

MINUTES

of General Meeting held

8<sup>th</sup> April 2024

at Novotel Sunshine Coast Resort

Item	Heading	Description	Action																						
1	Opening	Meeting opened at 7.35pm																							
2	Attendance	See attached Attendance Sheet New members included Nils from Karinya Apologies: Sophie Lever, Emmilia White, Kevin Lyons; Greg and Sue Smith; Sue Hughes; Ed and Merryl Berry, Marilyn Freeman; Geoff Billard																							
3	Guest Speaker/s	Josh Sondergeld from Stockland Cr Taylor Bunnag ... newly elected Div 8 Councillor																							
4	Minutes of Previous Meeting	Minutes of the last General Meeting held on the 5 <sup>th</sup> February 2024 were approved. Moved Derek Brown ,Seconded Richard Matloff																							
5	Reports																								
	(a) Secretary	<table border="1"> <thead> <tr> <th>Date</th> <th>From/To/Description</th> </tr> </thead> <tbody> <tr> <td>Various</td> <td>Audit Reports for TWMRG and various emails regarding maintenance.</td> </tr> <tr> <td>Various</td> <td>Emails from residents asking for email addresses to be updated</td> </tr> <tr> <td>Various</td> <td>Maintenance related emails.</td> </tr> <tr> <td>21.2.24</td> <td>Mudjimba RSL invitation to Anzac Day service</td> </tr> <tr> <td>21/4/24</td> <td>Email from a resident asking about the advertising placards seen around TW and if this allowed.</td> </tr> <tr> <td>27.2.24</td> <td>Council email notifying of Mooloolaba refurbishment works</td> </tr> <tr> <td>25.2.24</td> <td>We were copied into an email between a resident and council regarding setting up a Containers For Change program in TW</td> </tr> <tr> <td>4.3.24</td> <td>Email from council with requested financial statement attached</td> </tr> <tr> <td>7.3.24</td> <td>Notification of next Neighbourhood Watch meeting</td> </tr> <tr> <td>17.3.24</td> <td>Email from a resident objecting to the wording in a recent newsletter as it implied the whole community was for the TWW development and Sophie's response that it was not intended as such.</td> </tr> </tbody> </table>	Date	From/To/Description	Various	Audit Reports for TWMRG and various emails regarding maintenance.	Various	Emails from residents asking for email addresses to be updated	Various	Maintenance related emails.	21.2.24	Mudjimba RSL invitation to Anzac Day service	21/4/24	Email from a resident asking about the advertising placards seen around TW and if this allowed.	27.2.24	Council email notifying of Mooloolaba refurbishment works	25.2.24	We were copied into an email between a resident and council regarding setting up a Containers For Change program in TW	4.3.24	Email from council with requested financial statement attached	7.3.24	Notification of next Neighbourhood Watch meeting	17.3.24	Email from a resident objecting to the wording in a recent newsletter as it implied the whole community was for the TWW development and Sophie's response that it was not intended as such.	
Date	From/To/Description																								
Various	Audit Reports for TWMRG and various emails regarding maintenance.																								
Various	Emails from residents asking for email addresses to be updated																								
Various	Maintenance related emails.																								
21.2.24	Mudjimba RSL invitation to Anzac Day service																								
21/4/24	Email from a resident asking about the advertising placards seen around TW and if this allowed.																								
27.2.24	Council email notifying of Mooloolaba refurbishment works																								
25.2.24	We were copied into an email between a resident and council regarding setting up a Containers For Change program in TW																								
4.3.24	Email from council with requested financial statement attached																								
7.3.24	Notification of next Neighbourhood Watch meeting																								
17.3.24	Email from a resident objecting to the wording in a recent newsletter as it implied the whole community was for the TWW development and Sophie's response that it was not intended as such.																								

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: www.twra.net E: info@twra.net

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# Twin Waters

## Residents Association

	Various	Thank you emails for our updates and warnings about security in the area.	
	21.3.24	Email notifying of Australian Surf Lifesaving Event	
	27.3.24	Email from resident asking about re-painting of entry signs into TW as they are looking very tired and about Ocean Drive sign	
	28.3.24	Email from resident reporting an attempted break in Karinya Place asking to let residents know to take care with security measures and one informing us of a home invasion and car theft in Wattlebird Drive.	
	Various	Updates from offices of Fiona Simpson and Ted O'Brien	
	29.3.24	Email from a resident asking about land valuations.	
	1.4.24	Email from North Shore Lions asking us to promote their Trivia Night on the 18 <sup>th</sup> May.	
	2.4.24	Email from our President welcoming the new Division 8 councillor Taylor Bunnag now that results have been finalised and inviting him to attend this General Meeting as well as future ones.	
	2.4.24	Email from resident regarding timber bollard removal ..response; plus information sent to Council Suggest raising a customer enquiry	
	4.4.24	Email from resident regarding van and trailer being parked for long periods of time plus growth of weeds in paved street.	
	(b) Treasurer	Attached Finances include 45 bookings for Cocktail Party»  Finance report shows total cash balance of \$10,578.46 – which includes some pre payments for cocktail party.	
		Josh Sondergeld from Stockland Local boy returned home; has worked for Stockland 18 years Update on TWW#3 Many conversations over recent years with all parts of the community to develop a model and plan. Preliminary approval from Council in December 2023 to cover the concept and master plan TWW#3 will have a Max 450 sites, with maximum of two storeys. Detail in lakes, parks will be developed and each stage submitted to Council State Government operations and discussions cover various aspects of the plan and some approvals will be sought during the course Working with State Gov regarding intersection at Ocean Drive and David Low Way. Probably late 2025 before the detailed plan is finalised.	

