-style-type: none"> - Residential density not to exceed overall site density. - Height of buildings as per Confirmed Deed. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.
2	<ul style="list-style-type: none"> o Ancillary Resort facilities including but not limited to: <ul style="list-style-type: none"> - Carparking - Housekeeping - Stores - Guests arrival and departure services and infrastructure - Landscaping and recreation facilities - Access to resort and all other precincts and Lot 3 	<ul style="list-style-type: none"> - Height of buildings and structures as per Confirmed Deed. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.
3	<ul style="list-style-type: none"> o Creek diversion o Public boat ramp o Public car and trailer parking area o Base for emergency facilities eg. volunteer coast guard, water police, etc. and services o Aquatic sports club o Access to resort, all other precincts and Lot 3 	<ul style="list-style-type: none"> - A minimum of 45 car/trailer parking spaces and overflow for 55 spaces to be provided.² - 3,200 m² to be dedicated to Cardwell Shire Council.³ - Height of buildings and structures as per Confirmed Deed. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.

¹ Overall site density is 300 persons. This is to be calculated in accordance with the provisions of Council's Town Planning Scheme.

² ³ These criteria have been actioned to the satisfaction of the Cardwell Shire Council.

PRECINCT	PERMITTED USES	PERFORMANCE CRITERIA
4	<ul style="list-style-type: none"> o Accommodation units o Dwelling houses o Multiple dwellings o Staff accommodation o Light industrial and commercial marina uses and activities having a direct nexus with the waterfront and marine environment including but not limited to: <ul style="list-style-type: none"> - Boat and motor dealers - Naval architecture - Chandlery - Marine electronics - Refueling - Boat storage - Tour booking offices o Canal and waterway o Access to resort and all other precincts and to Lot 3 	<p>Residential density not to exceed overall site density⁴</p> <p>Height of buildings as per Conformd I Deed</p> <p>Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme and the following principles:</p> <ul style="list-style-type: none"> > The precinct will facilitate mixed residential and marine-related business uses. A dwelling may be developed prior to or independent of a marine-related business on any site. A business, however must attach to or be developed in conjunction with a dwelling. > All development must comply with Cardwell Shire Council industrial development standards. > All development must provide a residential elevation to the canal, to complement residential uses opposite (as shown in sketch A). > Floating pontoons and haul out boat ramps are permitted for each development site. Haul out boat ramps should be in close proximity to a side boundary alignment. > Residential use must be located adjoining the canal, as shown in sketch A, and clarified by sketch B.

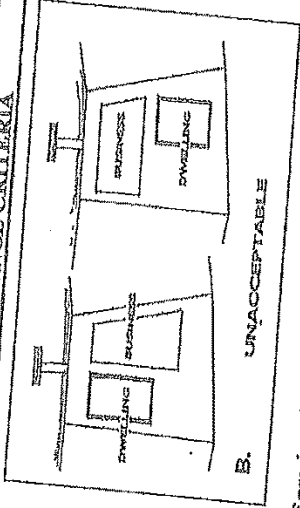


⁴ Overall site density is 500 persons. This is to be calculated in accordance with the provisions of Council's Town Planning Scheme.

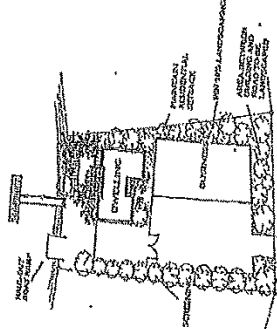
PRECINCT
4
(Cont'd)

PERMITTED USES

PERFORMANCE CRITERIA



- > That part of precinct 4 adjoining the public boat ramp is the preferred location for a boat refueling use and sewage pumpout station. Variations to these principles will be permitted in recognition of its dual water frontage, and the special needs of such a facility.
- > Acceptable Solution:



