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Summary of Submissions – Twin Waters

No.	First Name	Last Name	Submission summary	Response
1	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter believes that without the vacant land (floodplain) to absorb and channel the excess water, many homes would have suffered considerable flooding and water damage. The submitter also comments on the significant population of kangaroos and migratory birds and outlines that it is important to maintain areas of the natural environment for the purposes of preserving fauna and flora, which make the Sunshine Coast such a unique and inviting destination for local, interstate and international visitors.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
2	s.47(3)(b)		The submitter seeks clarification and further detail relating to the potential local access road from Esperance and Stillwater Drives, in particular for the amendment to include detail on the proposed maximum number of lots to be accessed by this linkage and the impact of local traffic on Stillwater Drive.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
3	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment for the following reasons: • it is a green buffer zone and vital to the green lifestyle important to this area; • it should be preserved not developed; • it is habitat to a colony of local wildlife including Kangaroos; The submitter suggests that that wasteland on the other side of the Sunshine Motorway would be more suitable as a housing development, with good road and easy access to Bli Bli Road and Motorway.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
4	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter comments on the meaning and importance of a floodplain and raises concern about filling in the floodplain for airports, motorway duplications or for developers to make money.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
5	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter raises concern about the proposed procedure/s for safely uplifting the kangaroos which inhabit the land.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
6	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned that the development is inappropriate and that the increase in traffic alone will change the area for the worse.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter questions: • why Council has changed its mind after taking Stockland to court to stop the development due to flooding concerns; • if the flood mapping has been revised; and • if Council can guarantee that this development will not affect the submitter's property. The submitter also outlines that the Twin Waters West land is currently used by locals as a recreational area and is habitat to native fauna and a prolific population of bird species and also provides a green buffer to the Sunshine Motorway and Twin Waters East. The submitter requests a reply on why the amendment is being changed and how flooding concerns will be addressed.	
7	s.47(3)(b)		This submission objects to the proposed development of the Twin Waters West land. The submitter believes that the proposed development will put strain on local infrastructure and amenities, particularly in relation to traffic, schools and medical services. In particular, the submitter questions the readiness of the local schools in the catchment to take additional enrolments (including whether they will require demountable buildings, extra teaching staff, larger car parks or more school buses). The submitter also raises concern in relation to this land being designated by Parks and Wildlife to be a conservation habitat for flora and fauna, including kangaroos, frogs, birds and tree snakes as well as a floodplain. In particular, how the land was designated as Maroochy conservation park in accordance with s125 of the Nature Conservation Act 1992 and that Council was irresponsible in the past to have sold this wild life conservation park to developers. The submitter is also concerned about the risk of flooding to their property and question the intelligence of building over the last remaining flood plain. The submitter also provides comments in relation to the land being of cultural significance to the indigenous Kabi Kabi people and that their heritage has been disregarded.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
8	s.47(3)(b)		The submitter is concerned about the density of the project and intent to destroy one of the few visible green spaces close to Maroochydore and surrounds. The submitter also raises concern in relation to traffic generated from the development and the impact on existing overcrowded and inadequate road systems around the coast. The submitter notes that it is good to have economic growth of the region but some of this can only be viewed as detrimental if not planned sensibly and without destroying	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			the original beauty of the area. The submitter seeks details on what plans are in progress to relocate the important species of wildlife in the area.	
9	s.47(3)(b)		This submission objects to the proposed development of the Twin Waters West land. The submitter outlines that the development does not justify the detriment that it will have on residents, the environment (including natural habitat ecosystems, wildlife and kangaroos), the impacts on flooding and traffic. These matters outweigh the justification for it being close to the CBD and being prime land for development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
10	s.47(3)(b)		This submission opposes any change to the planning scheme to accommodate development of the Twin Waters West land. The submitter outlines that the land is a wildlife corridor and a floodplain.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
11	s.47(3)(b)		The submitter comments on the value of this land to tourists as a grassland inhabited by native animals and questions why this land cannot be kept for parkland to: • enhance the green look of the area; • be environmentally more responsible; and • add a touch of the real Australia to enhance the experience of our children and the increasing number of visitors to the Sunshine Coast. The submitter also comments on the value of this land as parkland to the Airport rather than a congested, low socio economic area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
12	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter comments on: • the mango trees being symbolic to the region; DeVere Road being historic; • the land being home to wildlife including kangaroos and endangered frogs; • the capacity of existing infrastructure (roads and schools) not being capable to accommodate additional motorists and students.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
13	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment, for the following reasons: 1. The land is to be built up considerably higher than the current estate of Twin Waters. The submitter is concerned about flooding (in terms of damage caused by flooding and increased cost of insurance premiums) and loss of privacy for the houses along the perimeter of the estate. 2. Increased traffic and the proposed road changes will not relieve the congestion due to a large number of new dwellings on the Twin Waters West land.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Green space - the removal of more green space in close proximity to the new city centre will be detrimental. 4. Wildlife - essential to preserve the remaining wildlife habitat.	
14	David	Hyman	This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter comments on how the kangaroos are a unique tourist icon for the area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
15	Pauline	Arnold	This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter comments on how existing traffic conditions are difficult at times and does not understand how this development can proceed with an increase in houses and lack of planning for increased infrastructure. The submitter is also concerned about the loss of a beautiful green spot with its flora and fauna (including wildlife).	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
16	Leanne	Palmer	This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter comments on the destruction of wildlife in the area, the displacement of the population of kangaroos living on the green space and endangered frogs. The submitter suggests that this land should be protected as a green space.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
17	s.47(3)(b)	(on behalf of LJ Hooker Real Estate)	This submission supports the proposed Twin Waters West planning scheme amendment. The submitter provides the following comments: • a development like this could only bring further strong economic benefits to the immediate area, as well as benefits to the whole of the Sunshine Coast; • development of this land will address the pressure on housing stock that is required to fulfil the demand from the expanding popularity of the North Shore areas like Twin Waters; • addresses the need to provide additional waterfront development and would further enhance the existing Twin Waters estate and community; • the additional water recreational opportunities and parkland would be a benefit to the community; and • the retention of treed areas and wildlife corridors will ensure the continuation of flora and fauna. The submitter also supports the views of the Twin Waters Residents' Association, which includes ensuring that the development will reflect the	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			similar nature that exists within the Twin Waters community with similar values and amenities.	
