



Noosa Residential Project

An Introduction

The purpose of this Introductory Sheet is to provide a brief overview of Seymour Group's plans for the new residential project that adjoins Noosa Waters and provide a contact point for Noosa Waters' residents to submit their queries. A presentation to the Noosa Waters Residents Association is proposed in the near future, including more detailed plans for the project.

1. What is the status of the new Noosa residential project adjoining Noosa Waters?

Seymour Group has commenced initial site preparation for a new Noosa residential estate on the former banana plantation farm, located adjacent to Noosa Waters.

2. What plans are currently available?

The Staging Plan of the residential estate has been attached with this Introductory Sheet. Preliminary plans for landscaping are currently underway and will also be provided to Noosa Waters' residents once confirmed.

3. What are Seymour Group's plans for the residential estate?

Seymour Group's vision is to transform the site into an exceptional quality, highly 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.



4. What is Seymour Group's track record in creating residential estates?

Seymour Group is a developer of quality projects, with a long and very proud history spanning four decades in south-east Queensland.

5. What is the development schedule?

Initial site preparation is underway and is anticipated to span an estimated six-eight weeks. All access to the site will be via Eenie Creek Road. Seymour Group is committed to ensure that initial works are undertaken in a timely and professional manner, with minimal disruption to neighbouring residents.

6. Will there be more a detailed presentation on the estate?

Seymour Group is in the process of finalising more detailed plans for the estate. A presentation to the Noosa Waters Residents Association will be scheduled in the near future to provide Noosa Waters' residents with the opportunity to view plans.

7. How can I find out more information?

We have appointed Community Consultation Managers to assist with the communication of the project and Patrick McGuire and Melody File from Marketplace Communications are on hand to address any issues that may arise. Please don't hesitate to contact them on p. 07 3358 4777 or e. Melody.file@mpc.com.au

Disclaimer: All care has been taken to ensure the accuracy of the above information. However, no warranty can be given and interested parties must rely on their own enquiries.

