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- NATURAL ENVIRONMENT & HISTORICAL REFERENCE
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THE EDGE NOOSA MASTERPLAN

Site Area — 522 hectares / 1290 acres

LEGEND

A Boutique Hotel & Day Spa
B Orchard Retreat & Cooking School
C Resort Villa Enclave
D Walking Stick Golf & Country Club
E1 General Maintenance Facility
E2 Farm Nursery Maintenance Facility
F Resort Villas
G Resort Villas
H Resort Villas
I Driving Range & Golf Academy
J Executive Retreats
K Art Gallery
L Resort Villas - Potential Future Villas
M Equestrian Facilities
N Walking Stick Golf Course
O Vegetation Conservation
P Dr Pages Road Realignment (5 km in length)

| Site Boundary |

Development Application Masterplan
Drawing No 7015-02 MPP 01
Date 28 October 2005
THE EDGE NOOSA

The Edge Noosa eco-tourism resort is located in the Noosa Shire, Queensland. The site is bounded to the west by the Wahpunga Range and the Great Sandy National Park to the east. The Edge Noosa is a masterplanned rural conservation and outdoor recreation eco-tourism development which will maintain and enhance the natural environment and scenic amenity of the area.

The Edge Noosa extends the opportunity to a restricted number of guests and visitors to enjoy a unique and rewarding nature based experience set in the picturesque countryside of the Kin Kin area.

Tailored to appeal to a discerning and exclusive eco-tourism niche market, the proposed amenities, facilities, service and experience will exceed the expectations of its guests, visitors and investors.

The intrinsic values of relaxation and privacy entwined with the more active pursuits of golf, horse riding, bushwalking and bird watching are key elements offered within The Edge Noosa experience.

KEY THEMES

Five key themes guide the inspiration behind The Edge Noosa eco-tourism resort concept:

- Luxury Boutique Hotel, Spa and Wellness Centre
- Recreation centrepiece - Greg Norman designed championship golf course
- Cooking School and Restaurant
- World Class Equestrian Centre
- Benchmark environmentally sustainable design
Towards the southern edge of the property a world-class equestrian centre is proposed, nestled within polo fields and agistment pastures. Visitors and guests to the equestrian facility will enjoy both the facilities provided at the centre and the numerous surrounding forest tracks and trails and beaches.

The environmentally sustainable development principles will be developed to address a broad range of ESD issues including water testing, water quality and conservation, energy management, waste management, ecological assessment, social and community education and awareness.

A cooking school, restaurant and visitor chalets are perched on the upper slopes of the Wahpunga Range. With a backdrop of native forest and set within an orchard, the facilities command exceptional panoramic views.

Individually architecturally designed villas are appropriately located around a number of the golf holes providing exclusivity and privacy yet a sense of inclusion with the boutique hotel and spa.

The vision

Sensitively master-planned within 522 hectares / 1290 acres of forested ridge, rolling hills and surrounded by orchards, vineyards and equine pastures, this rural retreat offers a range of exclusive facilities.

A five star boutique hotel is proposed including a wellbeing day spa. The recreational centerpiece of the resort is the ‘Walking Stick’ Greg Norman designed 18-hole championship golf course and Country Club. The Country Club will provide opportunities for business retreats, conferences and special events.
In conjunction with its superior locational and market advantages, the site is both readily accessible yet retains a sense of remoteness.

LOCATION

PROPERTY CHARACTERISTICS

The Edge Noosa site is located within the hinterland area of the Noosa Shire, near to the village of Kin Kin. The site is located only 15 minutes from the internationally renowned tropical holiday destination town of Noosa. The site is accessed from the Bruce Highway via Pomona / Kin Kin. The site is also located on the proposed upgrade road from Noosa to Rainbow Beach/Double Island Point.

AIRPORT PROXIMITIES

The Edge Noosa is a 2 hour drive from the Brisbane International and Domestic Airport and a 50 minute drive from the Maroochydore Sunshine Coast domestic airport.

The area also has a number of private airfields both surfaced and grassed which are suitable for light aircraft.
The Noosa hinterland was identified as eminently suitable to locate a nature and recreation based eco-tourism resort. The area enjoys a unique and impressive array of tourism related amenities and facilities of an exceptional standard and quality.

