

# TWIN WATERS

## RESIDENTS' ASSOCIATION

### Newsletter - May 2024

#### Important Dates 2024

**Winter Cocktail Party** – Loose Goose.  
19th May, 6 to 10pm \$75 per head

**TWRA General Meeting:**  
Monday 3rd June 7.30 pm  
Novotel Sunshine Coast Resort.

**Neighbourhood Watch Meeting**  
Monday 17th June 4.30pm at Living  
Choice Clubhouse.

**Christmas in July** – Loose Goose  
28th July 2024 12 noon to 3pm detail  
to follow.

**Golf Day** – Twin Waters Golf Club.  
Date: 15th September 2024

**Gardening Competition.**  
Entry forms available from 1 to 30  
September.  
Judging: Saturday 12 October 2024

**Party in the Park** – The Twin Waters  
Shopping Village. 20th October 2024  
3pm to 7pm

**Christmas Cocktail Party** –  
Loose Goose Restaurant.  
Sunday 24th November 2024  
6pm to 10 pm

**Light Up Twin Waters** –  
The magic of the  
Christmas lights we place on our  
homes each year.  
Details later in the year.

**Christmas Carols** –  
Moorings Circuit Park 15th December  
2024 5pm to 7.30 pm.

#### President's Report from Sophie Lever

Security has been a hot topic on our socials and in the email inbox this month. It is really concerning that this type of activity is escalating in seriousness. The issue also came up at our General Meeting held at Novotel on 8 April, which is open to all residents, with spontaneous concern expressed from the audience.

The meeting voiced a strong wish for a wider community conversation about the topic and also attracted the support of our Member for Maroochydore Fiona Simpson, who was present and who offered to assist in gaining official support for a wider discussion about increasing security. Discussions have begun and we will be back to you soon with more information about how to combat this type of crime and what you can do to avoid being a victim.

Council rates and how these will be affected by the recent increased land valuations were also raised at the General Meeting. Fiona Simpson reminded the audience that there are appeal mechanisms if residents are concerned.

Our new Division 8 Councillor, Taylor Bunnag was also at the meeting. See his statement on whether rates are likely to be affected and a larger report on the General Meeting on Page 2.

The conversation still has a way to run as it is linked to when the Sunshine Coast Council budget is finalised mid year. At about that time, we will also be offering further detail at our Annual General Meeting...but feel – it won't be all bad news!

Of course, it would not be a TWRA newsletter without some mention of Twin Waters West. Our General Meeting welcomed Stockland representative, Josh Sondergeld who gave a comprehensive briefing on what happens next following Sunshine Coast Council's approval last year. It was the first of a series of updates Stockland will provide to keep everyone informed as the project develops.



Another change that is causing comment is the new fence around the Twin Waters Golf Club car park. Some have been asking whether they can do that? Well, it seems they can. And fences are like stories – there are always two sides. See page 2.

On maintenance, Tony reports on what is happening around the estate with the landscape maintenance contractor.

Finally, a reminder that it's Mother's Day on the 12th of this month. If your Mum is still with you, or you are a Mum, we hope you enjoy the day and perhaps are treated to lunch at one of our lovely local venues (I hope my daughters are reading this!).

I hope you enjoy another bumper issue of our newsletter.

Until next time. *Sophie.*



**Fiona Simpson**



**Taylor Bunnag**



## Updates from Twra General Meeting on 8 April.

(TWRA General Meetings are open to the public and usually held on the first Monday every second month. Location: Novotel Sunshine Coast Resort at 7.30pm. Next meeting: Monday 3 June.)

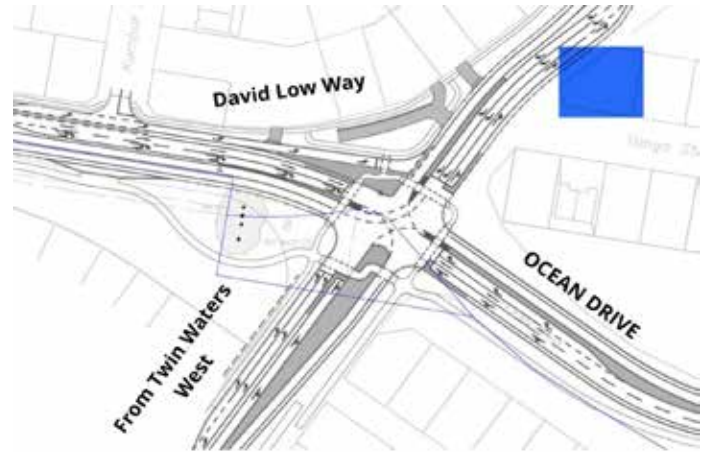
## Stockland Briefing On Next Steps for Twin Waters West.

