

# New master plan provides long-term community benefits

THE team behind Noosa on Weyba already has approvals to develop the site.

However, Noosa on Weyba development director Steve MacRae said following years of consultation the team decided to create a new comprehensive master plan over the entire site using latest technology principles.

“We already have approvals to develop approximately 45 hectares of the land,” Mr MacRae said

The existing approvals over the site include 48 villas (24 dual key health spa villas), 53 rural residential lots, a caretaker’s cottage and a tennis court, swimming pool and a health spa – available only to residents.

“We realised this wasn’t the ideal scenario for the site,” Mr MacRae said. “We created a master plan over the whole site so we could integrate with the existing community and also provide long-term benefits to the wider community through the environment, jobs and diversity in housing.

“We feel our new concept master plan, currently before Council, exceeds this goal.”

The proposed master plan will only account for around 57 hectares of the total 303.3 hectare site and it will retain more than 240 hectares

of green open space.

The proposed plan includes around 876 homes varying in size, types 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.

The new concept master plan includes Queensland’s first and only Biodiversity Development Offset Area (BDOA) declaration by the Minister for Planning.

The BDOA will see Noosa on Weyba gift to the state 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%.

Further community benefits include improved access to Lake Weyba, public cycle ways, provision of flood free access for our surrounding neighbours and an environmental levy for management and education of the surrounding wildlife habitats.

The project will improve koala habitats by completing and maintaining the koala fence along the Motorway.

“Our master planned community will protect and improve the water quality of the lake by diverting



Noosa on Weyba master plan will improve the water quality of Lake Weyba.

run-off to the rear of the property and through natural vegetation filters,” he said.

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

“We will also be establishing a sewerage system to link into the main system that surrounding neighbours and community can access.”

Mr MacRae said the project will provide new job sources and a range

of housing options that the larger population of Noosa need.

“Our new master plan will create more than 2,000 local jobs during construction, and when completed will create more than 300 permanent positions,” 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.

“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.

“Considering the substantial economic and social benefits along with a far superior environmental outcome the new master plan will provide, we feel this is a much better solution for the site and the wider community,” Mr MacRae said.

For more information about the project visit [noosaonweyba.com.au](http://noosaonweyba.com.au).