LOCAL AMENITIES & ACTIVITIES

CULTURE

The Noosa hinterland has a culture that is reflected in the broad range of cultural activities on offer:

- Spa and Wellbeing Retreats
- Local Artist Trail
- Art Galleries
- Music Festivals
- Fairs, Fetes & Carnivals
- Special Events
- Local Markets including the famous Eumundi Markets
- Historical village buildings and local museums

The Great Kin Kin Horse Race, Mango Madness Festival and Noosa Jazz Festival are typical of the varied cultural offerings within the hinterland.

CUISINE

Noosa has developed a reputation for its high quality cuisine. The Noosa Food Trail showcases the wide range of organic goods, farm produce and specialty fare including local seafood, which is available throughout the hinterland.

A growing number of wine experiences are available offering fine food and wines plus entertainment.

RECREATIONAL PURSUITS

With some of the world’s best beaches, rivers, lakes and countryside the Noosa hinterland area extends a plethora of recreational opportunities to the visitor.

From active to passive recreation, the Noosa hinterland provides a unique aggregation of recreational choices from bird watching, bush walking, horse riding and golf. Nearby beaches offer activities including swimming, sailing, surfing, beach horse trails and offshore deep sea fishing.

The Edge Noosa - Existing lake on the site
The hinterland of Noosa is endowed with a diverse range of natural assets of local, national and world environmental significance. The scenic value of the countryside is diverse and enchanting and contributes to the area’s uniqueness.

**NATURAL ENVIRONMENT & HISTORICAL REFERENCE**

**CONSERVATION AREAS OF SIGNIFICANCE**

There are a significant number of National and State Parks in the vicinity including the World Heritage Listed Fraser Island, offering the visitor a variety of landscape experiences from the dry eucalypt forest, sub-tropical rainforest, swamp, river and wetland ecosystems to the fragile coastal dune systems:

- World Heritage Fraser Island
- Proposed World Heritage Great Sandy National Park
- Lake Cootharaba
- Noosa River System
- Mt Pinbarren National Park
- Mt Cooran
- Double Island Point
- Noosa National Park
- Conondale Range
- The Everglades

**ECOLOGICAL DIVERSITY**

The hinterland area is rich and diverse in plant species, animals and birdlife. The Edge Noosa site is equally endowed with a significant ecological biodiversity.

Identified on The Edge Noosa site:

- 25 vegetation communities
- 712 terrestrial flora species
- 166 fauna species (28 significant)
- 110 bird species

**SITE HISTORY - “TIMBER GETTING”**

Historically the area was once famous for its giant ancient rainforest trees. These ancient trees were first discovered by the pioneering European settlers (mid 1800’s) and many were in excess of 1,000 years old, attaining spectacular heights of over 50 metres.

The Red Cedar and Kauri Pine forests of Kin Kin Creek and upper reaches of the Noosa River discovered in 1862 by William Pettigrew and Tom Petrie were logged extensively. Timber was shipped to the major cities of Australia and England. Trees with a circumference of 12 m and with trunk lengths (without a knot) in excess of 25 m were recorded in the local area. Small remnants of these once great forests and trees are still found today in local State Forests.

By the 1900’s logging had become unsustainable and was succeeded by dairy farming, market gardening, banana and sugar plantations.
THE EDGE NOOSA

The Edge Noosa - View from the Orchard Retreat area across to the Cooloola Sands
The Edge Noosa eco-tourism resort’s ethos is to preserve, protect and enhance the natural local environment for the pleasure and enjoyment of the public as well as future guests and visitors. In addition to the substantial area allocated for open space and recreation within the proposed development, The Edge Noosa eco-tourism resort proposes to dedicate a significant proportion of the site to the local shire as Nature Refuge and Land for Wildlife.

CONSERVATION INITIATIVES

NATURE REFUGE

- National Parks alone will never be able to protect the incredible variety of Queensland’s plants and animals. Private landholders can play a vital role in providing extra habitat and sharing the properties with our native wildlife.

- A nature refuge is a voluntary conservation agreement between a landholder and the Queensland Government that leads to the establishment of a nature refuge. A nature refuge is a category of protected area under the Nature Conservation Act 1992.