T 07 3221 8799 F 07 3221 6248 ABN 86 010 302 860

LEVEL 20 WESTPAC BANK BUILDING | 260 QUEEN STREET BRISBANE QLD 4000 | GPO BOX 2487 BRISBANE QLD 4001

SEYMOUR CBD PTY LTD DEVELOPERS OF QUALITY COMMERCIAL, INDUSTRIAL AND RESIDENTIAL PROPERTIES

NOTES

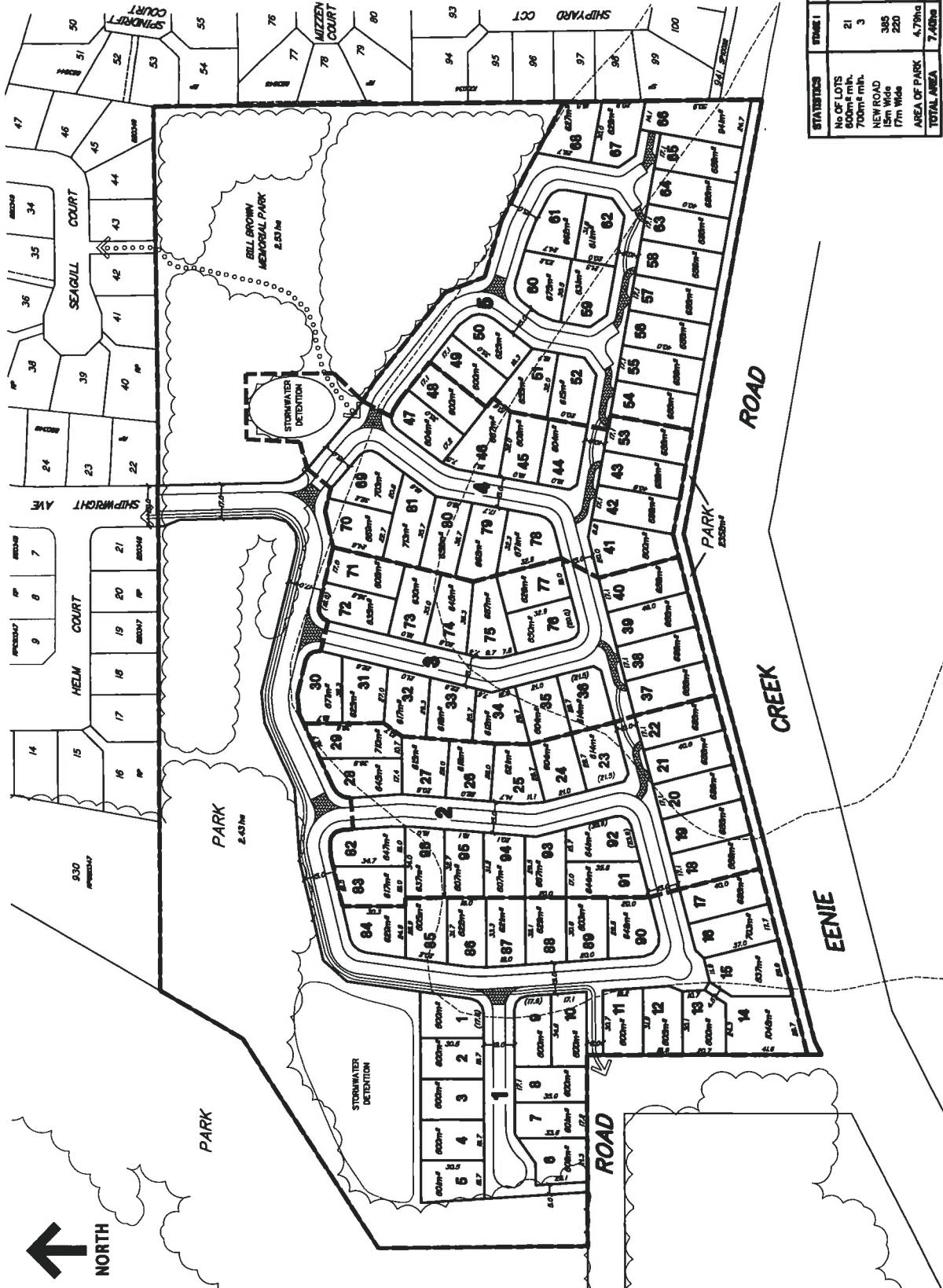
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PROPERTY DESCRIPTION

LOT 2 ON RP842149
PARISH OF WEYBA & TEWANTIN
COUNTY OF MARCH
TOTAL AREA 13.97 ha

LEGEND

- EXISTING VEGETATION (FROM AERIAL PHOTO)
- ⇓ MAIN PEDESTRIAN LINKAGE
- ◁ INDICATIVE PEDESTRIAN LINKAGE
- STAGING BOUNDARY



STATISTICS	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	TOTAL
No of LOTS	21	19	16	12	16	84
Area (m ²)	3	1	1	3	1	8
700m ² min.	385	185	170	190	375	1305m
NEW ROAD	220	---	---	---	---	220m
5m Wide	---	---	---	---	---	---
7m Wide	---	---	---	---	---	---
AREA OF PARK	4.79ha	---	---	0.17ha	0.23ha	5.19ha
TOTAL AREA	7.43ha	---	---	1.48ha	8.03ha	13.97 ha

sheet 1 of 1 sheets
drawing number
M1886-03E
file name
M1886-03E.dwg
date 04.02.09

EENIE CREEK ROAD, NOOSAVILLE
KS2 PTY LTD
PROPOSAL PLAN

date	revision	description
20.04.08	CNC	original issues
14.06.08	TJM	A Layout Amended
01.06.08	CNC	B Plan Amended
19.01.07	TJM	D Bus Stop Added
04.02.08	CNC	E Lots 11-22, 37-43, 53-59 & 63-69 Amended & Slightly Moved

SCALE 0 20 40 60 80 100 120 metres

(A3) 1:2000

THE SCALE SHOWN IS CORRECT UNLESS STATED OTHERWISE

DESIGNED BY: [Signature]

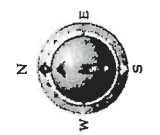
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PROJECT: [Project Name]



JONES FLINT & PIKE
development consultants, planners and surveyors
JONES FLINT & PIKE PTY LTD, ACN 084 144 046
27-29 Bowman Avenue,
South Brisbane, QLD 4101
Telephone (07) 344 1111
FAX (07) 344 1111
Gladstone
54 Gordon Street, Gladstone, QLD 4740
Telephone (07) 4972 2100
www.jfp.com.au