



Dear TWRA Members

*This email addresses two matters that we consider are important for our community in our assessment of Stockland's Development Application for Twin Waters West. First, we address the question of Fauna (especially the kangaroos) and second we address the issue of locking in the proposed DA characteristics, bearing in mind that Stockland is currently asking Council for Development Approval for Stages 1 and 2, albeit that they are seeking this against a Master Plan for the whole of the Twin Waters West area.*

***Fauna** is not, strictly speaking, an issue that impacts on our assessment criteria of "equal to or better than Twin Waters". However, we are very aware that it is a matter that has been a concern to many members and residents so we felt that we should address it in our review of the Stockland DA. The main issue is the kangaroos, which have become established and thrived in the area over the years. Our overseas friends and family who visit can't believe that we have kangaroos so close to home! Stockland's Information (IR) Response to Council contained quite detailed information about the fauna issues, especially about the kangaroos. This information supplements the original information included in the DA submitted back in December. Stockland used credible consultants to prepare this information. To see a copy of the IR Response on fauna, [click here](#). In our view, perhaps the three most important points to note are:*

- Removing, relocating or euthanising the kangaroos is not an option or consideration.*
- The Twin Waters West area is part of a connected network of foraging and shelter habitat that extends along the Maroochy River and is over 1,500 hectares in total area. It is part of a mosaic of State significance. Twin Waters West should not be considered as an isolated area or "island" from the perspective of native fauna.*
- Development in the area will take place over years, not months, and there will be ample opportunity for the kangaroos to disperse naturally into the whole wider habitat. Pathways to allow this to happen are included in the development plans.*

*In summary, we believe that the kangaroos and other fauna will be OK.*

***Locking in Stockland's commitment** is the other issue we want to address here. This is important because we, the community, only have one chance to provide our comments on what is proposed for Twin Waters West. As is normal for a master planned community, future stages would normally be "code assessable" i.e. Council can assess and approve subsequent stages without any further public consultation. (Stockland is currently seeking formal approval to proceed for Stages 1 and 2, at the northern end of the site). The Plan of Development for the whole site covers 6 low density residential zones and 2 medium density zones. Stages 1 and 2 cover two low density residential zones and one medium density zone. So, being assured that development of the remainder of the site is locked in to what we expect is an important matter, in our view. We have raised this specifically with Stockland.*

*The key document as far as Council approvals are concerned is the Amended Twin Waters West Plan of Development (hereafter called the Plan of Development) that was submitted as part of the IR response. (The “amended” refers to the fact that this is a revised document that incorporates quite a number of revisions to the original Plan of Development following Council’s IR request in late January). The Plan of Development covers the whole of the site and sets out the design, engineering, landscaping and other important criteria that will describe the whole of the development. To view the Plan of Development [\[click here\]](#). While there is quite a lot of detail in the Plan of Development, the main points for us to note are that it includes:*

- The proposed land use zones - low-density residential, multiple dwelling, community facilities and open space including conservation areas, buffer areas and recreation open space.*
- The assessment benchmarks for each of these that would make them acceptable to Council and thus code assessable*
- Provisions relating to building designs (especially height) and development densities*
- Road network and hierarchy of types e.g. from main district collector to local residential access lane/driveway*
- Pedestrian and cycle movements, including proposed pathways in front of waterfront residential sites in some sections (which we don’t have in Twin Waters)*

*Some specific points that are worth noting include:*

- Maximum building heights are proposed as 8.5 metres (2 storeys) in the low-density residential (houses) zone; 12 metres (3 storeys) in the medium-density residential (apartments/townhouses) zone and 12 metres (3 storeys) in the community facilities zone. This means there will be no medium or high rise and no overshadowing or overlooking of properties in Twin Waters.*
- Front setback for houses in the low-density residential zone is to be 4.5 metres for ground floor and 6.0 metres for first storey, with 6.0 metres to garage door.*
- Development density is specified - minimum lot size of 400 m<sup>2</sup>, with the proportion of lots less than 500 m<sup>2</sup> limited to 12% of the total residential lots and a maximum density of 12 lots per hectare across the entire site. This topic was also addressed in one of our earlier emails.*

*The point is that the Plan of Development is quite detailed and it does set out the master plan for the whole site. Stockland will not be able to depart from the Plan of Development in any material respect without making any change impact assessable i.e. they would have to go to another public notification process. We consider that this does address our concern to make sure that we know what is likely to happen there and that no future material changes could be made without an opportunity for us to have a say via another public notification process.*

*One additional factor that Stockland is proposing is a “Community Reference Group” to provide a forum for community engagement during the period of construction, which would be several years. (Twin Waters took 10 years for completion; Twin Waters West is not as big, but it could still take several years.). The details of the proposed Community Reference Group are still to be worked out.*

*Overall, therefore, we do believe that, if the development is approved by Council, Stockland will build a high quality, premier-style community that would fit very comfortably within our criteria of equal to or better than Twin*

*Waters and that they would be locked in to delivery of what they say they will do in their Plan of Development. Once again, if members have any doubts or questions, we strongly encourage you to plan to attend one of Stockland's Information Sessions in the next two weeks.*

*Regards*

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