- As part of a growing trend internationally, private landholders are complementing the formal reserve system through programs such as nature refuges.

- It is the growing relationship between the landholder and the Queensland Government that is ensuring significant biodiversity and cultural heritage values will continue to be managed responsibly and sustainability.

  Source: Nature Refuge Handbook, Environmental Protection Agency, 2005

LAND FOR WILDLIFE

Land for Wildlife is a program funded by Noosa Council for landholders within the Shire. The Land for Wildlife program has been operational in the Noosa Shire since early 1998. With 47% of Noosa’s native vegetation in private ownership, it is important to engage landholders in assisting to protect vegetation and habitat across the Shire.

Land for Wildlife:

- Is a program that aims to make it easier for people to access information about protecting and restoring ecological values of their property.

- Is a way of identifying properties that are managed so that important habitat areas for native flora and fauna are protected.

- Increases awareness of and promotes the importance of integrating wildlife habitat protection with other land uses on freehold land.

  Source: Noosa Shire Council information flyer, 2006
THE EDGE NOOSA
ECO-TOURISM RESORT
THE PRECINCTS

- BOUTIQUE HOTEL, DAY SPA & WELLNESS CENTRE
- ORCHARD RETREAT COOKING SCHOOL
- GREG NORMAN DESIGNED CHAMPIONSHIP WALKING STICK GOLF COURSE & COUNTRY CLUB
- RESORT VILLAS
- EQUESTRIAN CENTRE & ART GALLERY
THE PRECINCTS

PRECINCT 1
THE EDGE NOOSA
Boutique Hotel,
Day Spa &
Wellness Centre

PRECINCT 2
THE EDGE NOOSA
Orchard Retreat
Cooking School

PRECINCT 3
THE EDGE NOOSA
Walking Stick
Golf & Country Club

PRECINCT 4
THE EDGE NOOSA
Resort Villas

PRECINCT 5
THE EDGE NOOSA
Equestrian Centre
& Art Gallery
THE EDGE NOOSA MASTERPLAN

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The Edge Noosa - Fig tree on Boutique Hotel site

The Edge Noosa - View from East to West looking towards the Hotel Site (to be located where the old farm house is pictured)
Located to the north of the site, the Hotel site has a distinctly rural agricultural character of established passionfruit vines on gently undulating terrain and overlooking the meandering Kin Kin Creek. The proposed five star luxury boutique Hotel will be located on top of a prominent knoll with panoramic views across this rural landscape and beyond to Cooloola National Park and Lake Cootharaba.

**BOUTIQUE HOTEL**

Masterplan Reference A

The Hotel is to include 100 x 1 bedroom suites and 10 associated Villas. Villas will be self contained, 1/2 bedrooms with expansive decks overlooking the golf course.

The Hotel and Villas will exhibit an iconic architecture, glimpses of which will be visible from Dr Pages Rd. Access to the Hotel will be via a private road which also serves the Walking Stick Country Club and Golf Villa Enclave. The arrival experience establishes the rural character of the setting by taking in the existing vine plantings and farm dam and culminating under the archetypal 100 year old fig tree. Fig trees of this nature are common across the region. They tend to be of large proportions and are traditionally located within close proximity to the farmhouse.

In addition to embodying connections to the rural context, the fig tree’s canopy casts a significant body of shade which creates a comfortable microclimate.

The Hotel is to be connected to other facilities within the development by combined golf cart / pedestrian paths. These connections reinforce the outdoor recreation focus of the proposal by providing accessible walking trails in keeping with the rural aesthetic. The proposal also responds to the nature of its rural context by not limiting circulation to designated paths. It will be possible to make one’s own way throughout the precinct without being restricted to designated pathways.

The Hotel will look over the vineyards and out to the water bodies and golf course beyond. The water bodies, in addition to attracting the wide variety of wildlife of the area, serve to filter runoff and store water for irrigation.

**DAY SPA & WELLNESS CENTRE**

Masterplan Reference A

The Masterplan sees the potential to also benefit from the aesthetic values of the site by locating a Resort Spa along the fringe of the water body. The spa is to be part of the Hotel facilities and will consist of reception, spa treatment cabins and pool. It will be a purpose built health retreat with world class facilities, offering unique treatments and therapies to relax and revitalise.

