



"Noosa on Weyba is unlikely to result in a net negative impact on the local koala population and, on the contrary, it is likely to produce some modest but worthwhile benefits."

Dr Frank Carrick AM

KOALA EXPERT ENDORSES PROJECT

One of Queensland's key experts and authorities on koalas, Dr Frank Carrick AM, has stated the project will benefit the region's declining species.

Dr Carrick independently carried out an initial site inspection of Noosa on Weyba's plans and is of the view the proposal follows the key principles of Ecologically Sustainable Development and that the community could deliver 'worthwhile benefits' for koalas through appropriate planning.

Dr Carrick, Head of the University of Queensland's koala program, will work with the team to make sure koala protection initiatives within Noosa on Weyba complement the benefits created by the expanded National Park, immediately to the north.

"I have reviewed the draft ecological documents for Noosa on Weyba and inspected the site," Dr Carrick said.

"I'm working with Noosa on Weyba's project team to ensure the final documents, including the Koala Management Plan, achieve the best possible outcome for the species in the area."

The draft Koala Management Plan for Noosa on Weyba lists a suite of initiatives to address koalas and other fauna, including:

- measures to prevent pool drownings;
- restrictions on dogs breeds and control of pets;
- road designs which reduce vehicular strike.

In addition, a Biodiversity Levy will be proposed for the Community Management Statement and administered by the Body Corporate. The levy, paid by residents, will contribute toward koala fencing on Walter Hay Drive, community awareness, habitat conservation and connectivity.

Dr Carrick said the levy would enable proper monitoring of the effectiveness of the proposed koala conservation measures and help understand key parameters of koala populations in the region - such as diet, carrying capacity and home range - which are currently unknown.



Actual scaled perspective from Lake Weyba

FAST FACTS ABOUT NOOSA ON WEYBA

- Noosa on Weyba will set a new benchmark in environmentally sensitive design and deliver a diverse mix of homes.
- Working with the natural bush settings, the village will only account for 19% of the total 303 hectare site. More than 80% of the site will be retained for green open space.
- Noosa on Weyba will respect and enhance Lake Weyba and the surrounding environment.
- Forty metres of revegetated bushland will create a buffer between the project and Lake Weyba's shoreline. No homes will be built within 60 metres of the shoreline.
- Most of the proposed community will be built on vacant land, which was cleared years ago for farming purposes.
- As part of the project, the team will donate 139.5 hectares of land – valued at \$18.6 million – to increase parts of the Eenie Creek section of Noosa National Park by 87% and link together koala corridors.
- Noosa on Weyba will create a continuous link between the current Noosa National Park and wildlife refuges.
- Building covenants will ensure homes complement surroundings to reduce visual impact.
- The project will create more than 2,000 jobs for construction and development professionals and inject more than \$250 million into the local economy.
- Residents will access Noosa on Weyba via a new roundabout on Walter Hay Drive. The village's internal road system will be low-key, resembling interconnected driveways.
- Noosa on Weyba is Queensland's first Biodiversity Development Offset Area (BDOA) project declared by the State Government.



Community Update

THE REAL STORY | NOVEMBER 2012



SETTING A NEW BENCHMARK FOR NOOSA

Noosa on Weyba is a new proposed master planned community, which will set a new benchmark in successfully blending environmentally sensitive urban design with natural landscapes.

Located south of Noosa Civic and partly adjacent to Lake Weyba, the innovative village will only account for 19% of the total 303 hectare site and will retain more than 80% of green open space.

Working with the surrounding natural settings, the proposed master planned community includes;

- a range of diverse lifestyle options
- around 876 homes varying in size, ranging from 300m²-600m²
- aged care and retirement living
- boutique retail precinct including a tea house, which will become the gateway to the expanded Noosa National Park.

Enhancing and respecting Lake Weyba

Noosa on Weyba will respect and enhance Lake Weyba and the surrounding bushland.

Forty metres of revegetated bushland will create a buffer along Lake Weyba's shoreline. Most of the proposed community will be built on vacant land, which was cleared years ago for farming purposes (see overleaf).

Noosa on Weyba will adopt a Community Title Scheme where residents will not only contribute to the upkeep of parks and gardens; they will also contribute to environmental protection measures to the immediate surrounds.

Other key components include;

- A walkway will provide the public direct access to green open space, which is currently off limits to the community.
- No homes will be built within 60 metres of the shoreline. Strict building covenants will be put in place to ensure homes complement surroundings and reduce visual impact.
- Three storey apartment buildings will be set back approximately 250m from the lake, largely out of sight.
- The stormwater system will use World's Best Practice principles and remove the chance of run-off filtering into the lake.
- No in-ground septic systems.
- Low-speed roads - narrow, like driveways - will reduce tree clearing.

Job creation and economic injection

From construction to completion, Noosa on Weyba will offer a variety of job prospects for local residents. The village will take approximately eight years to build, during which time it will:

- create more than 2,000 jobs for construction and development professionals
- inject more than \$250 million into the local economy

Once completed, more than 300 positions will be required to service the onsite facilities, including the aged care facility.

Smart infrastructure

Noosa on Weyba will establish low impact infrastructure to service its future community. Residents will access Noosa on Weyba via a new roundabout on Walter Hay Drive. The village's internal road system will be low-key, resembling interconnected driveways.

