

Banana Plantation Seymour's Development – Now Noosa Northrise Estate “Information Evening” Notes for Residents of Noosa Waters

A special thanks to all who took time out to attend the information evening on Wednesday, August 20th at the Leisure Centre, which Seymour's held to assist residents with concerns about various actual or potential impacts that may be experienced as the new development proceeds.

Thanks to the Marketplace Communications Team who organized such a professional presentation, and to Seymours who took the time and invested resources in consulting with residents at this early but significant stage of proceedings.

A number of issues were addressed to the relative satisfaction of residents at this stage, others will be addressed after further enquiry by Market Place Communications. Outcomes will be posted on this website and emailed to those who have given their email addresses to be contacted about development matters.

Residents had a chance to see preliminary, artist's impressions of landscaping plans for the new estate including drainage channels, emergency road access and other details. It is to be a high quality, prestigious residential estate, retaining a nature based park and forest feel with features such as dams, walkways and benches. 1,200 new trees and 8,500 plants for re-vegetation will be planted and much of the Open Space Conservation area will be retained in accordance with EPA and Council requirements. (Please see FAQ sheet prepared by MPC.)

The stages of construction were revealed, commencing with 1 and 2; stages 3, 4 & 5 will be built to meet market forces, so there could be a delay - or they may be needed quickly! All road site construction traffic is to enter via Eenie Creek, although it was feared that it would be difficult to prevent rogue construction traffic travelling through Noosa Waters and entering Shipwright once stages 3-5 were being constructed.

- Drainage solutions and preventative measures were discussed, and when in place, seemed to offer sound protection to Noosa Waters estate. Timing was queried and details were requested and will be passed on to NW Water Watch and residents through NWRA liaison.
- Concerns were raised about the quality and quantity of rainwater run-off through properties to the canals; MPC will organise a meeting and supply more information from Cardno's (designer) and the Council.
- It was confirmed that site construction traffic will only access the site via Eenie Creek, with strict restrictions in place. Once stages 1 & 2 are completed, a new Eenie Creek access will be opened for the site construction traffic for the remaining stages. There is a risk that some site construction traffic may attempt to use Shipwright Avenue once the road is cleared. Systems with Council and Seymours need to be firmly in place to prevent and police this.
- Concerns about the noise of compression braking and need to control braking sensitively to be enforced; any issues arising to be passed onto Seymours through MPC directly or via NWRA liaison.

- The matter of **house construction** traffic for stages 1 & 2, rolling through Noosa Waters has not been resolved at this stage; it was deferred to Council, so will need to be followed up. It should be possible for Shipwright to be gated off until it is needed by residential traffic. Real estate agents could be issued with a key to bring potential buyers in, but delivery and construction for homes and gardens could be made to use Eenie Creek access in the early stages of house building. Seymours say this is not a matter they can control, but will raise this with Council again.
- Concern about the need to clear the fire trail, was raised and this matter is to be dealt with by Seymours. It was proposed that as clearing twice a year seemed to be adequate in the past, residents felt this would be a reasonable practice to continue.
- Seymours have taken on board the extreme resistance to any marketing use of the name Noosa Waters and have introduced the name for the new estate as “Noosa Northrise”.
- Concerns had been raised earlier about any potential for additional housing, town houses were specifically mentioned and the presence of a cul de sac was highlighted. Patrick was confident that there would not be any more applications for further building (96 dwellings currently approved), but would go back to Seymours for absolute confirmation.
- Patrick explained OSC areas will be donated back to Council and be Crown land so should never be subjected to any threat of future building or clearing.
- The trees in Shipwright Avenue may only have another 2-3 weeks left. Sewage and services will be connected to Shipwright infrastructure.
- Any entry statement streetscaping and traffic calming measures for Shipwright will be undertaken in consultation with Shipwright residents.
- The nesting box project is an initiative aimed at offsetting at least some of the loss of habitat caused by the clearing of trees in and around Shipwright.

From an early stage of discussions, Seymours generously offered \$500 towards the purchase of nesting boxes to be purchased and placed by professionals. “Hollow Logs Homes” have been commissioned to undertake this project and aims to have boxes in place, before the trees are cleared.

This is a goodwill gesture towards the community and for our wildlife, *over and above* any requirements laid down by Council.

Being one of the first developments to be approved since the Noosa Biosphere was announced, this initiative has been inspired by UNESCO “Man and Biosphere” principles. It should help to raise awareness not only about the plight of wildlife caused by loss of habitat for developments, but about positive actions that can be taken when all parties work together to achieve the best outcomes possible, for the environment and Man alike.

Disclaimer

These notes are believed to be accurate and are provided in good faith; however no responsibility can be taken for error or omission can be accepted and interested persons should rely on their own enquiries.