The boutique hotel will provide access for visitors to the hinterland region with an unprecedented blend of facilities which seek to celebrate and embrace the sense of rural retreat.
Titanium Enterprises and Raffles International Limited have reached an agreement in respect of operation of the proposed resort known as The Edge Noosa.

Raffles International Limited have recently merged with Fairmont Hotels and Resorts and Colony Capital creating a US$5.5 billion global luxury hotel leader.

The Resort will be the first Raffles Hotel & Resort in Australia.

Fairmont Hotels & Resorts, a global leader in responsible travel, recently announced that it has partnered with the World Heritage Alliance, a joint initiative of the United Nations Foundation and Expedia, Inc., to promote conservation, sustainable tourism, and economic development for communities located in and around World Heritage sites.
BY EMAIL

1st August 2006

Ms Jacqueline Connolly
Chief Executive Officer
Titanium Enterprises
Suite 3 118 Bulcock Street
PO Box 458
Caloundra Queensland
4551 Australia

Dear Jacqueline

We refer to our recent discussions and correspondence.

Operator Term Sheet

Following our recent further site evaluation and the several discussions we have had together in Singapore, I'm writing to confirm the enthusiasm of Raffles International Ltd (RIL) to participate in your proposed tourist development in the Noosa hinterland.

Specifically, my purpose is to confirm the agreement we have reached concerning the formal Operator Term Sheet (a final draft of which has been submitted to you for your consideration) for the accommodation, health spa and cooking school elements of the development. It is understood that by entering into the Term Sheet RIL will be granted an exclusive period to undertake further and more detailed due diligence, before entering into a formal operator relationship with your group. While we have agreed to proceed with our negotiations in the interim, it is understood that finalising the commitment must await the deliberations of the various authorities which are responsible for reviewing and deciding upon your planning application.

Scope of Operations

Under the Edge Noosa scheme, RIL will be responsible for the management of the entire accommodation component of the resort, comprising approximately 319 keys.

Information about RIL

I have of course already sent you information about RIL's profile and activities. These documents confirm RIL's commitment to the highest standards of accommodation and service to business and leisure travellers looking for something beyond the traditional "five-star" hotel and resort experience.

Going forward

Finally, I would like to again confirm that I would be pleased to fly down from Singapore to meet with state or local authorities to personally present RIL's credentials, its commitment to work alongside your group to preserve, protect and enhance the natural environment within which the resort will sit, and to confirm its strong belief in the suitability of the site to accommodate a world-class tourist facility.

Jacqui, we are very pleased to be taking things forward with your group. We regard The Edge Noosa resort as a unique opportunity for RIL to gain a foothold into the Australian tourist market and we are confident that together we can realise our joint ambition to create a world's best tourist destination for the Noosa hinterland, with compelling benefits for the local economies and general communities of Noosa and the Sunshine Coast.

Yours sincerely

Peter Henley
Senior Vice President
Business Development

Raffles Hotels & Resorts
2 Stamford Road #06-01 Raffles City Convention Centre Singapore 178882
Tel: (65) 6339 8377  Fax: (65) 6339 1713  www.raftlss.com
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The Edge Noosa - Looking east from Orchard Retreat site to Cooloola Sands

The Edge Noosa - Looking south-west into the Orchard Retreat site & over the existing mango orchard
THE EDGE NOOSA
Orchard Retreat
Cooking School

Masterplan Reference B

The dense vegetation of the spurs provides the backdrop for the central facility which is to be orientated north east to capture views across orchards, hinterland and out to Cooloola National Park. The site’s rural patterning is to be maintained through the retention of the existing orchard trees and managed grassland. The impact of built form is to be minimised by locating the central facilities on the site of the existing farm house and by siting the Chalets within the fringes of the existing forest edge.

The central facility will be open to the public and house a maximum 100 seat restaurant, function area, delicatessen and cooking school.

The 13 accommodation units will be a series of Chalets with balconies. The Chalets are to be located on the fringe of the existing vegetation of the ridge forest. The Chalets are distributed along an existing forest trail which is to be upgraded to accommodate golf carts and pedestrians. The Chalets are orientated for views and designed to maintain privacy from the public areas and each other.