18	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter comments on that the proposed planning scheme amendment is a major backflip in the Sunshine Coast Council's planning policy and ignores the significant grounds of its refusal of Stockland's previous development proposal in 2009. The submitter also believes that Council is essentially facilitating inappropriate urban development on flood prone rural land and that the amendment is premature given the statement in the Explanatory Memorandum which states that further investigation is required into a range of matters, including mitigation of flood hazard.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
19	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also questions why the focus is not on areas such as Nambour for housing future population. The submitter also comments on that the potential flood and infrastructure problems have been down played and the quality of life of people living here have been ignored.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
20	s.47(3)(b)	(on behalf of Wildlife Preservation Society of Queensland)	This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter maintains that the issues leading to the refusal of the original development application are still current, namely: • conflicts with the planning scheme; • consumes GQAL; • erodes the open rural landscape character of the area; and • places a substantial new residential community into a floodplain and risks a substantial number of persons becoming isolated in times of major natural disaster.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter does not understand why Council, having refused the original application and spent considerable time and money successfully defending an appeal, has decided to amend the planning scheme in spite of the issues of refusal remaining relevant. The submitter outlines that: • the Sunshine Coast Planning Scheme 2014 was subject to considerable extensive community consultation and reflects the desires of local communities and relevant stakeholders, with the intention that Twin Waters West would remain in the Rural zone, due to its capacity for inundation; • the physical characteristics of the land have not changed. It remains a major floodplain and has capacity to isolate any proposed development; • the Planning and Environment Court recognised, development on the site places a substantial new residential community into a floodplain and risks a substantial number of persons becoming isolated in times of major natural disaster; and • the land is still suitable for primary production and if the land is retained as GQAL it would retain its original capacity for flood mitigation. The submitter raises concern about the impact of major drainage and earthworks and the construction of waterways and questions what the cumulative effects of major drainage and earthworks would be on the area (including for the drainage and earthworks from the construction of the new east/west runway at Sunshine Coast Airport). The submitter also notes that there is no mention of the likely effects of climate change and sea level rise, or likelihood of severe weather events.	
21	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter raises concern about: • traffic congestion to major roads; • negative demographic and traffic changes to amenities and infrastructure; and • flooding issues.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
22	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about: • the kangaroos on the land; • the loss of the green space along the motorway; and • traffic congestion.	
23	s.47(3)(b)	(on behalf of Mudjimba Residents Association)	This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter raises concern about: 1. Flooding – particularly in terms of: • the major flood risk to neighbouring established suburbs, namely Twin Waters, Pacific Paradise and Mudjimba; • the impact of the potential of 1 million cubic metres of fill required by the proposed development on flood water run off; and • the hydrology and future maintenance of the proposed canal system. Requests Council to provide independent modelling to show that existing homeowners will not be worse off. 2. Traffic congestion at the intersection of Ocean Drive and David Low Way. The submitter notes that a round-a-bout is a favoured option and requests that traffic planning should look at the needs of pedestrians and cyclists as well. 3. Amenity. Submitter notes that whilst developer concept plans include medium density and states that the character of the existing Twin Waters will be maintained, members cannot give unreserved approval until DA plans are presented. Submitter also notes that canal development and inclusion of green space is seen as positive. 4. Wildlife – in terms of the welfare of the kangaroos on the land and requests Council to ensure their survival with any change to habitat due to the proposed development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
24	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter disputes that an engineered removal of rainwater from the site once developed can match the natural flood mitigation provided by the green plains in its present state, particularly during a king tide coinciding with prolonged rain. The submitter objects to the removal of the safe habitat for kangaroos and that growth must preclude retention of open space.	
25	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about: • the loss of green space for the benefit of no-one but the developer; • inadequate traffic management; and • flooding in the event of extreme rainfall in the catchment of the Maroochy River and locally. The submitter also outlines that the proposed amendment does not reflect the needs of the North Shore community.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
26	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
27	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
28		s.47(3)(b)	**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
29	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also believes that such development on the North Shore would have a negative impact on community wellbeing, green space, environmental values, waterways, the ecological biodiversity of the Maroochy River Conservation ParK and Mount Coolum National Park, wildlife (including the kangaroos).	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
30	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned about the potential removal of the existing nature reserve/wildlife corridor from the Maroochy River to Ocean Drive, increasing flooding in the area, traffic access and the future of the abundant wildlife inhabiting the site.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
31	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned about the potential removal of the existing nature reserve/wildlife corridor from the Maroochy River to Ocean Drive, increasing flooding in the area, traffic access and the future of the abundant wildlife inhabiting the site.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
32	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter provides the following additional comments: • the burgeoning tourist market is based on the existing green space and scenery and that the proposed development would erode this open space; and • Nambour is a dying town and is perfect for multi storey buildings in the CBD limits with bus and train services and hospital	
33	s.47(3)(b)	s.47(3)(b)	This submission is made on behalf of the owners of s.47(3)(b) and s.47(3)(b) The submitter raises the following concerns with the proposed Twin Waters West amendment and seeks reconsideration of the proposed planning scheme amendment to include s.47(3)(b) and s.47(3)(b) and s.47(3)(b) in the proposed Emerging community zone and inside the Urban Growth Management Boundary: 1. The proposed amendment is inconsistent with the SEQ Regional Plan, in that the SEQ Regional Plan identifies all land to the east of the Sunshine Motorway (the Twin Waters West land and south to the Maroochy River) in the Urban Footprint. Only part of the land under the proposed planning scheme amendment is included in the Urban Growth Management Boundary and the Emerging community zone. The proposed planning scheme amendment excludes the lots to the s.47(3)(b) being s.47(3)(b) and s.47(3)(b) from the Urban Growth Management Boundary and Emerging community zone. The submitter outlines that all land that is subject to the amendment should be included in the Emerging community zone and inside the Urban Growth Management Boundary. 2. The demarcation of rural and urban growth land within the Maroochy North Shore local plan area is illogical and inconsistent with State Planning Policy 2016 – Planning for economic growth and has the propensity to create issues and constraints between the rural and urban land.	The submitter's concerns are noted. It is agreed that the SEQ Regional Plan identifies all land to the east of the Sunshine Motorway and south of the David Low Way in the Urban Footprint. However, it is responsibility of the Council to consider the suitability of this land for urban purposes and through its planning scheme, establish and refine the desired use of this land. Under the State Planning Policy Interactive Mapping, s.47(3)(b) s.47(3)(b) and s.47(3)(b) are substantially mapped as containing Matters of State Environmental Significance (MSES) including regulated vegetation and areas of high ecological significance – wetlands. The lots are also entirely included in the State's Coastal Management District and Erosion Prone Area and subject to High storm tide inundation and flooding. These State interest matters have been considered in the preparation of the proposed planning scheme amendment and on the basis of these constraints, it is considered that the subject lots are not suitable for urban purposes and are proposed to be retained in the Rural zone. It is acknowledged that s.47(3)(b) is also subject to the State's Coastal Management District and Erosion Prone Area. The proposed planning scheme amendment seeks to protect a significant portion of this lot as a 'Conservation and rehabilitation area' and includes specific provisions in the Maroochy North Shore Local plan code which limits development within the 'Conservation and rehabilitation area'. The 'Conservation and rehabilitation area' and the above subject lots also

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No.	First Name	Last Name	Submission summary	Response