PRECINCT	PERMITTED USES	PERFORMANCE CRITERIA
5	<ul style="list-style-type: none"> o Waterfront industrial and waterfront light industry uses and activities having a direct nexus with the waterfront and marine environment including but not limited to: <ul style="list-style-type: none"> - Marine engineering including the making of propellers, shafts and a wide range of boat fittings - Shipway - Boat building maintenance and storage including refrigeration and navigation equipment, repairs of engines, gearboxes, gensets, and other mechanical components of a vessel - Electrical contractors o Canal and waterway o Staff accommodation o Access to resort and all other precincts and to Lot 3 	<ul style="list-style-type: none"> - All boat building and fabrication works to be conducted within a building. - Any building is to be greater than 50m in length. - All hard stand and parking areas are to be screened from the road and from neighbouring properties by dense landscaping. Area between building and any road alignment (exclusive of driveways) is to be landscaped. - Adequate parking is to be provided and integrated in the development to allow ease of entry and exit for pedestrian and service vehicles to the building. - Noise levels are not to exceed 5db above the highest background levels; with other business or industrial activities are allowed. - All staff accommodation buildings must be oriented away from any industrial use, or shielded by screening, awnings or by vertical separation i.e. on another storey. - Residential density not to exceed overall site population density.⁵ - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.

⁵ Overall site density is 900 persons. This is to be calculated in accordance with the provisions of Council's Town Planning Scheme.

AMENDED DEVELOPMENT APPLICATION DECISION NOTICE

Development Number
359/89A

FOR AMENDED DEVELOPMENT APPLICATION DATED: 20th May 2003

To: Cardwell Properties Pty. Ltd.
C/- John Rowlands
Rowlands Surveys,
P.O. Box 7538
GARBUTT QLD 4814

Owner Details: Cardwell Properties Pty. Ltd.

LOCATION OF PROPOSED DEVELOPMENT:

Location: Tradewinds Drive Town/Area: Cardwell Boat Haven, Cardwell
Lot and Plan No: Part Lot 96 on SP139521, Parish of Ellerbeck

Nature of Proposed Development: Reconfiguration of a Lot <Amended Proposal - One Additional Lot>

Assessment Manager: Cardwell Shire Council

In respect of this proposed development you are informed that:

Nature of Development Permits	Not Applicable / Required	Preliminary Approval / Granted	Development Permit / Approval	Refused	No of Conditions
Making a Material Change of Use of Premises	N/A	N/A			
Carrying out Building Work	N/A	N/A			
Carrying out Plumbing or Drainage Work	N/A	N/A			
Carrying out Operational Work	N/A	N/A			
Reconfiguring a Lot	Required	N/A	12 June 2003		18
DEVELOPMENT APPROVAL		Granted	12 June 2003		18

No work can commence on this development unless all Development Permits have been obtained. The above table displays which development permits have been granted and those still required.

AMENDED DEVELOPMENT APPLICATION DECISION NOTICE

Development Number
359/99A

FOR AMENDED DEVELOPMENT APPLICATION DATED:- 20th May 2003

To: Cardwell Properties Pty. Ltd.
C/- John Rowlands
Rowlands Surveys,
P.O. Box 7538
GARBUTT QLD 4814

Owner Details: Cardwell Properties Pty. Ltd.

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Lot and Plan No: Part Lot 96 on SP139521, Parish of Ellerbeck

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In respect of this proposed development you are informed that:

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Making a Material Change of Use of Premises	N/A	N/A			
Carrying out Building Work	N/A	N/A			
Carrying out Plumbing or Drainage Work	N/A	N/A			
Carrying out Operational Work	N/A	N/A			
Reconfiguring a Lot	Required	N/A	12 June 2003		18
DEVELOPMENT APPROVAL		Granted	12 June 2003		18

No work can commence on this development unless all Development Permits have been obtained. The above table displays which development permits have been granted and those still required.

Decision Notice <D/A 359/99>

If there are submitters, any development permit or development permit with conditions does not operate until the periods specified in the Integrated Planning Act 1997 have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet(s).

