

Spending big to make plan 'better'



NATURAL ASSETS: These kangaroos are right at home on the Noosa on Weyba proposed development site. PHOTO: CONTRIBUTED.

By **PETER GARDINER**

NOOSA on Weyba's development team has spent eight months and more than \$1 million to "ensure that the best outcome for this project, the site and the environment can be achieved".

The NoW response to Sunshine Coast Council information requests into the proposed \$500 million residential and aged care estate has realised "major benefits to council", according to a submission by the applicant.

"The applicant has recognised the council's concerns over the impact of the proposed project on old growth trees, especially in the road reserves, and

conducted a detailed on-site survey of the trees in question and plotted their numerous locations," the response said.

This survey has led to the applicant reconsidering the proposed external road system which "produced an outcome that best balances the requirements for traffic design, environmental protection and infrastructure costs".

This has led the project team to deleting the majority of the previously proposed road construction in Hollett Rd, resulting in the proposed deletion of two major previously proposed floodway crossings of Kyser Creek. The "Access Options" report is also supported by a revised flood

study which now addresses "council's regional flood concerns".

"The deletion of the majority of the proposed Hollett Rd construction, coupled with our plans to maintain the previously proposed amount of compensatory planting on site, has led to this proposal delivering compensatory planting to a ratio of 180% of the normally required scope," the response said.

"This information request response also details the additional detailed fauna threatened species investigations that have now been undertaken on site at the request of council, which have produced a result which remains environmentally

supportive of the project.

"The applicant has also accepted the council's requests and conducted Aboriginal heritage and mosquito and midge assessments," it said.

The NoW response addresses council's concerns about "the affordability of a proposed environmental levy".

Environmental and body corporate specialists' reports prepared for the applicant show "that the proposed community title scheme structure, including the environmental levy, is sensible and affordable".

An "in-depth analysis" had proven "that this project will not exceed the currently available social infrastructure".

Bus tours help with view on Weyba

FRIENDS of Lake Weyba are offering concerned residents an opportunity tomorrow between 8.30-11.30am to take a free bus tour of the Lake Weyba area to view the proposed Noosa on Weyba development site.

FoLW president Anita

Brake said: "Our first bus tours were so well supported that we felt we should offer other members of the public who missed out, the same opportunity to gain firsthand experience of the exact location and scale of development so that they can be fully informed when

making their submission.

"Feedback from passengers on our first tour was that they really gained a true sense and feel of the proposal through viewing the site."

The public notification period ends next Tuesday, December 10.

Tours depart from the foreshore park, Lake Weyba Drive, Weyba Downs (off Eumarella Rd, off Walter Hay Dr - look for the signs).

The bus leaves on the half-hour from 8.30am.

Free tea, coffee and biscuits will be provided by the group.