			3. The retained classification of rural zone for the excluded lots on the basis of 'the recognition of biophysical constraints affecting this land (primarily significant wetlands and flooding constraints)' does not adhere to the DSDIP stated purposes of when an overlay should apply and is illogical and inconsistent. The submitter outlines that it is the owner of the land that must deal with the constraints at the time a Development Application is considered. The submitter also outlines that if the application of biophysical constraint was applied consistently, then Lot 3 on RP842858 would also remain as rural given that a very significant portion of the lot is covered by an overlay under the Coastal Management District mapping. 4. The proposed amendment fails to address specific issues pertaining to residents and community concerns. The submitter outlines that the following performance outcomes do not provide acceptable outcomes, so residents cannot be certain that the proposed amendment will meet their expectations: a. PO24 Adequate flood immunity; b. PO25 Emphasises water as a key element c. PO26 Extension of existing Twin Waters waterways; d. PO27 Operation of waterway system; e. PO28 Maintenance of waterbody f. PO32 Walkable waterfront and Maroochy River connection; g. PO33 Pedestrian and cycle linkages and connectivity. The submitter also outlines that the proposed amendment does not provide for: a. A masterplan; b. Adequate flood immunity; c. The role of water as a key character element and lifestyle feature of the community; d. Altered stormwater quality and flow; e. Waste water; f. Quality of water in surrounding waterways; g. A walkable waterfront of the Maroochy River and foreshore; and h. Community access to the river to fish, launch canoes and kayaks and swim. 5. The proposed amendment fails to provide a Performance Outcome or acceptable outcome to ensure the rights and amenity of the adjacent rural land is protected from noise, buffering for rural industry, wastewater from urban areas and altered stormwater running onto rural areas.	function as a buffer to estuarine wetland vegetation and the Maroochy River. It is also considered that the proposed planning scheme amendment includes specific provisions in the Maroochy North Shore Local plan code that address a range of resident and community concerns, particularly in relation to: • requirement for a master plan to be prepared for the site; • protection of amenity and character; • flooding; • water quality and management of waterways and waterbodies; • active transport network and walkable waterfronts; • open space network, including protection, rehabilitation and buffering of ecologically important areas; • visual and acoustic screening; and • protection of the CAMCOS corridor. It is noted that the proposed planning scheme amendment does not put forward an acceptable outcome for the performance outcomes outlined in the submission. Acceptable outcomes are not always provided. Where no acceptable outcome is provided, a proposed development is required to demonstrate compliance with the performance outcome. Development within the Emerging community zone (Twin Waters West) requires the lodgement of an Impact assessable development application which is assessed against all elements of the planning scheme that are relevant to the proposed development, including Overlay codes and Other development codes (e.g. Stormwater management code and Works, services and infrastructure code). Any future development proponent will need to demonstrate how it appropriately deals with all relevant matters, including impacts on adjoining land. Development within the Emerging community zone also requires the preparation of a master plan or plan of development to guide future development and is subject to public notification. **Recommendation: No change to the proposed planning scheme amendment in response to submission.** *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			6. Limits optionality for future development, including benefits for residents such as river access and future development plans e.g. flood management. The submitter outlines that a Master plan needs to be prepared by all affected land owners of the proposed amendment through consultation and agreement with the community and Council to provide an acceptable solution for a special area.	
34	s.47(3)(b)		The submitter outlines that the proposed amendment should not proceed for the following reasons: • The planning scheme should not be changed without widespread consultation. • It was reported in February 2009 that any decision for the land to be developed would be measured by Council against three stiff criteria: o Land included in Regional Growth Management Position Paper as a major area not intended for urban development; o Council was engaged in flood modelling that factored in the impacts of climate change; o Council policy dictated that there be no further filling in the floodplain without overriding community need. • If changes were warranted to the zoning of the land, they should have been made during the preparation of the 2014 planning scheme. • In December 2013, the Planning and Environment Court upheld Council's rejection of Stockland's proposal to develop the land. • The Judge found that: o approval would locate an additional 2000 people into the floodplain and put people at risk and add to the burden on local and state emergency responses; and o no level of need existed to justify overriding the current and draft planning schemes. • In January 2014, Cr O'Pray was reported saying that "it is a rural block and will stay so. There is no intention to allow other activity. The Coast takes pride in its green space and it will stay that way." • The existing road infrastructure cannot handle an additional 1500+ vehicles. • The Maroochy North Shore floods and no amount of flood mitigation or modelling will change this. • The amendment would set a precedent for the development of the remaining flood plain. • Just because there is little land available does not mean unsuitable land automatically become available to developers. • Amending a planning scheme less than 2 years old sends the message to developers that they make the rules. • Not enough community consultation has been undertaken. • No further amendments to the planning scheme should be considered until the Sunshine Coast infrastructure is in place to manage the existing and already planned increased population.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			• Existing kangaroo population should be protected.	
35	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about: • the permanent damage to the environment and current healthy wildlife population; • road structure to accommodate traffic; and • pollution from building site will contaminate surrounding waterways and wider waterways; and • dis-regard for people's quality of life.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
36	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about: • irreversible damage to environment and healthy wildlife population; • increased traffic congestion; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			• pollution from building site and flow into waterways; and • dis-regard for quality of people's lives.	
37	s.47(3)(b)		This submission outlines in principle support for the proposed Twin Waters West planning scheme amendment and the Twin Waters Residents' Association Conditions Precedent. The submitter raises concern about the increased traffic flow along Wattlebird Drive and Esperance Drive.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
38	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
39	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment and the Twin Waters Residents' Association submission on this matter.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
40	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also outlines that more areas are needed where wildlife can continue to live alongside people and that the land should be left as rural so kids can still enjoy nature close to the city. The submitter also raises concern about flooding.	
41	s.47(3)(b)		This submission objects to: • the Maroochy flood plain being filled; • the assumption that the local community endorses the expansion of the residential area over the site; and • Council's disregard for the State's requirement that the site be kept as a development-free buffer against future coastal inundation and erosion. The submitter provides additional comments relating to: • Traffic – The submitter notes that the future capacity of the proposed round-a-bout at Ocean Drive and David Low Way will be close to capacity following the urban development of Twin Waters West and suggests that a freeze must be placed on any further development within the catchment. • Flooding – The submitter is concerned about the claim that urban development on this site will have no adverse impact on the flood regime of the areas upstream in this catchment and that Council's Maroochy River Flood model appears to be flawed. The submitter outlines that Council should: • Retain the services of an independent expert to review the reliability of this drainage model before proceeding with any changes to zoning; and • Develop a plan for drainage works to improve the flood immunity of Mudjimba and Pacific Paradise to an acceptable standard (Q100) and implement the drainage improvements before approving any downstream impacts on the existing drainage paths.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
42	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment, in relation to the increase in the volume of traffic on David Low Way.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
43	s.47(3)(b)		The submission supports the proposed planning scheme amendment and agrees with the submission from the Twin Waters Resicent's Association.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
44	s.47(3)(b)		The submission supports the proposed planning scheme amendment and agrees with the submission from the Twin Waters Resicent's Association.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
45	s.47(3)(b)	(Sskb on behalf of Body	This submission supports the proposed development of the Twin Waters West land, subject to the following items being considered: • Changes to the land and lake precincts will not affect Twin Water's lakes and flood mitigation processes are considered carefully; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
		Corporate for Twin Waters Residential Shopping Centre)	• Traffic control is thoughtfully planned with little impact on Twin Waters residents' access to the highway. The submitter believes this proposal will bring exciting opportunities for the area and increase traffic to the commercial precinct at Twin Waters Residential Shopping Centre.	