Compliance with codes for self assessable development (if applicable)

The applicant may need to comply with the following codes for self assessable development related to the development approved:

N/A

Properly made submissions (for applications subject to Impact Assessment only)

Were any properly made submissions made about the application? No

ASSESSMENT MANAGER'S CONDITIONS

RECONFIGURATION CONDITIONS:

1. That the development be undertaken in accordance with the application, documentation, plans numbered 40790-11, prepared for Cardwell Properties Pty, Ltd. by Rowlands Surveys Pty, Ltd., as accepted on 7th October 1999, and an amended proposal and layout (Drawing No. 41139/21) received on 20th May, 2003, all relating to the Development Application No. 359/99, excepting where varied by the following conditions.
2. The applicant will at all times comply with the Cardwell Boat Haven Environmental Management Plan dated 5 July 2000 as approved by the Environmental Protection Agency on 4 August 2000.
3. The reconfiguration of a lot proposal authorised by this development permit must be completed and the Plan of Subdivision lodged with the Council for approval within 24 months of the date of this Decision Notification or if the reconfiguration requires operational works - within 24 months after the development permit for operational works takes effect, in accordance with Section 3.7.2 of the Integrated Planning Act 1997, or this approval lapses and ceases to have any effect as soon as the foregoing expires.
4. Prior to the submission of the plan of survey, the applicant must provide documentary evidence to the Council that, in respect of the land the subject of the plan of survey, any rates, charges or expenses levied by the Council over the land under any Act are not outstanding at the time of submission of that plan.
5. All provisions of the Council's Local Laws regarding the subdivision of land must be strictly complied with.
6. The applicant is to furnish the Council with a certificate from a licensed surveyor that the works required to be undertaken by the applicant under these conditions have been completed as at the date the plan of survey is lodged with the Council for signing.
7. The applicant is to furnish the Council with a certificate from a licensed surveyor that as of the date on which the plan of survey is lodged with the Council for signing, existing Permanent Survey Marks have been properly reinstated wherever necessary and that all Permanent Survey Marks are, at that time, in their correct position as shown on the plan of survey.
8. The applicant is to produce documentary evidence that an agreement has been entered into with Ergon Energy for underground electricity services associated with the subdivision (including street lighting sufficient to illuminate the road frontage of each new allotment) before the plan of survey will be sealed by Council.

Division Notice <D/A 369/99>

Each of the allotments created by the subdivision must be serviced by a dedicated public road; or by a private road which is subject to a registered easement enabling:-

- (i) permanent and unimpeded rights of access to each allotment by the owners of the individual allotments and their invitees; and
- (ii) permanent and unimpeded rights of access to all water, sewerage, electricity, telephone and other services and utilities by the service providers for installation, maintenance, repair or any other reasonable purposes.

Internal roads shall be constructed to Urban standard and shall include kerbing and channeling, pavement, bitumen widening and stormwater drainage, as necessary.

Provision of Water Supply reticulation including all necessary hydrants and valves, meters and connection to each new lot. These are to be designed and constructed in accordance with Council's Guidelines for Subdividers.

The reticulated water supply servicing the subdivision will be connected to Council's water supply scheme at a point approved by the Director, Engineering Services.

The applicant will contribute towards the cost of water headworks at the rate prevailing at the time when payment is made, and the contribution will be of one unit for each new allotment created by the subdivision in accordance with Local Planning Policy No. 96/PP(1).

The reticulated sewerage system will be subject to design plans and specifications which must be prepared by a registered professional engineer and approved by the Council.

The reticulated sewerage system will be designed and provided, including any necessary manholes, pumps, wells etc. in a manner which will allow the reticulated sewerage system to be connected to a package treatment plant or other sewerage treatment plant required for the treatment of sewerage generated by the overall development site.

The applicant will satisfy the Director, Engineering Services that a lawful point of discharge can be obtained for the stormwater discharge.

All allotments will be filled and drained to the requirements and satisfaction of the Director, Engineering Services.

Council will require that in any building development on the new allotments, the building foundations are designed by a Professional Structural Engineer, and will be subject to soil test investigations on actual conditions at the building location.

CONCURRENCE AGENCY CONDITIONS

N/A

CONCURRENCE AGENCY ADDRESS

N/A

APPEAL RIGHTS:

In accordance with Section 3.5.15(2)(j) of the Integrated Planning Act 1997, the rights of appeal for the applicant and any submitters are attached to this Notice.