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: www.twra.net E: info@twra.net

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# Twin Waters

## Residents Association

		<p>Start of the construction of the intersection will be weather related. Intersection construction will take 12-18 months, depending on weather.</p> <p>Federal approval in relation to environment (EPBC) will take about 18 months and will be independently assessed. Community consultation will take 3-6 months at same time.</p> <p>There were lots of Council controls with December 2023 preliminary approvals. There will be a 12-13 Ha of lake with an outlet to the Maroochy River. Water flow into TWW will improve quality of water in the Twin Waters lagoon.</p> <p>After completion of the detailed plan, if all goes well, there will be 18-24 months of lake and site construction before opening plots for sale to market. Thus 3--3.5 years from now until first lots for sale.</p> <p>Plan to keep as much vegetation as possible.</p> <p>Protection of mango trees and Settlers Park is of major concern to Stockland to protect this heritage site.</p> <p>Q Water flow control to stop water back into TW lake A: Very detailed plan to control and ensure waterflow will flow to Maroochy River; Plan includes a pumping unit that Stockland will create a payment for 80 years.</p> <p>Q Re turbine to to push water towards Maroochy River Will that be at cost to ratepayers? A; No turbine required for water to exit the TWW lake; but pump system will be required to pump water for TW lagoon up into the new TWW lake.</p> <p>Q In masterplan will there be public transport 'A Planned for bus to go through main road through TWW, not the residential streets</p> <p>Q Evacuation plan A Yes; two parts ... northern area plus access through Esperance Roundabout and a safety refuge to be built on site.</p> <p>Also Stockland sees potential for some shops (IGA type store and café) to accommodate the community around the church hall site.</p> <p>Q Waterflow .... Won't come back into TW what about stormwater A No, stormwater and waterflow will all flow towards Maroochy River</p>	
--	--	--	--

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: [www.twra.net](http://www.twra.net) E: [info@twra.net](mailto:info@twra.net)

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# Twin Waters

## Residents Association

		<p>All detail design will be done and submitted to all relevant authorities</p> <p>Q How long will the construction phase take A 5-6-7 years depending on delays with approvals and weather. Stockland screening will be put up around site when construction due to commence.</p> <p>Stage 1 will be construction of DLW intersection and then develop plan of starting site construction</p> <p>Development access will be through Godfreys Rd with Buffer corridors to protect TW</p> <p>Q Balance with detail and present more detail to TWRA in future? A Yes, at relevant stages</p> <p>Q Are you speaking with current local residents in De Vere Rd A Yes, conversation with affected residents and will keep them informed; also residents on DLW .... Most of which are owned by State G</p> <p>Q Covenant re build after settlement of sale of lots? A Generally building required to commence within 12 months but difficult to enforce.</p> <p>Q will there be Rigidity of designs/colours A Stockland will be expecting high standard, with some controls of colours/textures</p> <p>There will be some covenants that will expect some planting of trees</p> <p>TWW#3 will be premium development with a limited number of houses</p> <p>Q Richard re heights and height of slab and buildings A JS didn't have specific detail, but yes there would be controls to comply with Council requirements</p> <p>Q Flood risk ... how will it be controlled A Approval restrictions; flood model has to be presented back to Council and will need to be updated with each stage of development</p> <p>Q The weir at the entrance to the TW lagoon has required repairs in recent years, wont the increased water flow and water velocities result in even greater need to repairs to the TW weir and rock revetments? And who will pay for these additional repairs? A JS not aware of this issue.</p>	
--	--	---	--

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: [www.twra.net](http://www.twra.net) E: [info@twra.net](mailto:info@twra.net)

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# Twin Waters

## Residents Association

		<p>JS acknowledges flooding concern, but Stockland will work with Council</p> <p>Q re Insurance Companies and insurance rates (being on a flood plain)</p> <p>A Insurance Companies will be kept aware but will make their own decisions</p> <p>Lots of different Insurance companies and Stockland will engage with Insurance Industry and Companies</p>	
6	State Govt Report	<p>Report received from MP Fiona Simpson,</p> <p>Land valuations have increased 30-34% in base valuations ... look at valuations ... you may wish to object</p> <p>Increased valuation might also lead to increased rates ... look at the valuation and consider an objection.</p> <p>Mudjimba Island mooring ... working to create management of visitors to the island and protect the environment</p> <p>Mooloolah interchange .... Funding pulled; FS questions how the costs were determined</p> <p>Major issue FS not accepting state Government position about the intersection reconstruction</p> <p>Q DD sand banks in Maroochy river ... is there any plan?</p> <p>A No; there is a difference between a controlled harbour ... always a dangerous entrance and the Maroochy River ... not likely to be dredged for river.</p> <p>Q Could the river siltation have an impact on flooding??</p> <p>A Sand buildup? It could be.</p> <p>FS personally concerned about flow through and out of the river ... ensuring water flow into river from new developments</p> <p>Comment from TB ... comment about dredging ... TB will raise at Council level.</p>	
7	Local Govt Report	<p>Cr Taylor Bunnag</p> <p>Acknowledge predecessor, Cr Jason O'Pray plus three contestants; each have made some significant contributions to community</p> <p>Looking forward to working with TWRA</p> <p>Priority ... get Council finances balanced</p> <p>Currently working on budget for Council ... priorities in keeping all OK</p> <p>Keen to examine public transport</p> <p>New Sunshine Coast planning scheme, development and community consultation of airport development ... TB keen to progress</p>	