46	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter provides additional comments relating to loss of rural view/aspect and impact on tourism and environment from development of this area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
47	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter provides additional comments relating to: • Existing road congestion;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			• Impact on existing communities and services; • Risk of suburban sprawl; and • Floodplains should be left as floodplains.	
48	s.47(3)(b)		This submission questions whether Council has any intentions to look after the concerns of residents on the North Shore in relation to the Twin Waters West project, particularly in relation to: • Flooding and water drainage; • Traffic access to and from the site • Flora and fauna, specifically kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
49	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter provides the following additional comments: • There is no demonstrable need to amend the planning scheme; • The magnificent gateway entry over the Maroochy River would be severely impacted by development; • To amend the planning scheme to facilitate development on flood prone 'rural zoned' land makes a mockery of the planning scheme, including the Strategic framework that guides planning for the Sunshine Coast; and • The Sunshine Coast is marketed as being 'naturally refreshing'. There is nothing refreshing about a development on flood prone land.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
50	s.47(3)(b)		This submission supports the Twin Waters Residents' Association submission on the proposed Twin Waters West amendment.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
51	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment, subject to the comments made by the Twin Waters Residents' Association in their letter dated 2 November 2016. The submission also supports the Twin Waters Residents' Association submission on this matter and outlines that the Twin Waters Residents'	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			Association has kept them well informed and given them the opportunity to provide input on this matter.	
52	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment and also supports the Twin Waters Residents' Association submission on this matter. The submitter also outlines that the Twin Waters Residents' Association has kept them well informed and there has been full and transparent consultation with the community over an extended period.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
53	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about the amount of fill associated with the airport for the runway and for the Twin Waters West land and the ability for creeks and drains to cope with a massive rain event.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
54	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter makes the following additional comments: • The land should remain a wildlife corridor; • The land is a flood plain.	
55	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines that the North Shore is unique and should not be further developed. Housing development should be kept south of Maroochy River. The submitter also raises concern about: • the loss of wildlife on the North Shore; and • the increase in the level of land and canals in a floodplain.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
56	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter is also concerned about increased traffic, the welfare of the local kangaroos and the impact on the lifestyle and amenity of the Sunshine Coast.	
57	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter advises they are involved in wildlife care and offers to be involved in the relocation of the kangaroos prior to development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
58	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
59	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
60	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also believes that Council is out of touch with the majority feeling of ratepayers on this issue. The submitter objects to the process undertaken to consult with the community on the proposed amendment.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
61	s.47(3)(b)		This submission has been prepared in response to results of ecological research on eastern grey kangaroo populations in South East Queensland from 2014 to 2016 and objects to the proposed Twin Waters West planning scheme amendment on the following grounds: • the proposed changes endanger already threatened kangaroo populations; • the proposed development is inappropriate in a floodplain of this type; • preserving rural areas, open green spaces and floodplains support council in their aim to conserve biodiversity on the Sunshine Coast; • preserving rural areas and open green spaces adjacent to urban areas provides many important services to the community including improving mental health, ecosystem services such as improving water quality and visual amenity.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
62	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also believes that there has been too much destruction of environmental land on the Sunshine Coast.	*Refer to Key Issues Paper: Twin Waters West*
63	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
64	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment. The submitter outlines that it is reasonable and logical that the land should be developed for residential housing given that it is within the urban footprint and well located in proximity to the new Maroochydore CBD as well as the Sunshine Coast Airport and urban facilities. The submitter's main concern is to ensure that development on the land is to a standard that is not less than that of Twin Waters, preferably equal or better.	The submitter's comments and concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also provides the following comments: • Supports the proposed traffic management parameters. • The buffer zones proposed on the southern side and around existing treed conservation zone could be reduced. • The proposed minimum lot size is unrealistic since there are already lot sizes in Twin Waters down to 400m². Suggests a minimum lot size of 400m² as an Acceptable Outcome, provided that there are other constraints that ensure that and development there does not comprise all lots of that size. • Current publicity about the kangaroos is excessive. The submitter is comfortable with the preservation of the treed conservation zone and the proposed buffer/pathways to other conservation zones.	
65	s.47(3)(b)		This submission supports in principle the Twin Waters Residents' Association submission and the Twin Waters West development, but raises concern about the access/egress area of a roundabout on David Low Way and Ocean Drive.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
66	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also does not support further amendments to the planning scheme.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
67	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
68	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
69	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
70	s.47(3)(b)		The submission is in support of the proposed planning scheme amendment and the submitter endorses the submission made by the Twin Waters Residents' Association.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
71	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment and also supports the Twin Waters Residents' Association submission on this matter.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also outlines that the Twin Waters Residents' Association has kept them well informed of their findings and progress.	
72	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on Council changing the planning scheme following the Planning and Environment Court decision.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
73	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on Council making changes to the planning scheme in the interests of private enterprise over the community interest and how it creates a precedent for developers to continually test planning constraints and sends a message to the State government that the region is happy to absorb unsustainable population increases.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also does not believe that the Sunshine Coast community accepts the proposition that the area becomes another Gold Coast and that the current planning for the Sunshine Coast region has accounted for possible impacts of climate change and coastal inundation.	
74	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission also supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter also advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
75	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on the importance on maintaining wildlife corridors and open space to allow for the movement of coastal wildlife and that the proposed development of this important flood plain and green open space will set a precedent to allow this occur elsewhere on the Sunshine Coast.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
76	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
77	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
78	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment for the following reasons: • The quality of water in the canals will be detrimentally affected if the water in the new development is channelled into the existing Twin Waters suburb instead of being connected to a new weir and the Maroochy River. • Loss of kangaroo population and birdlife; and • Increase in congestion on Ocean Drive and impacts on amenity of the existing Twin Waters and Pacific Paradise. The submitter suggests that the area should be designated as a large park, which would enhance the amenity of the area and be kangaroo friendly.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
79	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also specifically notes that the TWRA has kept them well informed of their negotiations with Stockland.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
80	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
81	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment on the following grounds: • There is no identifiable need for additional residential land; • The documentation contains insufficient details of the impact on Twin Waters;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			• The existing Twin Waters transportation network is not adequate to accommodate construction traffic, increased access by vehicular, pedestrian and cycle traffic; and • The impact of flooding is not adequately addressed.	