Stockland Project Director, Josh Sondergeld made the first in a planned number of appearances to keep the community informed following the preliminary approval by the Sunshine Coast Council late last year. The overriding message was that events will move slowly over the next few years.

He also noted that even though the project had Council approval, it must also seek environmental approval from the Federal Government. Stockland will engage with the local community as it progresses through this. Future TWRA newsletters will report details once they are available.

At the same time, planning is set to begin on the proposed changes to the intersection from Ocean Drive to the David Low Way - the main entry point to the development. Done in consultation with the State Government, this will take up to 20 months, with actual work not expected to start until late 2025. Construction work when it begins, will access the site via Godfreys Avenue, down near the Maroochy Bridge.

It is expected to be several years before the first lots are available. The overall project will take between 5 to 7 years, depending how fast the completed lots sell.



## Security Concerns:

As Sophie mentioned in her President's Report, the audience at the General Meeting spontaneously raised their growing concern about the increasing crime rate in Twin Waters over the last 6 months. For instance, in March, the TWRA Facebook showed a video caught by a home security camera of youths trawling the neighbourhood after midnight looking for opportunities to steal cars. At the meeting, Member for Maroochy, Fiona Simpson offered to liaise with the Police to stage a community forum to further spread knowledge of practical counter measures. Discussions are also now underway with Neighbourhood Watch to organise the event that is planned for June. Further details in coming weeks.

## Rates Unlikely to Jump Because of Land Values Increase:

As Sophie also noted in her report, both Fiona Simpson and new Division 8 Councillor, Taylor Bunnag acknowledged the big rise in official land values recently issued by the State Government. Taylor noted that values had increased by an AVERAGE of as much as 36% across the Sunshine Coast, although individual residents had seen jumps of close to 50%. However, he noted that in the past increased land valuations did not automatically translate to the same rise in rates. In later comments to the TWRA, Taylor said the Council had 49 different categories of rates - and that land value was just one of many metrics used to determine the final result. The Sunshine Coast Council raises over \$300-million a year from rates, but the final position would not be known until after the formal budget review process in July. In the meantime, as the new Councillor, he remained committed to closely monitoring service delivery to all Division 8 residents. Taylor will provide an update at the next TWRA General Meeting at Novotel Sunshine Coast Resort on Monday 3 June.

## Objecting to Valuations:

Residents wishing to object to their land valuation can go to the following Queensland Government website:  
<https://www.qld.gov.au/environment/land/title/valuation/objections>

## Twin Waters Golf Club - Happy to be Fenced In:

Taylor also addressed the latest talking point in the local coffee shops - that new fence around the Twin Waters Golf Club parking lot. For those who asked whether the Club could do that, Taylor's answer was that the right to fence in was covered by the original planning approval going back to the 1980s. In recent years, the Club has been frustrated by the number of non-Club members using their parking lot that sits beside the Twin Waters shops - where parking is often squeezed at peak times. For those who don't like the 'compound-style', the Club asks for patience. They plan to soften the look with plants around the edges.





## Police Now Watching Scooters!

While we fixate on the local crime wave Neighbourhood Watch warns that Police are cracking down on the electric scooters that seem to be everywhere from the middle of the road to footpaths and narrow bridges. They suggest it's a good time to remember the rules – as it could cost if you're caught.

A rider **MUST** be 16+ to operate, or 12-15 years old with adult supervision.

Helmets are required, which will be a shock to some. Bike owners can ride on local paths and bike lanes and streets - but the speeds vary. Maximum speed is 12 km/hr on footpaths OR 25km/hr elsewhere.

No doubling is allowed. (Sure! See photo!)

By the way, that's a Fat Bike – the next generation that comes after electric scooters. Big tyres and an electric motor. Almost a motor bike.

You can ride your E Scooter/Electric Skateboard on footpaths, shared paths, separated paths and bike paths. Local streets (speed limit of 50km/h or less, no dividing centre line) On-road bike lanes (where the road speed limit is 50km/h or less, or where the lane is physically separated from the road).