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: www.twra.net E: info@twra.net

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# Twin Waters

## Residents Association

		<p>Constituent comments about new fence at TW Golf Course ....</p> <p>A: Does not require detailed approval based on 1989 approval of golf course development</p> <p>Clr Bunnag will be meeting Sophie and others from TWRA to discuss local priorities and interests.</p> <p>TB says he will Represent you as local constituents</p> <p>Q Blue Heart restrictions A Need a briefing on Blue Heart to understand it and then look at community consultation That also applies to other projects across the Council Range of capital works will be discussed</p>	
9	Landscape Maintenance Committee	<p>As we reported in the newsletter</p> <ul style="list-style-type: none"> <li>• Some areas of the audit reports had low scoring Met with Council to discuss and visited a number of sites</li> <li>• Baywater Drive update ... following meetings and discussion with Council over nearly 18 months, some trees have been removed and will be replaced by three local native trees which will grow and attract birds and local native wild life</li> <li>• Audit reports have been regular but not lately ... sent email today requesting an update</li> <li>• Email from resident regarding van and trailer ... if they are registered, they can park there</li> <li>• Email re weeds in paved road areas ... information sent to Council as there are a number of paved areas with weeds growing after the recent rains.</li> <li>• Footpaths ... not strictly maintenance but followed up by TWRA ... 2 years ago we gave Council 179 photos of problem areas .... Some paths have been replaced and they have now advised future replacement programme over next 7 financial years.</li> </ul>	
10	Airport Forum	<p>(Not presented, but detail supplied by Kevin) <i>Community Airport Forum 27/3/2004</i> <i>The department of Economic Development (EDQ) presented on the fact that the airport had been designated a Priority Development Area since 2023. There are 35 PDAs in QLD</i></p>	

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: www.twra.net E: info@twra.net

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# Twin Waters

## Residents Association

		<p>The EDQ must present a high level development scheme by July 2024 for the northern runway precinct of the Airport. They will determine what the future use of the land could be and what impact it will have on the surrounding community. Of particular interest was the increase in traffic and the possibility of additional access to David Low Way from the northern precinct . There will be a 30day community consultation period.</p> <p><i>Airport News</i> YTD traffic through the Airport was 1.9M an increase of 24%, due to the introduction of Bonza airlines and increased demand after Covid. Next year expected increase is just 5%. New routes so far include Darwin in Nov 2023 and Launceston (LST) from the 29/03/2024. Bonza will operate twice weekly services to LST on Mondays and Fridays. Greater frequency and addition services are expected to Auckland, Canberra, Perth, Hobart and Adelaide. Improvements to the check-in hall with automatic bag drop and improved technology in the security screening area with the introduction of body scanners are all planned.</p> <p><i>Air Services Australia</i> There was at total 72 complaints received from 35 complainants. The Mudjimba residents association is still very vocal about the increased noise and late arrival aircraft.</p>	
11	Neighbourhood Watch Update		
12	Any other Business	<p>House break-in on Karinya ... four people seen on security video. One suggestion based on security, houses could have a noisy bull horn to scare away intruders. Seen it work elsewhere.</p> <p>NHW trying to do what they can to promote security.</p> <p>MH suggested we should be having a constructive conversation to empower people and consider what can be done.</p> <p>Question re speeding boats ... to whom can they be reported; 3 boats today speeding on the lake, doing donuts and hooning. MH advised that will be included in the next Newsletter.</p> <p>Need to address how to eradicate the hooning.</p> <p>Fiona Simpson suggests that she will contact Coolum police to see if greater police visibility can be arranged (particularly during school holidays) and that if there is a conversation, police can be involved.</p>	
13	Sponsors		
14	Next Meeting	5 <sup>th</sup> June 2024	

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: www.twra.net E: info@twra.net

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds

# *Twin Waters*

Residents Association

15	Closure	8.45	
----	---------	------	--



Twin\_Waters\_Resid  
ents\_Association\_Inc

Twin Waters Resident's Association Inc. ABN 86 753 778 699

PO Box 9351, Pacific Paradise, Qld 4564  
W: [www.twra.net](http://www.twra.net) E: [info@twra.net](mailto:info@twra.net)

President: Sophie Lever

Secretary: Emilia White

Treasurer: Nathan Dadds