

The real facts speak for themselves, say Noosa on Weyba team

THE team behind one of the region's most talked about projects, Noosa on Weyba, says the facts speak for themselves and local residents should make a decision based on the correct information rather than incorrect rumours.

Noosa on Weyba development director Steve MacRae said it saddens him to hear how much rumour and scare mongering certain residents and key figures within the community are spreading for their own personal reasons.

"The fact is when we held an information session at our house on site, the local residents who attended were, and are still, supportive of the project and often contact us for updates," he said.

"Unfortunately, some individuals and groups, who had already decided against our project, have rejected our repeated offers to meet and discuss the project in detail.

"Many of their brochures and news stories state absolutely incorrect figures and images, which we've tried to correct a number of times with no success.

"I was even told recently that our project was going to have 2,000 homes right on the lake edge, which is simply not true. In fact, it's only 17 houses set back from the lake's edge a minimum of 60 metres."

Mr MacRae said the proposed community includes 876 dwellings

across the whole site spread over 58 hectares, with 56 per cent of the dwellings in Sunshine Coast Regional Council and 44 per cent of the dwellings will be Noosa Shire Council.

"Water and sewerage of the project are through Unitywater, not Council. All of the 17 dwellings on the waterfront will be in Sunshine Coast Regional Council, not in Noosa," he said.

"No homes will be built within 60 metres of the shoreline and we'll have strict building covenants in place to ensure homes complement the natural surroundings and reduce visual impact to our neighbours."

Mr MacRae also wanted to use the opportunity to correct a few myths about the development on the shoreline.

"Our project will protect and improve the water quality of the lake by diverting run-off into the lake to the rear of the property and natural vegetation filters," he said. "The project will improve koala habitats by completing and maintaining the koala fence along the Motorway.

"Protection and enhancement of the environment has been our number one priority on this project. We believe this would be a better use of the land rather than using it under its existing rural zoning, which allows livestock and fertilisers to further pollute the lake.



Scaled perspective from Lake Weyba showing how it will actually look with Noosa on Weyba's proposed development

"The proposed master planned community will be built on open rural land, which was cleared years ago for farming purposes.

"Why would we want to destroy the area that we respect so much and, is the key feature of this new community?"

Mr MacRae said locals, who have lived in the area for several generations, have spoken to him of their frustration of how 'shut off' Noosa has become by not providing new job sources or a range of housing options that the larger population of Noosa need.

"Our project will create more than

2,000 local jobs during construction, and once completed will create more than 300 permanent positions for various ages and skill bases," he said. "The project will inject more than \$250 million into the local economy, plus another \$250 million when the future house building on the project is considered."

The community master plan will only account for 19% of the total 303.3 hectare site and it will retain more than 245 hectares of green open space.

The proposed plan includes around 876 homes varying in size and prices, including much-needed

aged care and retirement and a boutique retail precinct with a tea house, which will be open to the public and will become the gateway to the expanded Noosa National Park.

Thanks to Queensland's first and only Biodiversity Development Offset Area declaration by the Minister for Planning, Noosa on Weyba will gift 139.5 hectares of additional Noosa National Park on the north-west shore of Lake Weyba and expand this section of the Eenie Creek National Park by 87%.

For more information and the real facts about the project visit www.noosaonweyba.com.au.