

Frequently Asked Questions

Seymour Group Information Session for Noosa NorthRise

1. What are Seymour Group's plans for the new residential estate adjoining Noosa Waters?

Seymour Group's vision is to transform the site into an exceptionally high quality, prestigious residential estate. Full development approval has been received from the former Noosa Shire Council for 96 residential lots to be developed over a five stage process.

2. What is the status of the new residential estate?

Seymour Group has completed initial site preparation for the new residential estate, including site cleanup to remove tonnes of metal and discarded farm equipment and dismantling of several unused buildings. Operational works for the first two stages are expected to commence in September 2008.

3. What environmental initiatives are being considered during the development phase?

Seymour Group will recycle and re-use materials on-site such as the cement from building foundations, which will be crushed and used for road base. Mulch from some of the areas required to be cleared will be re-used and some of the existing trees within these areas will be re-located within the estate. Banana plants and bamboo have also been donated to Australia Zoo to provide screening and food for the animals.

4. What is the name of the new estate?

The Noosa Waters Residents Association asked us not to include "Noosa Waters" in the marketing of the new estate and we took this feedback on board. The confirmed name of the new estate is *Noosa NorthRise*.

5. How much of the estate will be designated parkland?

Noosa NorthRise will include 4.96ha of dedicated parkland, which is approximately one third of the overall estate. Existing vegetation within this area will be conserved and rehabilitated, with weeds and environmental pests removed. More than 8,500 plants will be planted in revegetation and rehabilitation areas and 1,200-plus new trees and plants will be incorporated into designated parks and streetscape areas.

6. How have the plant and trees species been selected?

The species have been chosen from the Noosa Landscaping Plants and Guidelines list to complement the existing environment.

7. What other environmental initiatives will be put in place in the completed estate?

In addition to rehabilitation of the existing vegetation areas marked for conservation, the existing creekline vegetation will be rehabilitated and nesting boxes placed in conservation areas. A wildlife access corridor will be provided under the entry road into the estate to provide a link between the conservation areas.

8. Will there be pedestrian or bike access through the new estate?

There are dedicated paths planned throughout the parkland areas and over 400m of shared pedestrian and cyclist pathways.

9. What road access and traffic management plans are in place?

To minimise unnecessary traffic and road noise throughout the development phase, only one entry road will be provided to the new estate via Eenie Creek Road. The Street hierarchy within the estate has also been designed to slow traffic, whilst provide an identity for each street.

10. What is the site drainage and stormwater plan for the new estate?

Seymour Group has engaged the services of a highly experienced engineer to ensure that stormwater flows from the upstream “developed area” will be piped and redirected to the west towards a detention basin. The site drainage and stormwater plan has been developed to ensure there will be no net increase in stormwater discharge from the site due to the new estate. Water Sensitive Urban Design initiatives will also be put in place, including bio filters in the detention basins to remove sediment and nutrients from stormwater prior to discharge off site, ensuring a cleaner stormwater discharge.

11. Does Seymour Group have any future plans to develop additional housing such as townhouses in any of the areas currently marked for conservation on the masterplan?

Seymour Group confirms that existing Development Approval does not permit the development of any of the “conservation areas” marked in the masterplan below and Seymour Group confirms it currently has no future plans to develop these areas.



12. What is Seymour Group’s track record in Noosa and creating other high quality residential estates?

Seymour Group is a developer of quality projects, with a long and very proud history spanning four decades in Queensland. This includes a range of prestigious projects in Noosa and Queensland coastal areas such as the Sebel Resort and Bay Village in Noosa, The Peninsula in Airlie Beach and OceanBlue in Hervey Bay.

13. How can I find out more information?

If you have any questions or feedback, don’t hesitate to ask at the conclusion of today’s Information Session or fill in a written feedback form. Our Community Consultation Advisors, Patrick McGuire and Melody File from Marketplace Communications, are on hand to address any issues that may arise and can be contacted on p. 07 3358 4777 or e: melody.file@mpc.com.au

Disclaimer: All care has been taken to ensure the accuracy of this Frequently Asked Questions sheet at the time of this presentation, however, no warranty can be given and interested parties must rely on their own enquiries.