



Newsletter - July 2019

Presidents Report

During the last few weeks Twin Waters Residents' Association members have received some rather comprehensive emails and detail regarding the development application lodged by Stockland on our neighbouring land, Canelands or Twin Waters West.

The assessment behind that work has been done by a hard-working team of Geoff, Rob, Kevin, Peter, Rob, Ken and me to understand and examine the DA and how it affects the area in which we live.

The committee members have lived in Twin Waters in excess of 100 years cumulatively, there are 4 Life Members and 5 with President experience ... their collective heart is right here! There has been thorough examination of stages 1 and 2, plus the whole plan, and specific studies of traffic, water, character and all aspects of the Conditions Precedent (CPs) agreed in 2015 following Stockland's approach to the TWRA and Council to negotiate conditions that might be acceptable and meet community expectations. Some additional information is provided here for members and non-members of TWRA to allow further individual assessment.

The TWRA sub-committee has evaluated as best as knowledge, skill and background permit and has been completely focussed on what is the

potentially best result for the Twin Waters community.

But there are many technical aspects of the DA that are clearly best left with Council and their advisers to study in further detail, legal and compliance when evaluating the Stockland proposals.

The TWRA is recommending that the development concept is supported. Others are against it and believe that development should cease on the Coast in similar undeveloped areas such as Twin Waters West, which was for many years used for cane farming. That's quite OK to have a different opinion. The one thing we do ask is for

all residents to consider their own submission to Council because those submissions will assist the Council to make a determination. TWRA will seek further input and comment from members in relation to a submission to Council.

Until next month,

Tony

TWRA Membership Renewals Are Dues

TWRA memberships are due for renewal from 30 June. Members can renew their membership for the 2019-20 year now for just \$10 by

completing details on the form on page 4 of this Newsletter. Just put the form and your membership fee into an envelope and drop it in to the friendly staff at FoodWorks, Twin Waters.

TWRA AGM Nominations

Nominations for all TWRA executive and committee positions for the next year close at 5.00 pm on 17 July. Nomination forms are available from the Secretary and completed forms should be returned to the Secretary.

July Calendar

17 July 5.00 pm Nominations for TWRA executive and committee positions for next year close.

21 July 10.00 am 'Santa Paws in the Park' at Warwick Daniels Park, Lake View Drive.

28 July 12 noon TWRA Christmas in July Luncheon at Novotel Twin Waters Resort.

Stockland's DA for Twin Waters West is Open for Comment

As Twin Waters residents are aware, Stockland submitted its Development Application (DA) for Twin Waters West for Council review and approval on 19 December 2018. The DA (as amended in response to an Information Request from Council) is now open for public comments. In broad terms, the DA includes a comprehensive Plan of Development for the entire area of 106 hectares, including 6 low density residential zones, 2 medium density zones, a community facilities zone and open space zones (minimum 25% of total site area, comprising conservation areas, buffer zones and recreational open space) along with a waterway and lake system covering 19 hectares and a new large roundabout at the intersection of David Low Way and Ocean Drive which will also provide the principal access to the development.

Twin Waters West is proposed for development in several stages, commencing with Stages 1 and 2 at the northern end of the site (comprised of LDR1 & LDR2, plus the Community Facilities zone and a large recreational park). It will also include construction of the roundabout (to be completed before homes are offered for sale) and the start of the lake system. Subsequent stages will be subject to Council approvals, but within the context of the Plan of Development that has been

submitted as part of the DA. The full development will take a number of years to complete, as was the case with Twin Waters (constructed from 1996 to 2005). The Twin Waters West development is approximately two-thirds the size of Twin Waters. It is being planned as a premier-style development to be compatible with the character, amenity and lifestyle of Twin Waters.

TWRA's Strategic Approach to the DA

TWRA has been involved with the future of the area since 2008. The former sugar cane farm land had been owned by developers (Stockland and also Lend Lease, which built Twin Waters) for many years before 2008. Lend Lease originally said that they intended to replicate Twin Waters on the site, but then withdrew from land development on the Coast. Our opposition to the first Stockland development proposal in 2008 (for a first-home-buyer style development) was instrumental in its subsequent defeat. Stockland subsequently approached Council and TWRA to seek to work collaboratively for a development that would meet community expectations. The TWRA's view was that, since the area is likely to be developed at some stage, we should be part of the process so that we could influence what happens. Thus, we negotiated the nine Conditions Precedent in 2015 which are encapsulated in our mantra "equal to or better than Twin

Waters". Both Stockland and Council have responded positively to this mantra and it has been a significant influence in what is now proposed in Stockland's DA for Twin Waters West.

