



Frequently Asked Questions

How big is the site and how much of it will be developed?

The entire site is 303.3 hectares. A total of 139.5ha will be donated to the Noosa National Park as part of the Biodiversity Development Offset Area (BDOA) declaration in February 2012, which was designed by the State Government.

Urban development will be restricted to 35% of the retained land (that is 19% of the entire landholding) and will be made up of approximately 876 dwellings in a mix of typical housing allotments, some apartments, retirement living dwellings, aged care units and townhouses and a boutique retail precinct to cater for residents and visitors alike.

More than 80% of the site will be retained as green open space.

What is a Biodiversity Development Offset Area (BDOA)?

The BDOA principle was developed by the State Government as an initiative to protect medium and high quality koala habitat to ensure a long term benefit is created. In Noosa, in particular, the koala population is declining. Under the proposal for Noosa on Weyba, 139.5 ha of land surrounding Eenie Creek will be donated to expand the existing Noosa National Park. The donation, valued at \$18.6m, will link the main National Park with an isolated section of Park next to Lake Weyba and also the Noosa Wildlife Refuge to the south.

Noosa on Weyba is the first, and currently only, BDOA approved project in Queensland.

What impact will the development have on Lake Weyba?

There will be no impact on Lake Weyba. A 40 metre vegetation buffer, which maintains and enhances existing vegetation, will be established. No buildings will be built within 60 metres of the shoreline.

Noosa on Weyba will be a world's best practice community advocating triple bottom line sustainability - environmental, social and economic. The proposed stormwater capture and reuse system, which will contain 100% of all roof water, will prevent any impact on Lake Weyba.

Also, because the project will be connected to town sewer, there will be no risk of septic system contamination of the lake.

Won't it be an eyesore from the lake?

No. Architectural covenants will ensure dwellings 60 metres from the lake (the closest) and all other dwellings will share an attractive appearance, which complements the neighbouring environment. All development will be controlled by strict building covenants designed to complement the environment. All dwellings within 250m of the shoreline will be 1-2 storeys.

How tall will the tallest buildings be?

There will be a maximum of 50 residential apartments in the community. Apartment and aged care buildings will be a maximum of three storeys and set back a minimum of 250m from the lake edge, largely out of view from the lake.

There are koalas in the area, how will they be looked after?

Noosa on Weyba will have a Community Title Scheme (CTS). Noosa on Weyba's Body Corporate laws will create a Koala Management Plan for the village and its immediate surrounds. The plan will include, but not be limited to,

- protection and revegetation of identified koala habitats;
- fostering community awareness of habitat areas;
- banning dog breeds which are identified as threats to koalas;
- strictly policed controls over the ownership of pets;
- and low-speed road designs to reduce vehicular strikes; and.

Noosa on Weyba's residents will pay for the measures as a levy within the CTS.

The senior management of the Noosa on Weyba project team was involved in the development of the world recognised Koala Beach community in Northern New South Wales, which successfully blended urban development of 500 dwellings within 370ha of core koala habitat.

Esteemed koala experts have been engaged to provide recommendations for creating a 'net benefit' for koalas and their habitats in and around Noosa on Weyba that will be embedded into the Body Corporate By Laws.

What about other animals?

Noosa on Weyba's project team has extensive experience in blending urban development with sensitive environments.

Koalas are a sensitive species. The project team has learned from their personal involvement on similar projects that measures which protect and enrich environments for koalas extend to benefit all animals.

For instance, Noosa on Weyba will establish corridors and fencing enabling koalas to safely move around the site. However, the corridors will enable all animals, such as kangaroos, to safely move between the Noosa National Park, parkland reserves and nature refuges.

Further, it is proposed that Noosa on Weyba will apply to the State Government for the project to become a Wildlife Refuge the same as has occurred with the adjoining Eumarella Shores development.

How will pets be managed?

The Body Corporate will register all cats and dogs and check their ownership on an annual basis. Village bylaws will ban cats from venturing outside private property and dogs must be kept in fenced areas or on leashes in public areas outside of dwellings (except inside fenced dog parks that will be provided in the Noosa on Weyba landscape for exercise purposes).

Will there be in-ground septic systems?

No. Noosa on Weyba's engineers have worked with UnityWater to guarantee the existing town water and wastewater network can accommodate the future village with some system augmentation.

Will only residents be allowed near the lake?

No. For the first time, the wider community will be able to walk, jog or cycle along a section of shoreline that is currently under private ownership. Providing access to waterways is a directive of the Queensland Coastal Plan and an initiative wholly supported by the Noosa on Weyba project team.

Will there be shops in Noosa on Weyba?

A convenience store and cafe/deli will be situated at the 'gateway' of the expanded Noosa National Park, 250m back from the lake edge. Visitors will be able to grab a sandwich, a bottle of water or have a coffee at the cafe before exploring the Park. There will not be a supermarket, but there will likely be a small convenience store component to service the residents.

How will traffic be catered for?

Roads will meander throughout Noosa on Weyba, restricting speeds by road design and signage to below 40kmph to protect the wildlife. The entry and exit from Noosa on Weyba will be via a newly proposed roundabout on Walter Hay Drive. Slowing traffic to 60km/hr at the new Walter Hay Drive roundabout will improve safety, reduce road noise to existing residents and help minimise wildlife road kill.

An extensive network of bicycle trails and pathways throughout the community linked to the existing Noosa cycleway system will encourage healthy ways to travel while reducing cars on the roads.

Who are the team behind this project?

The project team behind Noosa on Weyba is led by Development Director Steve MacRae who delivered the world-renowned Koala Beach development in northern NSW, which successfully blended 500 homes within 370ha of core koala habitat and has been internationally recognised as a leading case study. The Koala Beach project was recognised as advocating 'World's Best Practice' design standards by the Smithsonian Institute.

Steve has applied many of his learnings from Koala Beach to the Noosa on Weyba proposal.

Steve is supported by a team of internationally recognised environmental experts, including pre-eminent koala expert Dr Frank Carrick, previously Professor of Zoology at Queensland University to refine koala plans and recommend enhancements for the environment.

The joint applicants for the project have been landowners in Noosa since 1969 and 2005 respectively, so they understand the area very well and appreciate its unique nature.