

TWIN WATERS

RESIDENTS' ASSOCIATION

Newsletter - June 2022

This Month

Special Report on Twin Waters

West Development

**Artificial Reef planned
for Twin Waters lake.**

Upcoming Events

**General Meeting - 7.30pm, 13 June
Novotel Sunshine Coast Resort.**

**Christmas In July – 17 July
confirmed at Novotel.**

**Annual General Meeting for TWRA
will be part of the general meeting
on Monday 8th August**

TWRA Golf Day 25 September.

**Twin Waters Party in the Park
6 November**

**New Look Christmas Carols
18 December.**



President's Report

We have welcomed many new residents to Twin Waters in the last couple of years and in discussing its history and growth with new arrivals, it has become clear many would like to know more about the different events which have shaped our area and how they affect things today.

For this reason, we are giving over space this month to extra coverage of the proposed Twin Waters West Development.

The coming weeks are decision time. On July 18, the Queensland Planning & Environment Court begins its month-long hearing to determine whether the development, which has been on the books since 2007, in one form or another, goes ahead or falls by the wayside.

If approved, Twin Waters West is the biggest change to our local environment since the founding of the original Twin Waters Estate in the late 1990s. But, as I'm always keen to explain to new arrivals, the TWRA's work on Twin Waters West is just one aspect of the Association's long running work to safeguard the interests of our local community.

Going back a bit, Twin Waters Residents' Association was formed to create a voice to the original Twin Waters developer, Lend Lease – and then to the Maroochy Shire Council when the major part of the original development was completed and Lend Lease was departing the scene.

Critically, TWRA, in negotiations with the Council developed our then unique Landscape Maintenance Arrangements that ensured a higher standard of public area landscape care than is normal in most other Council areas.

The extra costs are funded by our Landscape Maintenance Levy which is included with our rates notices.

TWRA and Council meet three times a year to ensure a superior landscaping and

maintenance is maintained.

We regularly receive "audit reports" ensuring the current contractors, The Maintenance Company, follow the guidelines and plans. Getting back to Twin Waters West, when the new developer Stockland, who had bought the Twin Waters West land that it did not then own from Lend Lease, filed their first Development Application for what was then called the "Canelands" area, TWRA was unimpressed.

Along with others, including the Council and a strong public protest, we opposed the proposal as a lesser quality estate than Twin Waters.

Council refused that proposal and the Planning & Environment Court also refused Stockland's appeal.

Later, when Stockland re-thought their approach, we took the strategic view that the land would be developed for housing at some stage in the future and that we should try to "shape the outcome" so that whatever happens there would maintain or enhance the character of our community.

TWRA then worked with Council to amend the 2014 Town Plan creating one of our most important documents: the "Conditions Precedent."

Agreed to by all parties, this ensures any future development must be equal to or better than Twin Waters.

See pages 2 & 3 for details.

TWRA has worked hard to ensure our community maintains high standards in the "original" Twin Waters and any development on our doorstep; we invite you to read the history and information to have an understanding, prior to the full case in the Qld Planning & Environment Court.

Until next month

Tony

TWIN WATERS WEST – A REVIEW!

THE LOCATION

On the right, a diagram of the 104 hectare site. On the right-hand red border, the existing Twin Waters. Up top - Pacific Paradise. At the bottom, Maroochy River. On the left: the Sunshine Motorway. Below a pic of Settlers' Park at the corner of Ocean Drive and David Low Way where the proposed development will connect to the larger district. In the background, the open fields comprising the proposed new estate.



THE FIRST PROPOSAL

August 2007 – Developer Stockland's first proposal comes as a shock. 950 residential lots packed into a dense housing environment built on smaller lots than Twin Waters. (some at 200m² are less than half the minimum size in the original Twin Waters) Plus there is no lake, a signature element of Twin Waters. Then the traffic concerns: the main collector road is immediately adjacent to homes in Twin Waters and the exit is to Ocean Drive potentially promising a future of traffic frustrations for Twin Waters motorists struggling towards David Low Way.

The Sunshine Coast Council rejects and Stockland appealed to the State Planning & Environment Court. TWRA joined with Council as a Co-Respondent in the appeal. Stockland's appeal was dismissed.

THE CONDITIONS PRECEDENT

Despite the victory, TWRA noted the Court victory was fragile. The Judge ruled not on the merits of the development, but that it was not needed just then. Next time, might be different.

In late 2014 when Stockland sought talks for a compromise, TWRA insisted that any new development should be "equal to or better than the existing Twin Waters".

When Stockland and the Council ultimately agreed, the principle was recorded in what became known as the Conditions Precedent. The Precedent's nine points dealt with critical issues such as, character of the district, lakes and canals; public access via parks and walkways, the all-important lot sizes and housing density, traffic problems and protection of the environment. And, as Tony noted in his President's Report, as the Precedent was to be incorporated into the official Town Plan, it did not just apply to Stockland, but, to any future developer on that site. Full details available here: <https://twra.net/wp-content/uploads/2015/03/Points-for-CP-in-IA-150615.pdf>



THE SECOND PROPOSAL

The Conditions Precedent amendment to the Town Plan is finally confirmed in March 2018. In December 2018, Stockland submits a significantly revised proposal to Sunshine Coast Council.

The new proposal is a radical re-think. There is now a lake – running from the inlet in Wattlebird Drive through the estate out to the Maroochy River. See graphic on the right. Density has been modified: From 950 residential lots in Proposal One down to 584. Lot size previously 200m² is now doubled to a minimum of 400m².

Proposed medium density apartments are down from 5 to 2 precincts – total possible units: 197. Otherwise, the streets are wider than the original Twin Waters. Traffic management has also improved. The main collector road no longer runs alongside Twin Waters – and exit from the Estate is onto David Low Way, not Ocean Drive with its potential for traffic jams.