The "Floods Issue" is Really Important for Us

The possible impact of a Twin Waters West development on us in Twin Waters has been the Number One issue for us since the first proposal, back in 2008. The fact that State Planning requirements have changed since Twin Waters was built to require new developments to be 0.8 m higher because of the possible effects of future climate change, has exacerbated our concerns. There are two aspects of this issue - will a Twin Waters West development (now with its own lake and waterways system) affect the quality of water in our waterways and, second, will it change (adversely) our exposure to flood risk here in Twin Waters. We live on the coastal plains and on our waterways and canals - will there be any change for the worse in the risks we might face for any flooding in the future? These are the two important questions we need to be satisfied about before we can even think about giving the Stockland DA a "tick". The TWRA has reviewed these two aspects in some detail.

Briefly, however, water quality in our lake and canals is highly unlikely to be adversely affected because the water flow will be from the Maroochy River, through our waterways



and then into the new Twin Waters West lake, which will then flow back to the river through a separate exit from that lake system. The change in flood risk is much more difficult to examine. It is a field for professional hydrology experts using very sophisticated computer-based modelling. The studies show that, in fact, Twin Waters risk of exposure to future flood risk would be reduced marginally by the existence of the Twin Waters West development under all scenarios modelled, including quite significant climate change assumptions. The reason is that the development would act as a barrier to floodwater inflows from the west of the motorway; that the lake itself would provide some water storage capacity and that floodwater flows would move more quickly across the new lake than would happen with the existing former canefields which actually slow water flows because of the existing natural barriers. To provide just one example of the analysis as it relates to Twin Waters, a 1 in 100 years (known technically as a 1% Annual Exceedance Probability AEP) flood event plus climate change events, there is a significant decrease in peak flood levels of up to 40 mm throughout the existing Twin Waters waterway system. (Climate change is defined as a 20% increase in rainfall, plus 0.8 m rise in sea levels at the mouth of the Maroochy River. This would seem to be a drastic scenario, based on actual experience to date). We can't "audit" this analysis, but we can take some assurance from the number of professional expert studies that have been undertaken on this matter.

In summary the TWRA believes that it is reasonable to take a view that the so-called Flooding Issue should not be a concern to Twin Waters residents. We must also bear in mind that there is a legal obligation on Council and Stockland to ensure that development does not have adverse effects on adjacent properties. The flooding issue has been the subject of virtually unprecedented specialised expert analysis and studies over an extended period, including against very robust assumptions, including climate change assumptions.

Does the DA Satisfy our Conditions Precedent?

Stockland's proposal for a premier style development is vastly different (and superior) to their original proposal for the site. The Conditions Precedent (CPs)

covered such topics as character & amenity, traffic access & egress, traffic within the development, pathways & connections, waterways, lot sizes & density, parks & open spaces, building covenants and flora & fauna. Almost all the relevant Conditions Precedent have been satisfied to a very substantial degree, if not fully satisfied. The one CP that is contentious relates to lot sizes & density, where changes in the Sunshine Coast Planning Scheme 2014 conditions and market requirements for new home sites across the Coast have resulted in the DA proposal for smaller lots and reduced setbacks, in some cases even more reduced than in the 2014 Planning Scheme. Stockland says that for a master-planned community, the average smaller lot sizes will be imperceptible, as will the reduced front setbacks (4.5 metres with 6.0 metres to garage and 6.0 metres to first floor) compared with the Planning Scheme (6.0 metres). Stockland has consistently assured us that the development will be of their highest standard and meet our expectations for a development that is as good as, if not better than Twin Waters. They emphasise the importance of seeing it in the context of the lake and waterways, parks and walking paths and the landscaping. From our point of view, we need to make a judgement based on all the CPs and not just one which may not quite meet our expectations. There can be no question that our CPs have had a very significant impact on the design and planning for the proposed development. We acknowledge Stockland's willingness to listen to our expectations as set out in the CPs and to incorporate them into their planning. Taking all the CPs into account, we consider that it is reasonable to conclude that Stockland's DA does satisfy our CPs and meet our expectations - equal to or better than Twin Waters

Want to Know More?

The full DA can be accessed on the Council's web site at: <https://developmenti.sunshinecoast.qld.gov.au> Just look for MCU18/0350. All the documents, plans, drawings, consultants reports and much more are available to explore.

The TWRA has prepared a series of emails to provide information for members on the main issues relevant for us in Twin Waters. These are now posted

on the TWRA web site. Just go to: <https://www.twra.net/review-of-stockland-da-for-twin-waters-west/>. The information here is much more digestible and completely focussed on Twin Waters interests.

TWRA's Recommendation about the DA

TWRA is recommending to its members, and to the wider community, that we support the DA. The TWRA's objective has been to influence what will happen on the Twin Waters West site so that the Twin Waters community achieves the best outcome. As the Sunshine Coast grows, residential development on that site is likely at some stage. We must be realistic. Being realistic, the TWRA has had a very significant influence on what Stockland is proposing. Being realistic, we have not achieved everything, but on balance, we believe the DA does provide a Plan of Development for the future that meets our objective of "equal to or better than Twin Waters". We have been totally focussed on the best interests of the Twin Waters community. Not everyone will agree, but we are of the opinion that our objective for Twin Waters will be met and that interested members and residents should provide support for the proposed DA.

