



Fast Facts

- The current draft Master Plan proposes less than 850 dwellings in a mixture of retirement cottages, aged care living, apartments and residential lots (standard, premium and environmental amenity)
- The urban footprint is restricted to 34 per cent of developable land (18 per cent of the current total landholding)
- 139.5 hectares of the site surrounding Eenie Creek will be transferred to the community at no cost for the expansion of Noosa National Park
- Cycle ways and paths will open up the western shore of Lake Weyba to the broader community while Tidswell Road will be upgraded and sealed to provide safe vehicle, cycle and walkway access from Walter Hay Drive and Noosa-Eumundi Road
- A Koala Protection Plan will be embedded within the Community Title Scheme ensuring residents contribute to the long term management and preservation of koala habitats within and neighbouring Noosa on Weyba
- The community will be developed over eight years, creating 2023 jobs through construction and off-site services

The Community

Noosa on Weyba is a proposed master planned community partly adjacent to Lake Weyba's western shore and south of the Noosa Civic Shopping Centre.

Noosa on Weyba is proposed for a landholding bordered by an expanded Noosa National Park in the north; Eumarella Shores in the south; Lake Weyba at the east; and the Noosa 9 hole Golf Course to the west, straddling Walter Hay Drive. Despite the size of the property, the urban development footprint has been restricted to 34 per cent of developable land (18 per cent of the current total landholding).

The current draft Master Plan has a yield of less than 850 dwellings across diverse offerings, including:

- retirement cottages;
- retirement apartments;
- residential lots in various sizes and perspectives (standard, premium and environmental amenity);
- apartments (a mixture of one, two and three bedroom apartments);
- townhouses;
- 600m² of boutique tea house and convenience outlets.

Importantly, the planning team has designed Noosa on Weyba to suit the range of affordabilities needed to service the current and future Sunshine Coast community.

The team behind the planning for Noosa on Weyba will apply for the development to be recognised as implementing triple bottom-line sustainability – environmental, social and economic – by the internationally recognised EC3 Green Globe organisation. If successful, Noosa on Weyba will be the project team's third EC3 Green Globe recognised development.

The current draft Master Plan, if approved, will replace the current approval for an Eco-resort development on the shores of Lake Weyba and a residential development application currently under negotiation on the land west of Walter Hay Drive.

The Environment

Noosa on Weyba is not a conventional master planned community. The proposed development is Queensland's first approved Biodiversity Development Offset Area (BDOA) project and will embed a Koala Protection Plan within its Community Title structure.

In February this year, Noosa on Weyba was granted a BDOA approval by the Minister for Planning which means the landholder will transfer 139.5 hectares of property on the western side of Lake Weyba, abutting Eenie Creek National Park, to the community at no cost. Transfer of this land will link currently separated and isolated sections of Noosa National Park and strengthen the link with the Noosa Wildlife Refuge to the south of the site.

As part of the BDOA declaration, the proponent has the opportunity and requirement to submit a development application over areas suitable for development within the remainder of their landholding. The application must be made by February 2013 as part of the BDOA conditions. Sunshine Coast Regional Council will assess the application on its merits.

The site is being assessed and the project accordingly designed by a world class team of consultants highly experienced in environmentally sensitive development.



Steve MacRae
Development
Services

Partner in the award winning
Koala Beach project



Internationally renowned
master plan architects



International experts
in environmental and
ecological sustainability



National experts
in environmental
water management.



As part of the proposed Body Corporate by-laws, future residents of Noosa on Weyba will sponsor preservation and protection activities for identified koala habitats. In addition to the transfer of land to Noosa National Park, there will also be a range of innovative measures to foster the local koala populations:

- recognised koala bushland habitat will be mostly retained and the minimal amount cleared will be offset by compensatory planting in the new National Park;
- linkages will be maintained between areas of bushland and habitat;
- a Biodiversity Management Strategy (BMS) will be developed to ensure habitat and linked bushland is preserved and enhanced for biodiversity values;
- internal roads will be sign-posted, narrow in design, host 20km/hr limits and fenced throughout habitat areas to minimise vehicular strike;
- koala fencing will be completed by the project on both sections of Walter Hay Drive from the Eumarella Road roundabout to Noosa on Weyba's northern boundary;
- dog breeds recognised as threats to koalas will be banned.

Approved breeds will be appropriately fenced, leashed while walking and registered with the Body Corporate;

- dogs will only be allowed "off leash" in designated fenced dog parks;
- cats will be registered with the Body Corporate and contained to private property;
- pools will be designed and / or accessorised to prevent koalas drowning.

International socio economic evaluation company RPS said the expansion of Noosa National Park will:

- contribute to the Queensland Government's Toward Q2: Tomorrow's Queensland Green target acquisition goal of increasing the area of national park to 7.5% of the State by 2020;
- align with the Government's Q2 target for an increase in 'green space' areas and contribute to the delivery of the Queensland Government's Koala Response Strategy and its focus on habitat restoration;
- provide a strategic link between Noosa National Park and the Weyba Nature Refuge facilitating State level protection over a functioning koala corridor currently under threat.

Failure to protect and manage the land now will see threatening processes gradually erode the high koala and other biodiversity values the land currently supports.

The Economy

Noosa on Weyba will create hundreds of jobs during its eight year construction program and hundreds more during its ongoing operation.

It is estimated that 2023 jobs will be created during the construction period contributing approximately \$250 million into the local economy.

Of the 'delivery phase' positions, approximately 886 positions across the gamut of trades will be created on-site while 1137 positions will be required off-site.

At completion, there will be 157 positions created on-site at Noosa on Weyba to service needs in Body Corporate and environmental management, aged care, 600 square metres of retail space and home-based businesses.

In addition, there will be 171 off-site positions created primarily within retail, education and service sectors.

Also, when completed, Noosa on Weyba will generate a household retail spend in the shire of \$22.6mil per annum, and it will inject \$661,000 of additional annual rates income into council coffers.

RPS believes expansion of the Noosa National Park will contribute to:

- a potential increase of 88,116 visitor nights in the Noosa District;
- a potential increase of \$11.8 million in tourism expenditure in the Noosa District, to benefit dining and accommodation providers;
- the equivalent of 19 jobs;
- environmental value in the vicinity of \$18.6 million (estimated cost of acquisition).

Infrastructure

Noosa on Weyba will introduce a network of bicycle and pedestrian paths, providing an alternative mode of transport throughout the community and expanding the existing network of Noosa cycleways.

Paths adjacent to Lake Weyba will provide the community with formal access to the lake's western shoreline for the first time.

Local roads will be designed to meander throughout the master planned community, restricting the speed of motorists which in turn improves safety for residents and neighbouring fauna.

A roundabout will be installed on Walter Hay Drive for access to the community, while on-road and off road bike lanes will provide access from the arterial roads to the lake's edge. Tidswell Road will be sealed with bicycle lanes incorporated on verges which will allow public lake access from Noosa-Eumundi Road to the lake.

The project will utilise Sunshine Coast Regional Council's existing town water and sewer networks while some augmentation of these systems may be required.