82	s.47(3)(b)		The submitter supports the proposed development on the site. The submitter contends that there are no problems with the proposed development and that the road network will cope with the small increase in traffic.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
83	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
84	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
85	s.47(3)(b)		**Form letter** outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also provides the following additional comments: • In relation to 1 (above), offsite impacts from the Coolum industrial area must be kept to a minimum; • In relation to 2 (above): o it is bad policy and contrary to sound town planning to develop on a floodplain; o there is habitat on the site that potentially supports species listed under State legislation; and o this area would be a logical starting point for a south-north recreational pathway. • In relation to 3 (above), there should be no relaxation of the planning scheme to permit development that is outside the existing height limits.	
86	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
87	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	
88	s.47(3)(b)		The submitter endorses the TWRA submission and all aspects of the proposal.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
89	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
90	s.47(3)(b)		The submission is in support of the proposed Twin Waters West planning scheme amendment as stated to the Twin Waters Residents' Association. However the submitter raises concerns about the proposed access into Twin Waters. The submitter has existing concerns about the risk of harm to cyclists and pedestrians that utilise Lakefront Drive and Twin Waters Drive. The submitter suggests that speed deterrents are necessary.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
91	s.47(3)(b)	(on behalf of s.47(3)(b)	This submission is in support of the proposed Twin Waters West planning scheme amendment. The submitter comments on the shortage of developable land for housing on the Sunshine Coast and believes that the proposed development will enhance the upmarket Twin Waters community, provide a high end 'welcome' to Maroochydore for visitors arriving at the airport, and will further enhance the viability of high value industries being attracted to Sun Central. The submitter also outlines that the proximity of the development to Pacific Paradise will add to the demographic mix of that community and improve the local economy through retail, sporting clubs and schools.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also outlines that they have reviewed geotechnical data for the site and that the site at Twin Waters contains a high percentage of clean sand. The submitter believes this will make sediment and ercsion control easier to deploy and are confident the works can be constructed with minimal effect on the external environment.	
92	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
93	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
94	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
95	s.47(3)(b)		This submission does not support the development proposed by Stockland and are concerned about the risk of flooding and traffic issues.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
96	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also requests that the current or future developer consider the inclusion of an aquatic and sports leisure centre.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
97	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted.

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			The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	*Refer to Key Issues Paper: Twin Waters West*
98	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
99	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitters also believe that the site is too well located for development not to eventually occur. The submitter would like to ensure that any development that does occur is of a high standard that will maintain and enhance the character of the existing Twin Waters estate.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
100	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
101	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also identifies that they have attended several meetings	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			about the proposed development of the site, including the proposal that was refused by Council. The submitter believes that the current proposal fully addresses all the issues previously put forward, including lot sizes in keeping with the existing Twin Waters estate, flood issues, and appropriate road access to the new area.	
102	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
103	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
104	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter raises concern about the cumulative impact of filling at Twin Waters with the Airport fill and other proposed developments on the North Shore at Mt Coolum, Yaroomba, Pacific Paradise and Marcoola and the impact on existing home owners.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
105	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
106	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
107	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also notes that the TWRA has kept them well informed of their negotiations with Stockland. The submitter believes the TWRA has done an excellent job in coming up with recommendations that take a realistic approach to the proposed new development without detracting from the existing Twin Waters development.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
108	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also contends that the land subject to the proposed amendment is required to be excluded from development by the State Government.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
109	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	*Refer to Key Issues Paper: Twin Waters West*
110	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
111	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment and also supports the Twin Waters Residents' Association submission on this matter. The submitter also outlines that the Twin Waters Residents' Association has kept them well informed and there has been full and transparent consultation with the community over an extended period. The submitter also outlines that it is imperative that access from the Twin Waters West development to the David Low Way and the Sunshine Motorway is not a rat run through Twin Waters.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
112	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also notes that the TWRA has kept them well informed of their negotiations with Stockland. The submitter believes the TWRA has done an excellent job in coming up with recommendations that take a realistic approach to the proposed new development without detracting from the existing Twin Waters development.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
113	s.47(3)(b)		This submission supports all aspects of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016 and are aware of the lengthy discussions which have taken place over many years between Council, developers and other Government departments regarding the future use of this site.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also raises some concerns about the maintenance of the proposed CAMCOS reserve along the western boundary of the site and the impact this may have on the appearance of the development prior to the reserve being used for this purpose.	
114	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also expresses a number of concerns with the proposed amendment. Specifically, the submitter raises the following questions and concerns: 1. What allowance has been made for the Proposed Light Rail adjacent to the Sunshine Motorway? 2. Would new development in Twin Waters West be required to be raised to a flood immunity level consistent with levels required for new development within the existing Twin Waters Estate? Does Council expect future flooding? 3. The submitter is concerned that the run off from the development would enter the existing Twin Waters canal system and cause flooding in the area. 4. The submitter also believes that there is current a lack of infrastructure to cope with congestion on Ocean Drive and David Low Way and therefore foresees catastrophic traffic congestion. 5. The submitter suggests that 50% of access to the site be put through Godfrey Road to ease congestion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
115	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
116	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also contends that Council is ignoring the key concept in the Strategic Framework of the *Sunshine Coast Planning Scheme 2014* which seeks to avoid development in areas subject to critical natural hazards including flooding.	
117	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
118	s.47(3)(b)		The submitter has included a copy of the Twin Waters Residents' Association submission as their submission.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
119	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West and endorses the submission made by the Twin Waters Residents' Association.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
120	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West and the submission made by the Twin Waters Residents' Association (TWRA). The submitter also confirms that the TWRA has kept all members and all other residents fully informed by website and monthly newsletters, which they believe has been a full and transparent consultation with the community over an extended time frame. The submitter also agrees with the matters outlined in the Conditions Precedent and believe if implemented will protect the integrity of the existing Twin Waters area and community.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
121	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West and the submission made by the Twin Waters Residents' Association (TWRA). The submitter also believes that the volume of traffic on Ocean Drive will be too heavy and detract from the 'peaceful lifestyle' that they enjoy. The submitter appreciates the consultation that has taken place over an extended period between TWRA, Council and Stockland and accepts that development of the site is likely to occur in the future. The submitter also believes that the subject is too well located to for development not to eventually occur. The submitter would like to ensure that any development that does occur is of a high standard that will maintain and enhance the character of the existing Twin Waters estate.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
122	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West. The submitter is of the understanding that density has been addressed and is of the opinion that the development will enhance the current living environment via greater economic benefits for the local community.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also believes the development enhances the opportunity for the provision of services to an increased population, employment during construction phases and ongoing sustainability of local business.	