Date of Decision: 12th June 2003

Concurrence Agency

Signed:

Council Chief Executive Officer or delegate

Issue Date: 16th June 2003

Private Certifier

Local Government (Planning and Environment) Act 1990 (repealed)
and
Integrated Planning Act 1997

**PLANNING SCHEME (APPROVAL IN PART OF AMENDMENTS)
ORDER (NO. 15) 2000**

Short Title

1. This Order in Council may be cited as the *Planning Scheme (Approval in Part of Amendments) Order (No. 15) 2000*.

Commencement

2. This Order in Council commences on 14 April 2000.

Approval of Amendments of Planning Scheme

3. Approval is given to the amendments of the planning schemes that are specified in the Schedule.

THE SCHEDULE

Planning Scheme	Date of Notification of Approval of Planning Scheme	Description of Land Rezoned	Zone from which said Land excluded and Zoning Maps Affected	Zone in which said Land Included and Zoning Maps Affected
The Town Planning Scheme for the Shire of Cardwell	16 May 1997	Part of Lot 3 on C.P. 889261 and Lots 1, 2 and 3 on S.P. 105672, parish of Ellerbeck, county of Cardwell	Natural Resource Protection Zone and Agriculture Zone as shown on Scheme Map 21	Special Facilities (Plan of Development) Zone as shown on Scheme Map 21/4

The conditions of approval of the rezoning application as approved by the Cardwell Shire Council at a meeting of the Planning and Health Committee held on 27 May 1999 are amended in part by the Governor in Council by:

- (A) In conditions 1, 2, and 3 deleting the phrase: "Plan of Development dated 16 April 1999, Reference Number Oys270599RZSP"; replacing with the phrase: "Plan of Development dated 23 March 2000";
- (B) Deleting condition 4; replacing with:
- "4(a) Prior to any development, construction, earthworks or site preparation, an Environmental Management Plan shall be prepared for the disposal of sewage, disposal of refuse, disposal of stormwater, insect management, and management of acid sulfate soils. The Environmental Management Plan shall be prepared in accordance with the following guidelines:
- (i) Disposal of sewage:
- o Sewage Management Plan (approved by the EPA 30 November 1998) and Development Permit (approved by the EPA 9 November 1999);
 - o septic tanks will not be permitted on the subject land;
 - o sewage flow from both the development site and the subject land will be used to determine the connected population of 200 BP as described in the Development Permit;

PLAN OF DEVELOPMENT - 23 MARCH 2000

PRECINCT	PERMITTED USES <small>Footnote 1 applies</small>	PERFORMANCE CRITERIA <small>Footnote 2 applies</small>
1	<ul style="list-style-type: none"> o Dwelling Houses o Multiple Dwellings 	<ul style="list-style-type: none"> - Residential density not to exceed overall site density. <small>Footnote 2 applies</small> - Height of buildings as per Deed of Agreement as amended - dated 22 August 1996. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.
2	<ul style="list-style-type: none"> o Ancillary Resort facilities including but not limited to: <ul style="list-style-type: none"> - Carparking - Housekeeping - Stores - Guests arrival and departure services and infrastructure - Landscaping and recreation facilities - Access to resort and all other precincts and Lot 3 on CP889361 	<ul style="list-style-type: none"> - Height of buildings and structures as per Conformed Deed. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.
3	<ul style="list-style-type: none"> o Creek diversion o Public boat ramp o Public car and trailer parking area o Base for emergency facilities eg. volunteer coast guard, water police, etc. and services o Aquatic sports club o Access to resort, all other precincts and Lot 3 on CP889361 	<ul style="list-style-type: none"> - A minimum of 45 car/trailer parking spaces and overflow for 55 spaces to be provided. <small>Footnote 3 applies</small> - 3,200 m² to be dedicated to Cardwell Shire Council. <small>Footnote 4 applies</small> - Height of buildings and structures as per Deed of Agreement as amended dated 22 August 1996. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.

1 All development not identified as a permitted use in the Plan of Development is a prohibited use under Cardwell Shire Council's Planning Scheme.
 2 Maximum site density for the whole of the rezoned area is not to exceed 300 persons. This is to be calculated in accordance with the provisions of Council's water rating schedule.
 3,4 These criteria have been actioned to the satisfaction of the Cardwell Shire Council.

