

# TWIN WATERS

RESIDENTS' ASSOCIATION

Newsletter - June 2023

## Important Dates 2023

**Next TWRA General Meeting  
12 June 7.30pm Novotel  
Sunshine Coast Resort. The  
public meeting for the whole  
Twin Waters community.**

**Gardening Competition  
entries open: from 1 July 2023.  
Judging on the weekend of  
9-10 September 2023.**

**Christmas in July  
Sunday 23rd July 2023  
The Loose Goose  
12pm to 4pm**

**Golf Day – 17th September  
2023. The 'great and not so  
great' enjoy a fun day on  
fabulous Twin Waters Golf  
Course.**

**Party in the Park  
5th November  
3pm - 7pm at The Twin Waters  
Shopping Village – our Town  
Square. The TW 'Show Day.'**

**Christmas Cocktail Party  
26th November 2023 at Loose  
Goose. The end of the year  
blast.**

**Christmas Carols & Fireworks  
17th December 2023.  
Celebrate Christmas as only  
Twin Waters can.**

## President's Report from Sophie Lever

### Twin Waters West Development Back for Another Go!

In May I emailed TWRA members advising that developer STOCKLAND had advised that a new Development Application had been lodged with Sunshine Coast Council.

Long-term residents well know of the two previous attempts to develop the large area previously known as The Canelands stretching back over 16 years. The 104-hectare site running alongside the Sunshine Motorway (see map on the right) had always been planned as the second half of Twin Waters by original developers Lend Lease, although they sold their interests to Stockland before the first application in 2007. The proposal was for a dry land, first home buyer style development. That application was a galvanising moment for the then young Twin Waters community – and TWRA – who energetically opposed the development as then designed, as too densely packed and not in keeping with the approach and character of the original TW development.



Jump ahead to last July, when Twin Waters residents saw the Queensland Planning & Environment Court come to the site as part of the final appeal by Stockland to get Version 2 through after years of planning to finally complete the development – and following the rejection by Sunshine Coast Council – despite a recommendation to approve by Council officials.

The Court's interpretations in the two cases are intriguing. In the first application, the Court rejected the development not because of quality, the main reason for the objections, but because they thought it wasn't needed at that time. The second application failed because even though it was closer in style to Twin Waters – it was judged to be not good enough. The Third application aims to take on board the Court's comments and make the required changes ensuring that the new proposal matches the existing Twin Waters suburb. See Page 2 for details provided by former TWRA President Geoff Billard who has worked on the issue from the first days in 2007. In the coming months we will be reporting more as the application process develops. This is just the start. But Twin Waters life is much more than arguments over development. Coming up we have CHRISTMAS IN JULY. Now re-invented thanks to local dynamo Lydia Kim with an amazing menu, drinks and music at the new venue, The Loose Goose. Bookings now open for the big day on 23 July – from noon to 4.00pm. See back page for details. A reminder that our new GARDENING COMPETITION opens for entries on 1 July - when our new website will be up and running and waiting for your entries. And don't forget to come to the TWRA GENERAL MEETING AT NOVOTEL ON MONDAY 12 JUNE. There is a lot happening. Until next month.

*Sophie.*



## Twin Waters West The new proposal: Selling the Dream

See Left – the Artists impression from Stockland's website of life in the new Twin Waters West. The lake runs through – but is kept far enough from the wetlands – and the lots are high enough to be safe from floods. The pitch: It is the next chapter in living the Twin Waters Dream. But with some serious tweaks following the last two knock backs at both Council and Court.

For their full pitch – See the Stockland special purpose Twin Waters West website at:  
[https://www.stockland.com.au/residential/planned-communities/twin-waters-west?mc\\_cid=90b4229819&mc\\_eid=9f66c5fca7](https://www.stockland.com.au/residential/planned-communities/twin-waters-west?mc_cid=90b4229819&mc_eid=9f66c5fca7)

For those with an eye for serious detail the full Development Application lodged with Council is at:

[https://publicdocs.scc.qld.gov.au/HPECMWebDrawer/Record?q=ApplicationNumberList%3aMCU23%2f0113+And+NOT+recType%3a%22Folder%22+NOT+recTypedTitle%3a%22%2asubmission%2a%22+&sortBy=recRegisteredOn-&pageSize=15&start=16&mc\\_cid=90b4229819&mc\\_eid=9f66c5fca7](https://publicdocs.scc.qld.gov.au/HPECMWebDrawer/Record?q=ApplicationNumberList%3aMCU23%2f0113+And+NOT+recType%3a%22Folder%22+NOT+recTypedTitle%3a%22%2asubmission%2a%22+&sortBy=recRegisteredOn-&pageSize=15&start=16&mc_cid=90b4229819&mc_eid=9f66c5fca7)

An easier link is available from the TWRA website: [www.twra.net](http://www.twra.net)

### First Analysis:

Former TWRA President, Geoff Billard who guided TWRA input on the two previous applications as far as back as 2007 and helped shape the Special Conditions Precedent with Sunshine Coast Council and Stockland requiring any future development to be equal to or better than existing Twin Waters, offers the following thoughts:

While much is similar to Stockland's second proposal, they now claim to have addressed the three matters that caused the Planning & Environment Court to reject last year: the central wetlands, the average lot sizes and the treatment of Settlers Park.