The concept for the precinct seeks to take advantage of the existing topography by utilising the grassed slope between the central facilities and the existing farm dam as an informal amphitheatre. The space will provide a flexible arena for a variety of events and a program is to be formulated which ties into the regional calendar. Temporary overflow car parking for events is to be located to the north of Dr Pages Road.

The precinct presents many opportunities for outdoor recreation. To the south of the Orchard Retreat is the Vegetation Conservation precinct. Proximity to this precinct allows for convenient access to a significant portion of the development’s outdoor passive recreation and nature conservation amenities.

The precinct design will be consistent with the existing rural character and patterning of the region. Selective views of the orchards from the road should be maintained and vegetation used to screen built form whilst allowing for glimpses of the buildings.

The Orchard Retreat spans three spurs of the site’s ridge complex. The densely treed spurs flank two natural amphitheatres of rural character consisting of established orchards of mango trees and pasture on undulating terrain. A central facility and series of short stay accommodation units are to be sensitively located within the context of the site’s existing values.

ORCHARD RETREAT COOKING SCHOOL

The gourmet delicatessen will feature organic produce direct from the orchard and regional producers. The cooking school will cater for a small number of students and is also to feature local organic produce. These functions are to be located in two structures which enclose a large open terrace.
The Edge Noosa: Site Photo showing existing *Livistona australis* which are native to the site

The Edge Noosa: Walking Stick Golf Course Designer—Greg Norman

The Edge Noosa: Site Photo looking east from Hotel site over orchard to Golf Holes 16 and 17
The site’s natural features make it attractive for golf and the diversity of the landscape contributes to its appeal. The golf course is accommodated within the existing green space of the rural landscape and features a variety of changing natural landscape characters adding interest and enjoyment for the golfer. The Country Club is easily accessible from Dr Pages Road via the main entry which also serves the Boutique Hotel and Resort Villas. It is also connected to the remainder of the development via the internal golf cart / pedestrian path network.

WALKING STICK GOLF & COUNTRY CLUB

Masterplan Reference D, E1, E2, I & N

The Walking Stick Golf Course and Country Club is named after the local Walking Stick palm tree found in the rainforest sections of the property.

The Golf Course will be a Greg Norman-designed 18 hole championship course. It will be a challenging course for the dedicated golfer and an outstanding venue for tournament golf.

The early holes lie in an established, beautiful forest and require very little construction work. The emphasis will be on integrating them into the landscape.

Holes 6 through 10 lie in an area of heathland/pasture land, historically renown for its giant native forest. The northern section of the course near Kin Kin Creek contains a number of naturally attractive holes which require little work and fit nicely into the meadowland mature landscape.

In addition to providing amenities for golfers, the club will provide a host of recreation facilities. These include a 25m pool, gym, sauna, change rooms and tennis courts.

The Country Club will also provide an unrivalled location for conferences, functions and weddings.

Water management is a key theme for the project. Run-off from the Golf Course will drain to waterbodies via vegetated swales and bio-retention systems. Water bodies will play a vital role in providing a sustainable water supply for the golf course, which will come entirely from catchment yield. The deeper sections of these water bodies will hold the water supply, and will be surrounded by extensive macrophyte plantings which will enhance the natural landscape of the course and ‘polish’ stormwater run-off.

The course will be accredited by Audubon International, incorporating environmental management strategies. Golf Course operations (Audubon standard) will have significantly less impact than previous on site activities such as farming and timber plantations. The Audubon Cooperative Sanctuary Program encourages Golf Courses around the world to work towards a high degree of environmental quality for people and wildlife, including:

- Wildlife and habitat management
- Water conservation including the reduction in water use for golf
- Course maintenance
- Water quality management
- Education
- Reduction in chemical use (e.g. pesticides, fertilisers)
- Maintenance and enhancement of the natural, open space
RESORT VILLAS

ACCOMMODATION OPTIONS

The product range has been carefully balanced to cater for the various needs and preferences of resort guests, investors and visitors. The range of accommodation has been created to cater for the wide variety of functions and activities to be offered. The product range includes Golf Front Villas, Self Contained “Paired Villas”, Country Club Villas, and Executive Retreats which accommodate both private and corporate groups whose requirements include:

- Business / corporate retreats
- Weddings and functions
- Corporate golf events
- Individuals / groups seeking privacy, remoteness and a luxury getaway
- Major events: golf through to special product release sales events

Golf Front Villas
Masterplan Reference F, G, H & L

Located in the central section of the property each villa enjoys golf frontage over at least one hole. Nestled in some of the Noosa hinterland’s renown vegetation - heathlands to rainforest, wildlife in this area abounds.

