

Canelands / Twin Waters West Update

Overview

Role of TWRA

2008 Proposal

Flood Risk a Key Issue

TWRA's submission and Council's response

Where to from Here?

Two Approaches

Common Ground?

Role of TWRA

- Established in 1997 - now have 468 families as members
- TWRA has significantly contributed to the Twin Waters we have today
- Successes
 - **conduct** regular General Meetings open to all residents
 - **developed** Landscape Maintenance arrangements
 - **established** significant community communications infrastructure - Newsletter, web site, Facebook, TWRA Mail, notice boards at TW Village
 - **established** community events – Carols & Fireworks, Birthday BBQ in the Park, Dine-outs, Christmas in July, Sports events (golf, bowls, cycling), Cleanup TW Day
 - **supported** SCA Expansion & Airport Community Forum and Neighborhood Watch and their events
 - **assisted** with outdoor gym equipment & Entertainment Book distribution
 - **opposed** – high rise apartments at View Point, View Point waterfront location opposite Blue Water Court, multi-unit town house development on tennis courts, private luxury home on same site, 2008 proposed Stockland high density development at Canelands site
 - solid financial position

2008 Development Proposal

- High density, dry land development with traffic through TW and on to Ocean Drive
- Full details of the History on web site, but key take-outs are
 - TWRA was instrumental in defeating that proposal
 - Ultimately, P&E Court decision on Stockland's appeal rested on only one element - Need
 - Every other issue was resolved as far as the Court was concerned
- Flooding impact on TW was a critical issue for TWRA then. TWRA's concerns were a major consideration in the Appeal and Mediation

Flooding

- Key issue is impact of development on existing flood risk
- 2008 case involved major flood modelling studies
 - as part of the original MCU application by Stockland
 - as part of the appeal to Q'ld Planning & Environment Court – two recognized experts finally agreed (after 13 months of studies and modelling) that maximum increases in peak flood levels in Twin Waters would be 20-40 mm
 - Mediation required expert direct presentations to TW community
- 2016 case – flood modelling was responsibility of Council (their Planning Amendment)
- Future Development Application will require much more detailed flood modelling by proponent
 - will be critically and independently reviewed by Council
 - will then be subject to further public review & submissions
 - TWRA will again be extremely demanding and critically review flood issue to ensure no significant adverse impact on Twin Waters

TWRA's submission and Council's response

- Residential development is likely to occur at some stage in the future
 - well located for future population growth on North Shore
 - some infrastructure linkages were established when TW was built
 - previously proposed and only lost (narrowly) on appeal
- Key strategic objective – influence the outcome:
 - ***equal to or better than existing Twin Waters***
 - character & amenity
 - lakes & canals (waterfrontage properties) and public access via parks & walkways etc.
 - housing density
 - traffic
- TWRA's Conditions Precedent are **locked in via the Planning Amendment**
- Submission & Council responses are on web site at www.twra.net

Where to From Here?

- Planning Amendment approved by Council. Submitted for final State signoff (6 months?)
- Actions of STWWD group have caused distress but do not appear to have impacted Council's processes and decisions
 - TWRA has received unwarranted criticism and abuse
 - community has been adversely impacted
- TWRA has sought to be involved and constructive in all matters affecting Twin Waters community over 20 years
- TWRA recognized widely for its community engagement, impact and outcomes
- TWRA wants to continue to engage with the entire community to achieve the outcomes that preserve both our community and property values
- When/if a DA is forthcoming, it must comply with the high standards contained in the Planning Amendment (TWRA's Conditions Precedent) and will be subject to public review at that time

TWRA will always focus on securing best outcomes for Twin Waters

Essence of the Two Approaches

- TWRA
 - Considers Canelands / Twin Waters West is likely to be developed at some stage in the future
 - Therefore strategy to “influence the outcome” to ensure character & amenity of Twin Waters is not adversely affected
 - TWRA’s Conditions Precedent will be locked in to the Planning Requirements via the Amendment
- STWWD
 - Considers no development should occur at TWW, ever
 - Blocking the Planning Amendment means that, if development does occur in the future, in spite of STWWD opposition, existing Planning Requirements will apply
 - None of the TWRA’s CPs would exist in Planning Requirements or be enforceable and any future developer can do whatever they choose, within the existing Code
 - High risk that character & amenity of Twin Waters will be adversely affected
- The Key Question: Is development likely or even possible at some future date? If so, which pathway reduces the risk to existing Twin Waters residents, their lifestyle and their property values?

But there is some Common Ground

- Both TWRA and STWWD place highest priority on ensuring that any future development on TWW land
 - Provides comprehensive and best practice flood modelling of any such development
 - Ensures no worsening of flood impacts on adjacent communities
- A future Development Application must address these matters to our satisfaction (will be subject to public consultation at that time)