More info: [www.qld.gov.au/transport/safety/rules/wheeled-devices/personal-mobility-devices](http://www.qld.gov.au/transport/safety/rules/wheeled-devices/personal-mobility-devices)



## Maintenance Report - Baywater Drive Moves ahead - new trees planted!

The Council contractors have planted 9 small flowering native trees in Baywater Drive as part of the rejuvenation process. The trees are each about 1 metre high and flower in late summer and autumn.

As we reported in April, the Lemon Myrtle, Ivory Curl and Yellow Poinciana will provide quite a spectacle in Baywater Drive. Starting in May, the Contractors will be adding mulch to all Twin Waters garden areas where required. Because of the recent rain, the grass and weeds have caused some issues. The Contractors will have extra people to catch up.



## Next Steps On Footpath Replacement Program:

We have now been advised that the footpath from Ocean Drive to the Wattlebird Bridge will be replaced during 2024-2025 and Wattlebird south from the bridge to Brushbox Circuit will be replaced during the 2025-2026 financial year.

Council has also advised that they expect to replace other footpaths in Waterside, Sunview, Twin Waters Drive Park and Twin Waters Drive in the financial years 2026-27 through to 2030-2031.

Two years ago we met with Council to discuss replacement of some footpaths in Twin Waters as they had deteriorated. The outcome of that meeting was a plan to install brushed concrete footpaths in the coming years. Council advises this type of footpath is cheaper and provides a better outcome for the paths that need to be removed and replaced. The new footpaths are expected to be adequate for the next 100 years!

The first paths to be replaced included Ocean Drive alongside the golf course; Esperance Drive and Lake View Drive around Warwick Daniels Park. **(First Picture)**

In other areas not listed above, we are working with Council to have the timber inserts that are particularly rotten and potential tripping hazards to be replaced with poured concrete.

**(Second Picture)**





## Foodworks Celebrates Nearly Two Years for the New Team in Twin Waters



Back in 2022, Leigh Grandy, the new proprietor for Twin Waters FOODWORKS – was pictured with TWRA President Sophie when he came to introduce himself and his family at the TWRA General Meeting.



Coming up to two years later, Leigh and FOODWORKS Manager Kristy Tarrant have re-invented their store as the home of the best in fresh produce and a community centre. Leigh buys his fruit and vegetables direct from the Brisbane markets with supplies hand-picked for top quality at competitive prices. Their roast chickens and traditional take away food are the best on the North Shore – but there's great home cooking as well. Their team includes Natasha, an experienced catering chief who turns out mouth-watering home-made meals to hit the spot on those days too busy to cook. And at the till, friendly helpers, like Erin Carter to get you on your way with a minimum of fuss – often assisted by an eager bunch of high school helpers happy to earn some extra money. For Leigh and the team – FOODWORKS is more than a store, it's part of the Twin Waters community.



## View Asking for Art Works to Help Smith Family Kids!

Twin Waters View Club is seeking pre-loved framed artwork or prints to sell at their VIEW social event on 23rd May 2024 at 10 am at Mudjimba RSL Memorial Club.

Money raised will help support the 10 disadvantaged children the Club sponsors through The Smith Family.

If you can donate artwork email baywater20@gmail.com and VIEW will arrange a pickup. **VIEW welcomes new members to their Club. They meet for lunch on the 2nd Thursday of each month at The Loose Goose Restaurant, Ocean Drive, Twin Waters, 11am for 11.30am start. Please contact Doreen on 0415 695 921 or email twinwatersviewclub@gmail.com.**



VIEW Club members at lunch. New members welcome.



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**TRIVIA NIGHT**  
 Ready to test your General Knowledge.  
 Max 8 per Team / Table @ \$15.00 per head.  
 BYO Drinks & Nibbles  
 Contact Vivien 0408 345 343 to book your table.  
**SATURDAY 18 MAY 2024**  
 7.00pm for 7.30pm start  
 NORTH SHORE COMMUNITY CENTRE  
 701 DAVID LOW WAY,  
 MUDJIMBA 4564  
 Compete for prizes, have some fun and show off your smarts! Bring your friends and your brain power for an unforgettable night of trivia!  
 Best Team Prizes & Multiple Door Prizes!  
 All Proceeds to North Shore Community Centre