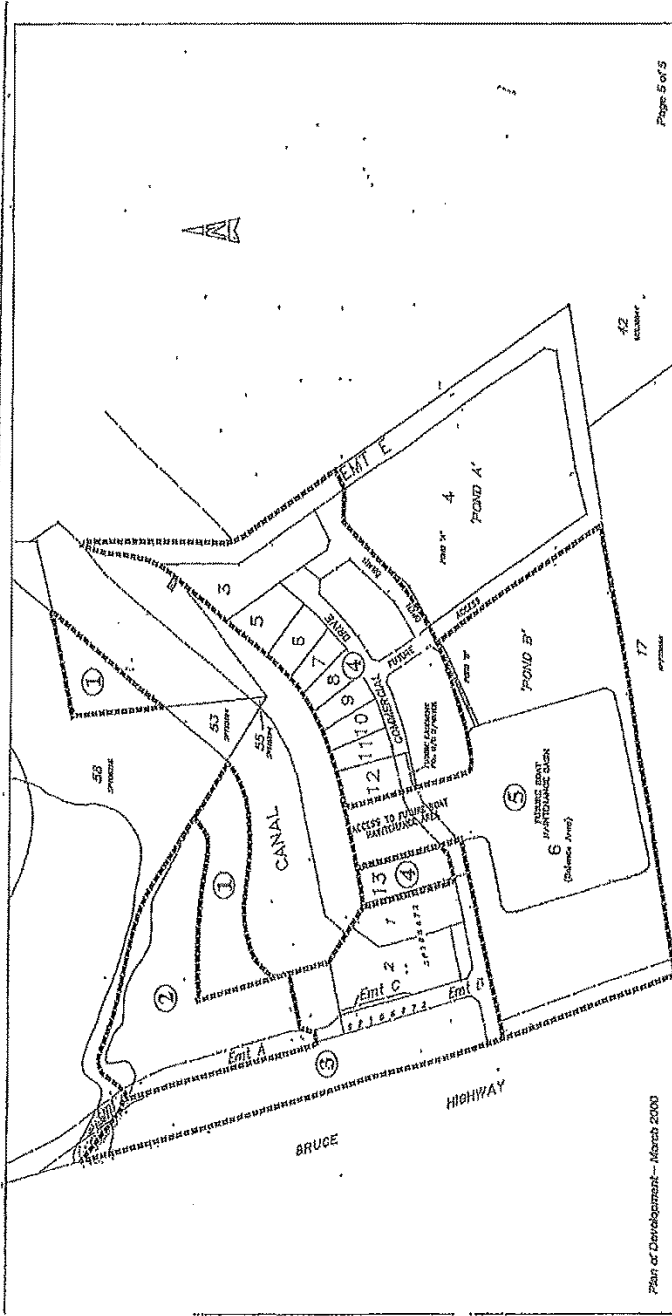
PRECINCT	PERMITTED USES <small>Footnote 1 applies</small>	PERFORMANCE CRITERIA <small>Footnote 2 applies</small>
4	<ul style="list-style-type: none"> • Accommodation units • Dwelling houses • Multiple dwellings • Staff accommodation • Waterfront light industry and commercial marina uses and activities having a direct nexus with the waterfront and marine environment. <small>Footnote 5 applies</small> • Canal and waterway • Access to resort and all other precincts and to Lot 3 on CP889261 	<ul style="list-style-type: none"> - Residential density not to exceed overall site density as amended dated 22 August 1996. - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme and the following principles: <ul style="list-style-type: none"> > The precinct will facilitate mixed residential and marine-related business uses. A dwelling may be developed prior to or independent of a marine-related business on any site. A business, however must attach to or be developed in conjunction with a dwelling. > All development must comply with Cardwell Shire Council industrial development standards. > All development must provide a residential elevation to the canal, to complement residential uses opposite (as shown in sketch A). > Floating pontoons and haul out boat ramps are permitted for each development site. Haul out boat ramps should be in close proximity to a side boundary alignment. > Residential use must be located adjoining the canal, as shown in sketch A, and clarified by sketch B. <div data-bbox="622 369 941 683" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> </div>

