



Dear TWRA Members

The TWRA TWW Sub Committee met with Stockland and their consultants this week to seek clarification of various issues as we move towards preparing our recommendations to the full TWRA Committee and our TWRA members about Stockland's proposed Plan of Development for Twin Waters West (Development Application and Material Change of Use application, collectively summarised as the DA).

The purpose of this email is to advise members about our progress and to set the scene for further emails to inform our members about the key issues that we consider need to be addressed in forming a view about the DA. This will be the first of a series of emails, with topics including the following:

- Setting the scene (this email)*
- Key issues -*
 - o Character*
 - o Traffic*
 - o Flooding*
 - o Fauna*
 - o Locking in the Plan*
 - o The Process going forward*

In Setting the Scene, the overarching point we need to emphasise is that the TWRA is taking a strategic approach to the future of the land we used to call the Canelands, but which is now known as Twin Waters West. There is a reason for this that some of our newer residents may not fully appreciate, so it is worth setting the context again.

Context

The land that comprises Twin Waters West has been owned by developers since around the development of Twin Waters started in 1996 i.e. a very long time. Lend Lease, the company that developed Twin Waters, owned most of the land to the motorway and intended to replicate Twin Waters on that site. Some of the existing Twin Waters infrastructure was developed in anticipation that this would occur e.g. the waterway near Wattlebird Drive that directly abuts the TWW site. Lend Lease subsequently moved out of land development on the Coast and sold their land to Stockland and, at that time, Stockland was free to deal with the land as it chose. (It was always zoned agricultural and would require rezoning for development).

Stockland submitted a development plan to Council in 2008 that had no prior consultation with the Twin Waters (or any other) community. It was simply presented as their proposed development plan. The plan was a "first home buyers" plan with small blocks, high density, no waterways whatsoever and the main collector road intended to run along side the eastern boundary immediately adjacent to Wattlebird Drive

and with the main access from Ocean Drive at Toyango Street. There was no “alignment” with Twin Waters. The TWRA opposed the application and, with the strong support of our then Councillor, Cr Debbie Blumel, the Council rejected the proposal. Stockland appealed the decision and TWRA joined with Council (and others) to participate in the appeal process before the Planning & Environment court. The appeal was rejected by a decision of the P&E court handed down in December 2013. It is important to note that the appeal was rejected for one principal reason - Need i.e. Stockland had not sufficiently made the case that there was a need for an additional housing development in this part of the Coast. All other matters were resolved under expert examination. (A history of the TWRA's involvement in this is on our web site - <https://www.twra.net/canelands-history/>)

In late 2014, Stockland approached the TWRA and asked to commence discussions on a collaborative basis with Council about what might be acceptable to the Twin Waters community. Since the subject land was, in our opinion, likely to be developed at some stage in the future we took a strategic view and decided that, if so, we should try to influence what does happen on that site so that Twin Waters would not be disadvantaged and hopefully enhanced by any future development. Over some time, this resulted in the negotiation of the “Conditions Precedent” and what became our mantra “equal to or better than the existing Twin Waters”. Council enshrined the CPs in the TWW Planning Amendment and both Stockland and Council have “bought in” to the mantra “equal to or better than Twin Waters” as can be seen through Stockland's DA and Council's Information Request back to Stockland.

There has been debate about the view that the land is “likely to be developed at some stage in the future”. We believe this is well founded - it has been owned by developers for a long time; it is the last remaining substantial undeveloped parcel of land east of the Motorway and in close proximity to the new Maroochydore CBD and the Sunshine Coast airport; the P&E Court hearing last time showed that all development issues (including flooding) were able to be resolved and, because the appeal last time was only narrowly lost, any future appeal for any new development would most likely be successful in the P&E Court, if Council did reject an application. This opinion may be subjective, but it has a basis and we believe it is reasonable. Our proposed strategic approach is prudent and in the interests of our community, in our opinion. (The alternative - to completely oppose and to seek to stop any future development carries the risk of being completely dealt out of the process and having no influence on the shape of what might ultimately happen on that site, whether by Stockland or any other developer.)