123	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
124	s.47(3)(b)		The submitter supports the submission made by the Twin Waters Residents' Association (TWRA). The submitter feels that Stockland's latest proposal provides the best solution for the areas future development and conservation. The submitter also outlines that the TWRA has kept them fully informed about the proposals and issues.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
125	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
126	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the following:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			• The proposed amendment not taking into consideration existing biodiversity areas and failure to ensure their protection for the future. • The proposed amendment not recognising the impact to existing adjacent waterways and in particular the Maroochy River fish habitat which will be adversely affected during a weather event from pollutants. • The proposed amendment being supported by Council town planning officers and the utilisation of flood mapping that carries a disclaimer indemnifying the council against liability future claims of compensation. • Constant reference by Councillors and Council employees to the 'proposed development' when no such Development Application has been lodged.	
127	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
128	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also comments positively on the aesthetics of the Twin Waters estate, specifically noting the trees, plants, wildlife, wide canals, walkways and quality homes on large blocks. The submitter hopes that, as part of the gateway corridor from the Sunshine Coast Airport to the new Maroochydore City Centre, future development on the site will retain the beauty and "wow" factor which they believe showcases Twin Waters and the Sunshine Coast as wonderful place to visit and live.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
129	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitters also identify themselves as new owners and residents in the existing Twin Waters Estate and comment positively on the TWRA.	
130	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
131	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
132	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
133	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also notes that the TWRA has kept them well informed of their involvement on behalf of Twin Waters residents. The submitter believes the TWRA has thoroughly researched the facts and are representative of the majority of residents of Twin Waters.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
134	s.47(3)(b)		The submitter supports the Twin Waters Residents' Association (TWRA) submission and believes the document has wide support in Twin Waters. The submitter is concerned about the welfare of the kangaroos and agrees with the comments of the TWRA in relation to this. The submitter is also concerned about guaranteeing a high standard for any new development on the site and would like to ensure that Terms agreed with TWRA are met by Stockland or any future developer.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
135	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also notes that the TWRA has kept them well informed of their involvement on behalf of Twin Waters residents. The submitter believes the TWRA has thoroughly researched the facts and are representative of the majority of residents of Twin Waters.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
136	s.47(3)(b)		The submitter fully supports the Twin Waters Residents' Association (TWRA) submission.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
137	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission and in particular the Conditions Precedent, developed by the TWRA Committee	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			in consultation with its members, Stockland and the Sunshine Coast Council. The submitter also advises that they have been well informed by TWRA and others about this matter of the past 20 months.	
138	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
139	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
140	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
141	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
142	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the destruction of native wildlife habitat.	
143	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter is also concerned about the lack of forward planning for the area and question why Council is amending the planning scheme. The submitter also raises concern about climate change and extreme weather events.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
144	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	
145	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
146	s.47(3)(b)		The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the Twin Waters Residents' Association (TWRA) in their submission. The submitter also appreciates the consultation process that has taken place between TWRA, Stockland and Council. The transparency has instilled confidence with Council and the interests it represents. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
147	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
148	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also comments that the Planning Scheme should not be changed by developers.	
149	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
150	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
151	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
152	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
153	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the proposed amendment due to the threat of extinction of the Wallum Froglet and the impact of filling on the adjacent Wallum Froglet habitat.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
154	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the proposed amendment due to the threat of extinction of the Wallum Froglet and the impact of filling on the adjacent Wallum Froglet habitat.	
155	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
156	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
157	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned about the displacement of wildlife, notably kangaroos. The submitter notes that the Sunshine Coast needs development but not at the risk of valuable and irreplaceable wildlife and trees.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
158	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
159	s.47(3)(b)		This submission is in support of the proposed planning scheme amendment and the Twin Waters Residents' Association submission, particularly in relation to: • The Conditions Precedent; • Request for the flood refuge to be reconsidered; • Support for the core 'Statement of Intent' • Support for Godfrey's Road access, during and after construction of the site. The submitter is also requests that consideration is shown for the residents of Wattlebird Drive who will be most severely affected by the development work, in particular: • 80,000 truckloads of soil required to fill the site. Concerned about dust and noise impacts. • Wattlebird Drive does not become a major thoroughfare. Concerned about increased traffic and congestion and speed of traffic along Wattlebird Drive. • That the treed conservation zone is retained and the nature strip behind Wattlebird Drive be further extended for at least 30 metres with dense vegetation to provide privacy and reduce noise levels. Request that this be planted with vegetation before any work commenced. The submitter also questions who is liable if the construction of Twin Waters West results in flooding.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also provided further comments in relation to the proposed roundabout at Ocean Drive and David Low Way and expressed concern about further increase in traffic and congestion. The submitter questioned if sufficient infrastructure will be place to cope with traffic issues prior to the development/completion of Twin Waters West.	
160	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere. 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter adds that: • the natural function of the floodplain must be maintained and raises concern about the increase in the risk flood and inundation of the surrounding area. • The development-free buffer beside the CAMCOS Public Transport Corridor should be maintained.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
161	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned about the substantial flood risk to the adjacent and existing residential areas as a result of the decrease in the floodplain.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
162	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
163	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	
164	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
165	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
166	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter further adds that: • Council protect residents from future flooding problems; • Council adhere to State requirements; • Greenspace should be retained. The submitter is concerned about the flooding impacts on their home, Bradman Avenue and other villages upstream.	
167	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
168	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter also provides the following comments: • The proposal is void as no change of zoning signs have been erected; • The allocated parkland is small in relation to the size of the property; • The site is a large floodplain and subject to flooding; • David Low Way will be subject to congestion, with one entry and exit for the proposal; and • Concern about kangaroos and other wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
169	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
170	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
171	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
172	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
173	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	3. The submitter's comments are noted.
174	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
175	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also believes that development at Norjoor Road, Mudjimba has significantly altered the catchment areas ability to cope with heavy rain and that the proposed development will further exacerbate flooding issues. The submitter also notes the importance of green space to the character of the Sunshine Coast and the need to protect it.	
176	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter is also concerned that development of the land could set a precedent for allowing development on other parts of the Maroochy flood plain. The submitter believes the flood plain should be retained in the present state as a natural retention basin.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
177	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also argues the importance of keeping the land as part of the designated flood plain of the Maroochy River. The submitter believes that the current Planning Scheme was drafted in close consultation with the community and having due regard to issues associated with this site. The submitter believes Council is obliged to honour the Planning Scheme.	