Cycling and walking will be strongly encouraged through an extensive network of pathways. The proposed path will allow the wider community to be able to cycle from Walter Hay Drive to a section of Lake Weyba currently only accessed via a dirt track.

The team

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.

Mr MacRae 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 (see back page for more information about Dr Carrick).

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

The project will be lodged with Sunshine Coast Regional Council by Christmas 2012.

FOR MORE INFORMATION

We encourage the community to find out more about the facts of Noosa on Weyba at www.noosaonweyba.com.au or for more information email us at info@noosaonweyba.com.au.



NOV1053

Expansion of Noosa National Park

BEFORE



AFTER



DONATING LAND TO NOOSA NATIONAL PARK

In February this year, Noosa on Weyba was declared Queensland's first Biodiversity Development Offset Area (BDOA) project declared by the State Government.

As part of the project, the team will donate 139.5 hectares of land – valued at \$18.6 million – to increase parts of the Enie Creek section of Noosa National Park by 87% and cohesively link koala corridors together.

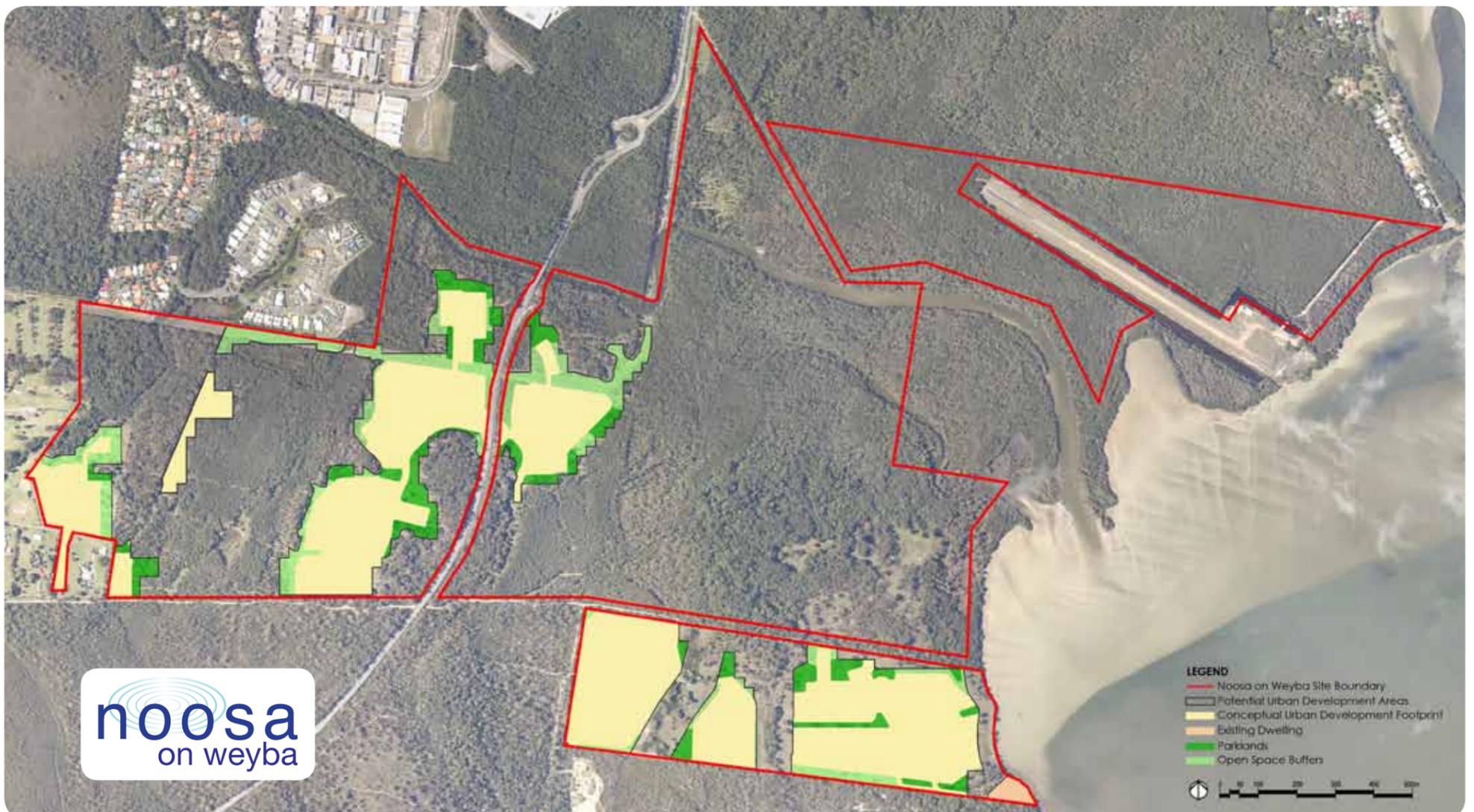
State Government mapping marked the dedicated land as containing koala habitats.

The donation of land protects in perpetuity important habitats for Noosa's dwindling koala population. It will create a continuous link between the current Noosa National Park and wildlife refuges.

The BDOA legislation was introduced to increase the amount of State-owned land of benefit to the dwindling koala populations across Queensland.



CONCEPT URBAN FOOTPRINT PLAN



Urban village - only 19% of 303 hectare site