Positioned to enjoy the natural environment, many of the Villas are afforded sweeping views across to local landmarks such as the Great Sandy National Park and Mt Condo. The villas enjoy unparalleled privacy, peace and tranquility.
Self Contained “Paired Villas”
Masterplan Reference C

10 “Paired Villas” featuring a split level design with 2 bedrooms have been designed to cater specifically towards the corporate golfer. Located on a small hill immediately west of the Country Club the villas enjoy commanding panoramic views across to the Country Club, 18th hole and the distant hills.

Country Club Villas
Masterplan Reference C

Located opposite the 18th fairway and green, east of the Country Club. Each villa has been carefully positioned to maximise privacy and comfort. All villas have uninterrupted views to three golf holes, the 18th, 12th and 13th. With the option of 2/4 bedrooms these villas and their close proximity to the Hotel and Country Club will appeal to visitors intent on enjoying the wide variety of amenities and facilities, spa, restaurants, pool, and golf.

Executive Retreats
Masterplan Reference J

A limited number exclusive accommodation villas, specifically tailored to appeal to corporate executives, have been strategically positioned to offer the complete retreat experience. The villas are approached via a country estate style driveway. This highly exclusive enclave nestled in hectares of mature forest overlook their own “private” golf hole. With up to 6 bedrooms, the Villas offer a variety of opportunities to the business and corporate world for entertaining guests, special private functions, or retreats for executives and their staff.
THE EDGE NOOSA

Polo Fields

Photographs of the Local Noosa Trail Network
The Edge Noosa Equestrian Centre concept is a proposed fully integrated equestrian sports and tourism facility that provides its users with a range of the finest quality equine services, education, training, recreation and leisure.

**EQUESTRIAN FACILITIES**

Masterplan Reference M

The site's south western corner is characterised by cleared grassland which has been used extensively as grazing land. At present, the rural aesthetic is pronounced via the combination of this open terrain and the remnants of cattle yards on the site. The yards are located on an area of fill and therefore slightly elevated above the surrounding grassland. Traversing the site is Kinmond Creek. The corner of the site is defined by the termination of Dr Pages Road with connections to both Kin Kin and Boreen Point. The masterplanning process has identified this area as suitable for outdoor recreational facilities with an equestrian focus. The concept is supported by the context analysis which identified opportunities for this type of venture within the framework of the region's existing recreational amenities.

Former Australian Olympian, Alex Watson of Equathon Holdings, has developed a concept for an equestrian facility with the emphasis on equestrian based tourism, equestrian sports and recreation and educational and training programs. The proposed The Edge Noosa Equestrian Centre concept will create a recreational facility that is in keeping with the principles of sustainable development. The centre's target market includes; the local hinterland communities, Sunshine Coast, Brisbane and south east Queensland residents and visitors from around Australia and overseas.

The facilities will be designed to reflect a distinctive Australian character appealing to a broad range of user groups. They will be integrated with the design aesthetics and operations of the resort development as a whole. The site offers unique advantages in potential ride-out areas, on-site accommodation, nature trails, and the potential to link in to the existing Noosa hinterland trail network.

The environmentally responsible management plan for equestrian activities at The Edge Noosa Equestrian Centre includes the following:

- Horses remaining within designated riding areas
- Horses not straying into sensitive vegetation areas
- Appropriate and clear directional signage
- Horses not being tethered to trees
- Responsible management of manure and waste

The establishment of vegetation conservation areas within the precinct will allow this area to balance a rural character with enhanced nature conservation values and significant outdoor recreation resources. Responsibly managed equestrian activities at The Edge Noosa Equestrian Centre will enhance the quality natural Australian bush setting of the site and promote sustainable eco-tourism.