178	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
179	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also raises concerns about the proposed Esperance Drive linkage. The submitter does not believe that Stillwater and Twin Waters Drive have capacity for extra traffic. The submitter is also concerned about the impact of development on the local kangaroos.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
180	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitters advise that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also raises concerns about the proposed Esperance Drive linkage. The submitter does not believe that Stillwater and Twin Waters Drive have capacity for extra traffic. The submitter is also concerned about the impact of development on the local kangaroos.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
181	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also speaks of the natural beauty within the Sunshine Coast and the importance of the protecting it. The submitter is concerned about the control of developers and does not want the Sunshine Coast to become like the Gold Coast. The submitter also notes the importance of protecting the natural environment given the expected impacts of climate change.	
182	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
183	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
184	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
185	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment for the following reasons: 1. Drainage for council park area behind Wattlebird and Stillwater Drives. Concerned about the difference in the level of land if Twin Waters West is to be built to Q100 and how flooding will be addressed between the developments. 2. Displacement of water from Twin Waters west during a flood event. Concerned about the impact of flooding on the existing Twin Waters development, Pacific Paradise or Marcochydore along Bradman Avenue. 3. Traffic and overcrowding of existing infrastructure. Concerned about how the area will be accessed and effect on traffic flows. 4. Guarantee on the form the development will take e.g. low density residential, canal system. Concerned that Council will review in the future and change to high density development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
186	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
187	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	
188	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also questions whether Council is listening to what the community believes is sustainable or is "just filling its pockets".	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
189	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
190	s.47(3)(b)		The submitter strongly opposes the proposed amendment on the grounds that:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			1. Development should not occur on floodplains. The submitter is concerned that allowing filling of flood plains will result in increased damage to adjoining properties. The submitter does not have confidence in the assessment process to effectively address stormwater issues and believes that the flood modelling used to prepare engineering designs is often flawed. The submitter refers to recent development approvals in Bli Bli that have resulted in adjoining landowners being adversely affected by increased/concentrated/sediment laden stormwater runoff from new estates. 2. The submitter believes that existing infrastructure and services will not accommodate additional population and that the North Shore and Mudjimba Beach areas are already becoming overloaded on weekends. 3. The submitter is concerned about the impact of development on local fauna including the Eastern Grey Kangaroo and important frog species. The submitter is specifically concerned that the area is habitat to a unique sub-species of kangaroo and cites local wildlife advocates advice that relocation will not work. Further, Council should maintain diminishing wildlife corridors and habitats if it is genuine in it's care for the environment. The submitter states that they are proud members of the Twin Waters Residents' Association but object to claims that they speak on behalf of all members. It is the submitter's opinion that the TWRA are more supportive of the style of the proposed development than the development itself. The submitter is also concerned that new estates like Twin Waters West are causing significant adverse stormwater affects to adjoining properties and suggests that future approval conditions include a requirement for developers/consultants to liaise with adjoining landowners prior to commencing design to ascertain the actual drainage characteristics of the area.	
191	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
192	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016.	The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	*Refer to Key Issues Paper: Twin Waters West*
193	s.47(3)(b)		The submitter supports the proposed inclusion of the land in the Emerging Community Zone in principle but strongly opposes vehicle access from the new development into Twin Waters Drive via the Esperance Road roundabout. The submitter notes that the roads are not designed for traffic volumes, have speed limit of 40 kmh, and are not acceptable for Translink buses. The submitters are concerned that the proposed amendment identifies access into Twin Waters Drive despite the agreed outcomes submitted by the TWRA in 2015 which noted that any additional points of access/egress and/or connectivity to the existing Twin Waters development will be subject to further community consultation. The submitter has no objection to pedestrian and emergency vehicle access and emphasise that any new development should not diminish the current liveability in the existing Twin Waters Estate.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
194	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
195	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
196	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
197	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the loss of habitat for native species and the impacts of flooding and increased traffic volumes.	
198	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
199	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
200	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also believes residential development in the area should be limited due to the impacts of aircraft and helicopter noise that will be worsened by future expansion of the airport.	
201	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also expresses a number of concerns with the proposed amendment. Specifically, the submitter raises the following questions and concerns: 1. What allowance has been made for the Proposed Light Rail adjacent to the Sunshine Motorway? 2. Would new development in Twin Waters West be required to be raised to a flood immunity level consistent with levels required for new development within the existing Twin Waters Estate? Does Council expect future flooding? 3. The submitter is concerned that the run off from the development would enter the existing Twin Waters canal system and cause flooding in the area. 4. The submitter also believes that there is current a lack of infrastructure to cope with congestion on Ocean Drive and David Low Way and therefore foresees catastrophic traffic congestion. 5. The submitter suggests that 50% of access to the site be put through Godfrey Road to ease congestion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
202	s.47(3)(b)	(on behalf of Coolum and North Shore Coast Care)	**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also outlines that Council has the opportunity to: • provide a buffer to sea level rise and climate change for existing low lying communities both south and north of the Maroochy River; and • develop a world class conservation corridor providing positive environmental outcomes as well as recreational, community and tourist amenity in proximity to the Maroochydore CBD.	
203	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about level of accuracy of flood modelling for the development, which is dependent on the results of modelling for the Sunshine Coast Airport. The submitter believes it is illogical to rezone	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			the land where there is a reasonable risk that the development is likely to exacerbate flooding in the flood prone Pacific Paradise and Mudjimba area. The submitter also believes that there is no shortage of land for residential development on the Sunshine Coast and therefore no justifiable need for this land to be earmarked as preferred residential development. The submitter also outlines that the land should be retained as rural and therefore greenspace in keeping with Council's goal of being Australia's most green and environmentally sustainable Council.	
204	s.47(3)(b)		The submitter supports the proposed planning scheme amendment for Twin Waters West.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
205	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
206	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
207	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
208	s.47(3)(b)	(on behalf of Friends of Lake Weyba)	**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
209	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is of the opinion that nothing has changed since the 2013 court ruling and that Council has failed to provide the science to support the rezoning. The submitter outlines that the area is a significant floodplain and that the current zoning is appropriate given the negative impacts that development would have on Pacific Paradise, Mudjimba, Twin Waters and Marcoola as well as the whole of the North Shore. The submitter also raises the following concerns relating to: • Canal developments – environmentally inappropriate in coastal areas; • Toxic acid sulphates and impacts on existing waterways and the environment; • Capacity of infrastructure; • Flood studies are not independent and do not take into consideration other developments planned on the same floodplain; • Increased insurance premiums, inundation and reduction in property values; • Protection of aboriginal cultural heritage; • Impacts on flora and fauna; • Change in zone from Rural to Emerging community will 'open the floodgates' for urban development; The submitter outlines the need for an independent flood model and regional traffic capacity analysis.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also outlines support for the change in zone for the Coolum Industrial are from High Impact Industry to Medium Impact Industry and Council's proposal to amend the planning in relation to building height at Section 3.8.3.1(d).	