The Next Steps

Stockland lodged their DA on 19 December 2018 for Stages 1 and 2 supported by indicative master plan detail and maps. Council served a substantial Information Request (IR) on Stockland on 31 January and Stockland responded to the IR last week (17 May). The Stockland response and updated DA are now subject to the Public Notification period of 30 business days, which has commenced and will end on Friday 5 July. During this time, the public may make submissions to Council. We are preparing to draft a submission that our members can comment on and to make a submission on behalf of the TWRA. We will be strongly encouraging our members to also make their individual submissions. We hope that the extensive work we are doing to review the DA will inform our members about what they might like to comment on in their submissions.

Our approach is to evaluate the DA against our Conditions Precedent and with the overarching criteria - is

it equal to or better than Twin Waters? This will require some facts and some judgements. We are making our assessments right now and we will inform our members in the coming days and weeks as our views are formed. We are very committed to having our members (and the wider community) informed about the facts and our (hopefully) informed judgements. We plan to have a draft submission available to members well before the end of the Public Notification period.

*There will be opportunities in the near future for members to also get more information and to ask questions of the Stockland team. A copy of their flyer is attached for your information. We **strongly encourage** you to read their information and **participate in their Information Sessions**, especially if you have any questions. It is not our role to answer their questions. We are arm's length from Stockland and Council. We are focussed on our members' interests and the Twin Waters community.*

One More Thing

We recognise that nobody has a monopoly on wisdom and that others may have different views. We respect that others, and other organisations, may have different views. We do ask that our views be respected, as we will respect other views. We have explained our overall approach here. We believe it is logical and that it is important that we be part of the process in a constructive manner. Ultimately, it is for our elected representatives and the due processes to make the decisions.

Stay tuned for more information.

Meanwhile, have a great weekend.

Cheers

Tony

Email: info@twra.net

Website: www.twra.net

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Stockland

Twin Waters West update – May 2019

Public Notification phase & your invitation to meet the planning team

Information request completed – Public Notification commencing

Stockland recently completed our response to Council's information request following lodgement of our development application in December 2018. This response completes the documentation within our initial development application to Sunshine Coast Council. This means the project has now progressed to the Public Notification phase.

Further information verifying the suitability of the site for a new Twin Waters community:

Our development application includes many public commitments to reflect community priorities, including:

- **density and building heights** are comparable to the existing Twin Waters community
- **built form quality** will be comparable to Twin Waters as governed through a stringent building covenant
- **onsite and offsite flood immunity** (through upgraded and new stormwater systems combined with a large internal lake system, designed to have surplus capacity to receive and safely discharge stormwater to the Maroochy River)
- **protection and enhancement of existing vegetation** with approximately 25% of the site dedicated to open space
- **fauna protection** through provision of open space and natural areas on site linked to external conservation areas and other habitat, helping to ensure sustainability of the local kangaroo mob (removal of kangaroos is not being considered)
- **delivery of a traffic management solution** to minimise external traffic impacts and address existing safety issues.

Local information sessions to update the community:

We are offering opportunities for stakeholders to meet the planning team and discuss the project. Please book a time with us within the following time slots:

Date	Time	Location
Monday 3 June 2019	12.00 noon to 5.30pm (book a time with us)	Twin Waters Golf Club
Tuesday 4 June 2019	8.30am to 5.00pm (book a time with us)	
Friday 7 June 2019	8.30am to 5.00pm (book a time with us)	
Monday 10 June 2019	12.00 noon to 5.30pm (book a time with us)	

Please book a time with us: Contact us by email at: twin.waters@stockland.com.au to book a time. We estimate most meetings will run for approximately 1.0-1.5h. We look forward to the opportunity to meet with you in June.

Twin Waters West project team, Stockland Sunshine Coast