Make a Submission to Council about the DA

Submissions are encouraged from all residents. Public submissions close on Friday, 5 July 2019.. For a submission to be "properly made," it must be made to the assessment manager; be in writing; be signed by each person who made the submission, unless it is made electronically; state the name and residential or business address of each person who made the submission; state what aspects of the proposed development you support or oppose and why using facts and circumstances; be received by council during the formal public notification period. To submit, you can send to Council by email or mail. For more information, go to the Council's web site at: <https://www.sunshinecoast.qld.gov.au/Development-Applications/Making-Submissions-on-Applications>. We are strongly encouraging every resident of Twin Waters who has a view on this important matter to make their own individual submission.

TWRA Contact Details

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Neighbourhood Watch -
nhw.twinwaters.qld@gmail.com

Emergency Only - 000

Police 24hr Assist - 13 14 44

Cooloom Police (General Enquiry) 5440 2777

Crimestoppers 1800 333 000

SES Emergency 13 25 00

Block Co-ordinators

Check on TWRA.net and Community Notice Board for contact details.

Christmas in July

On Sunday, 28 July the 10th TWRA Christmas in July Luncheon will be held at the Novotel Twin Waters Resort from 12 noon to 3.00 pm. Guests may arrive from 11.00 am to 12.00 pm. Reservations payments should be made by 1 July 2019 to confirm numbers.

Please advise Malcolm or Cynthia Smith:
T 5448-9164 or M 0407 130 657 or
E malcyn@bigpond.com your names, and those of your guests.

Apex Camps School Holiday Drop-Off Programme

Have your children enjoy the outdoors these school holidays Apex Camps Sunshine Coast runs an exciting outdoor adventure school holiday drop-off programme for kids aged 5 to 17 and is giving TWRA Members a \$5 discount for every full day booking made using our special promo code! The offer is valid for the coming July 2019 school holidays.

www.apexcamps.com.au/schoolholidayprogram to book, and enter code **EBWIN19**.

Lamb Shanks in Plum & Red Wine Jus

Ingredients:

- 2 tablespoons plain flour – Seasoned (Salt & Pepper)
- 4 small French-trimmed lamb shanks
- 1 1/2 tablespoons olive oil
- 1 brown onion, halved, thinly sliced
- 1/4 cup fresh rosemary leaves
- 1 tablespoon fresh thyme leaves
- 2 Cloves of garlic crushed
- 1 cup red wine – (Only cook with wine you are prepared to drink)
- 1 1/2 cups chicken stock
- 2 tablespoons Worcestershire sauce
- 1 cup plum jam
- Potato & Green Beans to serve

Method:

- Preheat oven to 200°C reduce to cook at 180°C fan-forced.
- Place the seasoned flour and shanks in a sealed bag or bowl and toss to coat.
- Heat 2 tablespoons oil in a flameproof casserole dish over medium to high heat and brown shanks on all sides approximately for 4 to 5 minutes then transfer to a plate.
- Heat remaining oil in casserole dish and add onion, rosemary, thyme and garlic. Cook for 3 to 4 minutes or until onion is tender, add wine and simmer for 1 – 2 minutes then stir in stock, sauce and jam. Season with pepper, and then add the shanks. Bring it to the boil, cover the dish with a lid and transfer it to the oven.
- Bake for 1 hours, remove lid and baste the shanks. Bake, uncovered, for a further 30 to 40 minutes or until meat is tender and falling from the bone. Serve with mashed potato and green beans and drizzle over pan juices.

TWRA General Meetings

The next meetings to be held at 7.30 pm at Novotel Twin Waters Resort will be on:

- AGM 12 August 2019
- 14 October 2019
- 9 December 2019

TWRA Social Events

- Neighbourhood Watch – Tuesday 20 August, Scams Information Session at 7.00 pm (tba)
- Golf – Sunday, 22 September t at Twin Waters Golf Club with a 7.30 am tee time for a maximum of 68 players.
- Birthday Party in the Park – Sunday, 20 October at Warwick Daniels Park, Lake View Drive
- Cocktail Party – 24 November (tbc) at The Loose Goose
- Christmas Carols – 15 December at Novotel Twin Waters Resort

The Annual Subscription is \$10 per family plus \$2 if you require an additional card
Valid to 30 June each year.

Name(s):

Address:

Home Ph:

Mobile:

Email:

Amount Paid:

Signature:

Renewal

New Member

Please place this form in an envelope, with your payment,
& hand into FoodWorks Supermarket, Twin Waters,
or post to TWRA, PO Box 9351, Pacific Paradise 4564.

Date Processed:

Card No Assigned:

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