



# MUDJIMBA

Residents' Association

## Special Executive Meeting 27<sup>th</sup> October 2016

### Stockland Presentation

**Attendance Members:** John Low, Adriana Adamska-Bland, Martin Peelgrane, Louis Triegaardt, Charles Toms, Peter Sorensen.

**Attendance Visitors:** Matthew Byrne - Stockland Developments, Kevin Covey - Project Engineer.

### Current Twin Waters West Proposal State of Play:

**Matthew Byrne:** SCRC requests public comment prior to November 7th on proposed change to the local planning scheme, to change the subject development land zoning from rural to residential. The document refers to a definition of an emerging community.

A development application would not be submitted, until a successful planning scheme amendment was made. This amendment would only follow if all local and State Government requirements are met.

Until the planning scheme has changed the subject zoning to residential, the constraints then required by council cannot be determined, therefore no detailed planning can be tabled. This would occur after the DA is lodged.

As this DA is impact assessable, it would also require a public comment period. Detailed planning would then be available for public discussion.

### MRA Issues with the Development Proposal

**Flooding:** Matthew said that no final detail can yet be presented. This

would come prior to the DA public comment period perhaps April next year. Matthew suggests that we should have faith in the experts on this matter. Stockland cannot proceed with development if any established home owner would be worse off due to the development.

**Parking at Mudjimba Beach:** John pointed out the fact that parking at Mudjimba is at capacity and more cars cannot be accommodated. He questioned where these people would access a beach. Matthew agreed that this would be part of SCRC deliberations with the DA application. The developer is required to pay the State Government the sum of \$28,000 per allotment. This would amount to approximately \$23million. Part of this sum is to be used for upgrading public facilities. Matthew showed concept drawings of a “Hero Park” within the new development being a first class park for children, larger than two football grounds.



**Traffic Access:** A concept plan of a large roundabout at the Ocean Drive and David Low Way was presented. Matthew said this was prepared because there were objections to traffic lights. The roundabout is a much more expensive option costing more than \$2million. The bikeway to the Maroochy River bridge may be diverted through the new estate from the current position beside the motorway.



**Amenity:** Matthew said the Development would maintain the character of the existing Twin Waters estate. Lot sizes will be generally larger than current new subdivisions and will reduce from the previous rejected plan to develop over 1000 allotments, to approximately 800.

**Wildlife:** Concern for the existing Grey Kangaroos living in the area was raised. Matthew said the planned green zones on the proposal would allow continued occupation for some, if not all of the current population. Relocation of some may be needed.