### The Details:

**Central Wetlands** - Protection of the central wetland area has been increased by the following measures: establishing a minimum 50 metre buffer around the wetland; installing a protective membrane to ensure a secure barrier between the salt-water lake and freshwater wetlands; and retaining the central wetlands area for open space and as a kangaroo habitat reserve.

**Lot Sizes and Density** – In the new version, Stockland has reduced the proposed number of total dwellings by more than 50% to about 450 low density housing lots. The Medium Density apartments featured in Version 2, like Viewpoint in the original Twin Waters, have been dropped. Significantly, lot sizes have been increased and now average the same as Twin Waters at 700 square metres, the minimum lots being 500 square metres.

**Settlers Park** – This has now been doubled in size to 5000 square metres along David Low Way to further acknowledge local heritage issues. Stockland also claims it allows for improved drainage.

TWRA will continue reviewing the material provided by Stockland. Our focus will be to see that the nine Conditions Precedent negotiated between TWRA, Stockland and Council (and incorporated into the Town Plan) are satisfied and that the proposal is “better than or equal to the existing Twin Waters”.

See Page 3 for the Master Plan as provided by Stockland.

### Future Timeline

Stockland has advised that the possible forward timeline could be the following:

- Public consultations and submissions - June to July 2023
- Review and decision by Council and Councillors - October 2023
- Commencement of site works - mid-2025
- First land release - late 2026

First works would commence from the northern end (David Low Way side) after traffic lights are installed at David Low Way and Ocean Drive, and the new entry road to the site is completed.



Masterplan supplied for the purpose of providing an impression of the proposed Stockland Twin Waters West development and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of distance, location or size are approximate and for indicative purposes only. Subject to council approval. Subject to change. Stockland gives no warranty and makes no representation regarding the accuracy or sufficiency of the masterplan. Users should make their own enquiries regarding any reference to the proposed infrastructure, facilities, amenities, services and destinations for the proposed Stockland Twin Waters West development in this masterplan and satisfy themselves prior to entering into any agreements or contracts.

## PROPOSED TWIN WATERS WEST MASTER PLAN

- |           |                                    |           |  |
|-----------|------------------------------------|-----------|--|
| <b>01</b> | Site Entry                         | <b>07</b> | Proposed Forest Park                           |
| <b>02</b> | Proposed Settlers Park             | <b>08</b> | Proposed Connector Road                        |
| <b>03</b> | Proposed Community Facilities Zone | <b>09</b> | Esperance Drive Connection and Fauna Underpass |
|           |                                    |           | Low Density Residential Zone                   |

# Social Moments

## CHRISTMAS IN JULY is here – and it's time to PARTY!



Pencil in your diaries - July 23rd 12.00pm - 4.00pm

Bookings on TWRA website: <https://twra.net> (Click on EVENTS)

Enjoy a sumptuous banquet of Roast Pork, Chicken or Turkey. Desserts including Christmas Pudding or Pavlova. A 3-hour Drinks package including Red, White and Sparkling Wines; plus beers, Juice & Soft Drinks. Wear your dancing shoes as we have music - and lucky door prizes.



the  
loose  
goose



Redesigned by local dynamo, Lydia Kim. Come and join in the festivities, held for the first time at the fabulous Loose Goose Restaurant.



### Call For Party in the Park Volunteers

**Sunday 5th November, 3pm - 7pm at the Twin Waters Shopping Village.**

John Blackmore from LJ Hookers Twin Waters – our great sponsors for 2022's wonderfully successful 'Party in the Park' at the new location at Twin Waters shops (see right) – is already getting ready for the next one.

For anyone wanting to donate or volunteer on the day, please contact the office at LJ Hooker Twin Waters on 5450 6188, or email the team at, [sales.twinwaters@ljhooker.com.au](mailto:sales.twinwaters@ljhooker.com.au)



For plant donations this year, the popular choices are always colourful, flowering, native and tropical. All greatly appreciated. Please label your donations. It helps with the sales.



The Cake Stall is also seeking donations. Big cakes, scones with jam and slices are favourites. Your freshly baked goods can be brought to the cake stall by 2.30pm on the day.

## TWRA Contact Details

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Emergency Only - 000

Police 24hr Assist - 13 14 44

Coolum Police (General Enquiry) 5440 2777

Crimestoppers 1800 333 000

SES Emergency 13 25 00

## View Club Steps Up For The Coronation



Hats, tiaras, crowns were present at the May lunch meeting of the Twin Waters VIEW Club. Celebrating the coronation of King Charles III and Queen Camilla, the Loose Goose was festooned with bunting and Union Jacks, with table settings of red, white, blue and purple flowers, topped with crowns.

The Club members were resplendent in their garden party outfits and King Henry VIII even made an appearance. Guest Speaker, Victoria Dawson, JP and Lay Magistrate, provided us with an excellent update on recent changes to the Advanced Health Directives and EPA laws.

New members are always welcome.

View meets for lunch on the 2nd Thursday of each month.

Contact Doreen on 0415 695 921 or email [twinwatersviewclub@gmail.com](mailto:twinwatersviewclub@gmail.com)