**ART GALLERY**

Masterplan Reference K

The context analysis undertaken as part of the masterplanning process identified the potential for the site to host a venture which supports local artists. The proposal is for an Art Gallery to be located within the framework of the Equestrian Facilities. The gallery will draw upon its rural location in the support and promotion of local artists. The intent of the built form will be for architecture and landscape to coalesce in the creation of a harmonious locale for community artistic ventures.

Events on the existing regional arts calendar will form the foundation for a contribution to the regional art circuit. The notion being not to compete with but to tie into and strengthen existing networks.
THE EDGE NOOSA

The Edge Noosa - Aerial photograph looking towards the Wahpunga Range which is on The Edge Noosa site
Opportunities have been identified within the precinct to facilitate connections between existing isolated patches of habitat through a combination of vegetation retention, revegetation and regeneration. This will not only result in an increase in the area of habitat across the site, but also create corridors for fauna movement. This additional natural habitat will broaden breeding, shelter and feeding opportunities for native wildlife, including koalas.

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VEGETATION CONSERVATION

Masterplan Reference O

Kin Kin Creek falls within the Vegetation Conservation Precinct. In addition to benefiting from ameliorated water quality through improved ecological conditions on the site, the creek itself will be protected by vegetation buffering.

Development will be located outside the riparian buffer and the buffer will function as a habitat corridor for a diversity of fauna including frogs, migratory birds, and flying foxes. Access will be restricted within this area.

In the past, water has been pumped from Kin Kin Creek with the result that the creek has at times been dry. The Masterplan seeks to not only ensure that this practice is discontinued but also that the proposed development makes a positive contribution to the hydrological systems of the site and its immediate regions. Vegetated corridors, following the site’s existing drainage patterns, will link the ridgeline to the creek. These will function to slow water flow, increase filtration and improve water quality prior to it reaching the creek.

Kinmond Creek is located to the south east of the site. It will be part of the Vegetation Conservation Precinct and will undergo significant revegetation / regeneration works. Revegetation works will establish an important habitat corridor link to Kin Kin Creek.

Previous patterns of land use including clearing for forestry and grazing have resulted in an absence of old growth trees and thus suitable nesting locations for both birds and mammals. It is proposed that nesting boxes be distributed throughout the Vegetation Conservation Precinct in order to support the habitat values of the site and to improve biodiversity. These nesting boxes may also provide an educational focus to increase visitor knowledge of the site’s natural values.

The Vegetation Conservation Precinct is a key component of the Master Plan and one which provides the opportunity to ensure the protection of a significant area of established vegetation.
The Edge Noosa - Sunrise over the site from the look out on the ridge
COMMUNITY TITLE MANAGEMENT SCHEME

Proposed management structure for the completed development

The Edge Noosa eco-tourism resort is to be the leading edge in sustainable development. To achieve this, it will use the existing features of the environment in combination with a state of the art environmentally managed facility.

To achieve such an environment for the community, an economically viable solution needs to be adopted to balance the requirements of Noosa Shire Council, whilst delivering the vision of the development that Titanium Enterprises has set for the site.

The titling proposal is designed to take all of the maintenance duties away from Noosa Shire Council, and place it in the hands of a body corporate structure. The body corporate will be managed by all of the stakeholders of The Edge Noosa, extending from the golf course management through to the villa, hotel and equestrian centre management.

To facilitate such an outcome, it is proposed that the majority of allotments be amalgamated into super lots that are all managed using a Community Title Scheme, to be managed by The Edge Noosa Body Corporate (TENBC). This concept will require the roads, common property, services and lakes to be maintained by TENBC.

It is envisaged that the Resort Hotel, Villas, Orchard Retreat, Walking Stick Golf and Country Club, Golf Course and the Equestrian Centre will operate under the one body corporate in a layer scheme arrangement. The overall sustainability of the development will require the interaction of all parts of the development, to operate as a homogenous entity under the one body corporate.

Such a titling system will allow The Edge Noosa to incorporate environmentally sympathetic and community friendly concepts such as the following:

- Architecturally-designed structures that make full use of active and passive space, solar and climate factors, whilst blending in with the general location of The Edge Noosa.

- Bring forward the construction of Dr Pages Road to assist in the implementation of the Travel Smart Program that Noosa Shire Council is negotiating with Queensland Transport.