

# FACTS



**SEA HAVEN**  
INNISFAIL

[seahaveninnisfail.com.au](http://seahaveninnisfail.com.au)



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## FACTS

### LOCATION

Sea Haven is located to the east of Innisfail adjacent to the Johnstone River, bounded by Ninds Creek to the east, Coquette Road to the south and River Road to the west

- 70 minutes south of Cairns
- 8 minutes drive from the heart of Innisfail town centre
- Within 4 minutes to direct ocean access to the Coral Sea.
- Easy access to the Great Barrier Reef, Islands and famous fishing grounds: Dunk Island, Bedarra Island, Frankland Islands, Brook Islands, Barnard Islands.

### THE LOCK SYSTEM:

- Just a swipe of your personalised residence card gives you access to the 17m long by 5m wide lock system, which accommodates a 15m boat.
- Six minutes is all it takes to complete the cycle to the haven of your pontoon or the Ninds Creek access to the Johnstone River

### LOTS AND SITE:

- Approximately 88ha with Sea Haven occupying 42ha (about 27ha on land together with 15ha of waterways).
- 179 lakeside residential lots, ranging in size from 760m<sup>2</sup> to over 1350m<sup>2</sup>
- Underground power, sewer and town water
- 75% of the site is dedicated to open space
- All building pad areas of lots will be filled to above Q100 flood level.

### THE LAKE SYSTEM:

- Central non-tidal salt-water lake engineered to a minimum depth of 3.3m with a mean lake standing water level of 0.5m and orientated for the conveyance of floods through the waterways.
- Mechanical pumps insure water circulates to the end of the peninsula bays and the lake system refreshes itself every 20 days.

### LANDSCAPING:

The site will be extensively planted in native species and Sea Haven residence will enjoy walking, bike trails and public recreation areas.

### BENEFITED AREA LEVY:

This is a fee that will be included in your rates notice which provides for maintenance of the waterways, parks, open spaces, and the lock system. It is anticipated that the levy will be in the order of \$1,500 to \$1,900 per year.

### WATER SENSITIVE URBAN DESIGN:

Sea Haven has worked extensively with the EPA, DPI&F, DNRW and the Cassowary Coast Regional Council to ensure that the sustainability of the waterways and of the surrounding environs. Incorporating all the best industry practises storm water will be treated on site using bio retention trenches to remove nutrients and GPT's to remove litter. This level of treatment will set a new benchmark for Far North Queensland developments.

### LAND AND WATER TITLES:

- Free hold title applies along with a unique water title for the provision of your boat pontoon and gangway to your home site.

### MARINA VILLAGE:

The master plan provides for 56 marina berths and a commercial centre, which will include convenience store, cafes, restaurant and marina services. The marina precinct also has the provision for a medium density 3-storey unit development. When the marina is operational it is proposed to include a refuelling area for your boat.

### BUILDING GUIDELINES:

To protect your investment a sensible and practical set of building guidelines has been formulated by an architectural panel. Residents are encouraged to use environmentally sustainable housing principles incorporating natural ventilation solar orientation and lightweight roofing.