⁵ Some uses of this type may be subject to approval pursuant to the *Environmental Protection Regulation 1998*

PRECINCT	PERMITTED USES	PERFORMANCE CRITERIA
<p>4 (Cont'd)</p>		<div data-bbox="391 481 662 974"> <p>B. UNACCEPTABLE</p> </div> <p data-bbox="686 347 782 1142"> > That part of precinct 4 adjoining the public boat ramp is the preferred location for a boat refuelling use and sewage pumpout station. Variations to these principles will be permitted in recognition of its dual water frontage, and the special needs of such a facility. </p> <p data-bbox="805 884 829 1142"> > Acceptable Solution: </p> <div data-bbox="805 481 1085 828"> </div>

PRECINCT	PERMITTED USES <small>Footnote 1 applies</small>	PERFORMANCE CRITERIA
5	<ul style="list-style-type: none"> • Waterfront industrial and waterfront light industry uses and activities having a direct nexus with the waterfront and marine environment. <small>Footnote 3 applies</small> • Canal and waterway • Staff accommodation • Access to resort and all other precincts and to Lot 3 on CP889261 	<ul style="list-style-type: none"> - All boat building and fabrication works to be conducted within a building. - All development to achieve a high standard of visual amenity. No façade of any building is to be greater than 50m in length. - All hard stand and parking areas are to be screened from the road and from neighbouring properties by dense landscaping. Area between building and any road alignment (exclusive of driveways) is to be landscaped. - Adequate parking is to be provided and integrated in the development to allow ease of entry and exit for pedestrian and service vehicles to the building. - Noise levels are not to exceed 5db above the highest background levels. - No noticeable odour emissions, vibrations or radiation likely to interfere with other business or industrial activities are allowed. - All staff accommodation buildings must be oriented away from any industrial uses; or shielded by screening, awnings or by vertical separation i.e. on another storey. - Residential density not to exceed overall site population density. <small>Footnote 2 applies</small> - Site performance standards to be in accordance with the provisions of the Cardwell Shire Planning Scheme.

For the purposes of this Plan of Development, "Waterfront Light Industry" means low impact service activities supporting a marina; all activities being of a nature that necessitates a waterfront location. "Waterfront Industry" means medium impact manufacturing and processing activities supporting a marina; all activities being of a nature that necessitates a waterfront location. "Commercial Marina Activities" are retailing, business, service and administrative activities associated with a marina.



Page 5 of 5

NOTES: All notes and specifications are approximate only and are subject to survey.

NO.	DATE	DESCRIPTION
1	12/11/00	ISSUED FOR PERMIT
2	12/11/00	ISSUED FOR PERMIT
3	12/11/00	ISSUED FOR PERMIT
4	12/11/00	ISSUED FOR PERMIT
5	12/11/00	ISSUED FOR PERMIT
6	12/11/00	ISSUED FOR PERMIT
7	12/11/00	ISSUED FOR PERMIT
8	12/11/00	ISSUED FOR PERMIT
9	12/11/00	ISSUED FOR PERMIT
10	12/11/00	ISSUED FOR PERMIT
11	12/11/00	ISSUED FOR PERMIT
12	12/11/00	ISSUED FOR PERMIT
13	12/11/00	ISSUED FOR PERMIT
14	12/11/00	ISSUED FOR PERMIT
15	12/11/00	ISSUED FOR PERMIT

LEVEL DRAINAGE AND DRAINAGE NOT SHOWN

DATE: 12/11/00

SCALE: 1" = 100'

PROJECT NO: 40790-048

DATE: 12/11/00

SCALE: 1" = 100'

PROJECT NO: 40790-048

BOYLANDS SERVICES CITY LTD
 CONSULTING ENGINEERS & ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BRITISH COLUMBIA, CANADA V6H 2G6
 TEL: 604-273-7777 FAX: 604-273-7778

CARDWELL PROPERTIES P/L
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BRITISH COLUMBIA, CANADA V6H 2G6
 TEL: 604-273-7777 FAX: 604-273-7778