THE FIRST STAGE

Even if approved, not everything will be built at once. The application is for Stage One – set out on the right – showing the proportion occupied across the complete Twin Waters West space. Total properties First Stage: 182 lots, of which 168 are dwellings. The lake would be an essential part of the first stage.

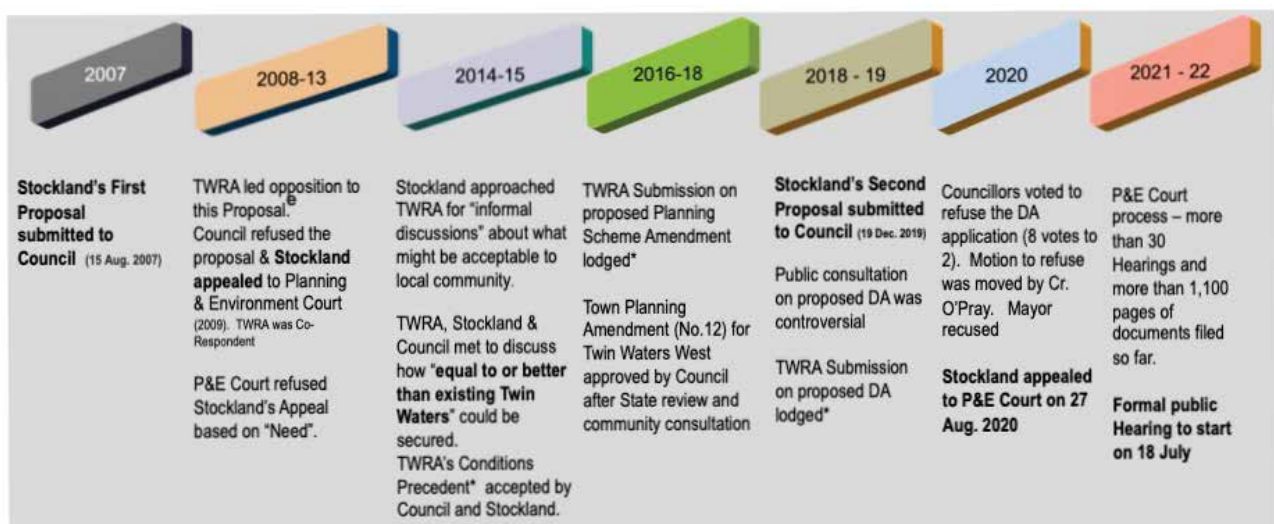
PUBLIC REACTION AND COUNCIL DECISION:

While the second application was very different from the first, there was still a significant protest against the notion of developing Twin Waters West. The Sunshine Coast Council took public submissions for 30 days from late May till July 2019. Of the 417 submissions received, 285 opposed compared to 132 in support. While some submissions were ruled ineligible,

the proportions for and against, did not change. On 23 July 2020 the Sunshine Coast Councillors voted against the proposal, (despite having a recommendation for support from Council's professional staff) triggering the eventual appeal to the Qld Planning & Environment Court, where a month of hearings begins on 18 July.

MORE INFORMATION?

Our website has a lot of information about Twin Waters West and the TWRA's approach to it at <https://twra.net/projects/> If you have any questions about any of the information provided in this special report, please contact us at info@twra.net. See below for a Summary Timeline.





Water experiment in lake to use oysters.

Sunshine Coast Council has moved to mollify residents concerned at the placement of a proposed artificial reef made of oysters in Twin Waters Lake. Residents are concerned that the small structure is too close to the locally popular beach and fishing spot off Moorings Circuit. (See red circle on left) Council officials say the structure consists of 4 oyster bags on a metal grid about 20 cm high, placed at 2-3 metres depth. (See Council illustration)

Oyster growth is stimulated by a low level electric charge from a small cell that reacts with sea water. The aim is to use oysters to improve water quality. Similar reefs will be placed in water bodies at Parrearra and Pelican Waters North. The trial will be monitored for a year.



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TWRA Membership

Everyone who lives in Twin Waters, whether an owner or a renter, is encouraged to join the TWRA.

Joining is easy. Just go to the website at www.twra.net and click on the link headed TWRA Membership.

This opens a simple application form. Cost is \$10 per year, but that includes every member of your household. Payable by credit card or direct deposit.

TWRA Contact Details

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Crimestoppers 1800 333 000

SES Emergency 13 25 00

Block Co-ordinators

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



FTTC is Coming!

You may have seen work underway in Twin Waters to extend the NBN cables to a distribution point much closer to our homes, generally in a pit on the street. Our local NBN network is being upgraded with Fibre to the Curb (FTTC). This will give us faster NBN connections via the existing copper network to our homes. No switch-on date yet, but we will keep you posted.



Blue Heart talk at General Meeting

Sunshine Coast Council's, Manager of Environment & Sustainability Policy, David Moore, will give a special talk at TWRA's next General Meeting -7.30pm, 13 June at Novotel.



The Blue Heart is an area of more than 5000 hectares within the Maroochy River floodplain (See map). It has important environmental features and provides critical storage for effective flood control.

Nominations for TWRA Committee

Nominations are open till 13 July for all roles on the TWRA Management Committee. Nomination forms can be obtained from the Secretary at info@twra.net. Under the TWRA constitution, all positions on the committee are confirmed at the Annual General Meeting. This will be held as part of the bi-monthly General Meeting at 7.30pm, Monday 8 August at Novotel Sunshine Coast Resort.

Committee members are usually involved in areas where they have special interests, whether it is social, sporting, communications or other community areas. The Committee meets every month for 1-2 hours.

Members say taking part gives the chance to meet more people and help make Twin Waters and even better place to live.