

## Frequently Asked Questions – Part 2

### Response to Noosa NorthRise Information Session

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**1. Will there be a water retention system installed in each lot within Noosa NorthRise?**

There is a compulsory water tank requirement at Noosa NorthRise for a minimum 5,000 litre water tank to be installed on each lot. This will assist with minimising downstream flows from the estate and reduce water use from Council potable mains.

**2. Will there be Building Covenants for Noosa NorthRise?**

Seymour Group will be implementing Building Covenants at Noosa NorthRise to ensure the vision for the exceptionally high quality, prestigious residential estate is realised and others purchasing in the estate share the same values and commitment. The Covenants will be designed to ensure new homes complement the existing natural environment.

**3. How will mud and other debris for the new estate be prevented from running into the Canal at Noosa Waters?**

Seymour Group has engaged the services of a highly experienced engineer, Noosa resident Andrew Fraser from JF&P Consulting Engineers, to develop a comprehensive site drainage and stormwater plan for the estate. This includes the installation of bio filters in two detention basins located at either end of the estate to remove sediments and nutrients from stormwater prior to discharge off site. During the construction phase, extensive silt fences and sedimentation and erosion control measures will also be implemented to trap sediments and cleanse water prior to discharge off site.

**4. When will the bio filters be installed and what is the maintenance plan?**

The bio filters will be installed prior to any houses being built. Once installed, ongoing maintenance will be the responsibility of Sunshine Coast Regional Council.

**5. What is the capacity of the detention basins?**

The Western detention basin has an approximate volume of 3,000 cubic metres during the major (1 in 100 year) storm event and the Eastern detention basin has an approximate volume of 1,100 cubic metres during the major (1 in 100 year) storm event. These detention basins will work to ensure no net increase in stormwater discharge from the site due to the new estate.

**6. Will the bio filters and detention basins prevent oils from running into the Canal at Noosa Waters?**

The detention basins and bio filters will be in place prior to the sealing of the roads, including sand filter media to trap hydrocarbons such as oils. This will work to prevent oils running into the Canal.

**7. Can residents be assured that Seymour Group will not be putting in an application to extend the use of the areas currently marked for conservation in the masterplan, for any additional housing such as townhouses or any other purposes, now or in the future?**

Seymour Group confirms that the existing Development Application does not permit the development of any of the "conservation areas" marked in the masterplan. These areas have to be handed back to Sunshine Coast Regional Council as required by the Development Application.

**8. What date will the Shipwright Avenue access to the estate be opened?**

Upon completion of Stages One and Two of operational works in late 2009/early 2009, the extended portion of Shipwright Avenue will be handed back to Council and Seymour Group would expect Council to open the access at this stage.

**9. Will builders and tradespeople have access via Shipwright Avenue?**

It is expected that once Shipwright Avenue is open and handed back to Council and the Noosa NorthRise estate is open, then builders and tradespeople will be accessing the estate via Shipwright Avenue. If builders and tradespeople are accessing the estate at the same time as operational works for further stages, then access via Eenie Creek Road may be available and will be re-visited at this time.

**10. Will there be a designated area for builders and tradespeople to park?**

Seymour Group will allow builders and tradespeople to park on-site during the construction of homes. All builders and tradespeople will need to comply with Council regulations/guidelines.

**11. Will Council be reducing the speed limit along Eenie Creek Road to manage increased traffic flow from construction vehicles?**

Seymour Group has appointed consultants to develop a traffic management plan to be implemented throughout construction, which will require Council approval. Seymour Group's Project Engineer has previously proposed a reduced speed limit for Eenie Creek Road, which Council declined.

**12. Will there be water connected to the park shelters within the new estate and how will littering be controlled?**

At this stage, Seymour does not intend to have water connected to the park shelters, however, Council may enforce this requirement. Seymour Group also proposes to liaise closely with Council to develop an ongoing maintenance plan to ensure littering is monitored and minimised in park areas, which will be handed back to Council for ongoing maintenance.

**13. When will the fire trail be cleared again between Noosa Waters and Noosa NorthRise?**

Seymour Group has already cleared some of the fire trail. Seymour Group acknowledges that the remainder of the trail requires clearing and commits to completing this task in the immediate future.

**14. What are the plans for the entry statement? Will this include traffic calming?**

A high quality entry statement is proposed that will be compatible with the neighbouring Noosa Waters estate, including feature planting of sub-tropical native plant and tree species. Seymour Group will be seeking input from Noosa Waters residents (as coordinated via NWRA Liaison Kay Pallot) on preferred traffic calming methods, which will then be relayed to Council.

**15. Will there be access allowed from the Western side of the estate?**

An exit will be provided from the Western side of the estate for emergency services. This will be controlled via a locked gate, which can be opened by Council or emergency services.

**16. How can I find out more information?**

If you would like to discuss these Frequently Asked Questions, request further information on Noosa NorthRise or have an issue to report, please contact our Community Consultation Advisors, Patrick McGuire and Melody File from Marketplace Communications, on p. 07 3358 4777 or e: [melody.file@mpc.com.au](mailto: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 completion, however, no warranty can be given and interested parties must rely on their own enquiries.*