210	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is of the opinion that nothing has changed since the 2013 court ruling and that Council has failed to provide the science to support the rezoning. The submitter outlines that the area is a significant floodplain and that the current zoning is appropriate given the negative impacts that development would have on Pacific Paradise, Mudjimba, Twin Waters and Marcoola as well as the whole of the North Shore. The submitter also raises the following concerns relating to: • Canal developments – environmentally inappropriate in coastal areas; • Toxic acid sulphates and impacts on existing waterways and the environment; • Capacity of infrastructure; • Flood studies are not independent and do not take into consideration other developments planned on the same floodplain; • Increased insurance premiums, inundation and reduction in property values; • Protection of aboriginal cultural heritage; • Impacts on flora and fauna; • Change in zone from Rural to Emerging community will 'open the floodgates' for urban development; The submitter outlines the need for an independent flood model and regional traffic capacity analysis. The submitter also outlines support for the change in zone for the Coolum Industrial are from High Impact Industry to Medium Impact Industry and Council's proposal to amend the planning in relation to building height at Section 3.8.3.1(d).	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
211	s.47(3)(b)		This submission supports the proposed planning scheme amendment for Twin Waters West and the Twin Waters Residents' Association (TWRA) submission. The submitter also acknowledges that the TWRA has taken the time to study all aspects of the possible development and that the Executive of the TWRA has kept members informed of their findings and progress.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
212	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park*

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			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
213	s.47(3)(b)		This submission supports the proposed planning scheme amendment for Twin Waters West. The submitter notes there is a need to upgrade local facilities and infrastructure and believes a silent majority of local residents support urban development on the site, subject to the appropriate address of traffic management, drainage and local flora/fauna conservation. The submitter notes that community consultation undertaken by both the landowner and council has been very helpful, and believes that the site becoming a sustainable residential development will be a positive outcome for the community over time.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
214	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter objects to the proposed amendment on the grounds that the area is a flood plain and the submitter is concerned that filling for the purposes of the development will worsen the effects and risk of flooding elsewhere. The submitter is concerned that an accurate flood assessment cannot be made for the area, and that additionally the area has been	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			identified as being at risk of submersion by the sea due to climate change and rising sea levels. The submitter states that if the proposed planning scheme amendment were to be approved, they support the comments made by the TWRA in their submission.	
215	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submitter also identifies that they have lived in Twin Waters since 2003 and have seen many changes in the local area. The submitter comments that the TWRA have done an excellent job in keeping them informed and representing community views and interests.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
216	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
217	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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218	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
219	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
220	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
221	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
222	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned that the site is habitat for the wallum sedgefrog and other wallum dependent frog species, as well as a significant population of kangaroos. The submitter states that they have conveyed this information to various parties, and have requested that this information be conveyed to the ecologist commissioned to do an assessment on the site. The submitter refers to a community meeting and rally at which those present were strongly opposed to the development, as well as submissions and petitions that have been lodged opposing the proposed amendments. The submitter is also concerned that the amendment has not followed due process, in relation to statutory obligations relating to the wallum	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			sedgefrog and the developer and council are not observing their obligations in relation to this matter.	
223	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter raises the following concerns/questions: • Lack of direct consultation by Council with residents who will be directly affected by the proposed development. • Is this the best economic use of prime agricultural land? Retain land for future agricultural purposes which provide the region with a competitive advantage and potential synergies with the new airport, such as export quality food production. • Impact on Twin Waters waterways flood levels.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
224	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects on the basis that: • it is counter to Council's Biodiversity Strategy; • it does not provide a holistic approach to development and is concerned about the cumulative pressure on the floodplain, road and transport systems; and • the Maroochy River floodplain is culturally significant.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
225	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
226	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the traffic generated from the additional houses on the intersection of David Low Way and Ocean Drive and along David Low Way to the Sunshine Motorway.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
227	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the traffic generated from the additional houses on the intersection of David Low Way and Ocean Drive and along David Low Way to the Sunshine Motorway.	
228	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the traffic generated from the additional houses on the intersection of David Low Way and Ocean Drive and along David Low Way to the Sunshine Motorway.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
229	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter raises the following issues: 1. Lack of evidence to allay concerns about exacerbation of flood hazards, in particular: • there is insufficient rationale for re-zoning Twin Waters West from Rural to Emerging Community to enable development in a floodplain. • the proposed amendment does not meet the state interest check; • the proposed amendment pre-empts the Coastal Hazard Adaptation Strategy;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			• the site was subject to a previous refusal and Court appeal which the Court decision included that there was no over-riding need to overrule Council's planning scheme to put additional people at risk in flood-prone land; • it may be more appropriate to amend the SEQ Regional Plan so that no flood prone land is added to the urban footprint and should be reclassified as 'no future development'; • the proposed amendment sets a precedent for planning scheme amendments; • the planning scheme is an appropriate place to address cumulative impacts on floodplains; • there is already potential effects of climate change on existing Twin Waters residents; 2. Misleading information in the draft Explanatory memorandum, in particular: • Twin Waters West is not 'infill development'; • substantial land is already approved to meet growth projections; 3. Inadequate public consultation regarding the proposal given that it is a major amendment to a recent planning scheme, in particular: • the minimum standards of consultation are insufficient; • members of the Planning Institute of Australia are bound to ensure that all persons who may be affected by planning decisions are engaged in a meaningful way in the decision making process; • the demonstration and minimal evidence of public consultation provided by Stockland should not have been considered sufficiently adequate for Council's decision to proceed with an amendment; • the consultation process has affected community's trust in Council; 4. Queensland's approach to canal estates in general.	
230	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment on the grounds that the land is a floodplain and has a history of flooding. The submitter also raises concern about filling in the floodplain and impact on surrounding land.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
231	s.47(3)(b)		This submission is in support of the proposed planning scheme amendment for Twin Waters West. The submitter acknowledges the extensive discussions and negotiations that Council and Stockland have had with the Twin Waters Residents' Association and that the development should reflect the positive attributes and facilities of the Twin Waters community.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also outlines that the proposed Twin Waters West development would provide modern housing options for buyers looking to live on the waterfront and in a more central location. The submitter also outlines that the proposal would be beneficial to the local economy.	
232	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment and also supports the Twin Waters Residents' Association submission on this matter. The submitter also outlines that the Twin Waters Residents' Association has kept them well informed and there has been full and transparent consultation with the community over an extended period. The submitter also agrees with the matters outlined in the Conditions Precedent.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
233	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current planning scheme and requests a moratorium be placed on further amendments.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			The submitter also raises concern about the adjoining habitat for the vulnerable Water mouse, which is being managed under a National Recovery Plan, and the impact residential development has on hydrology and wetland habitat species composition. The submitter also outlines that the area holds significant Aboriginal cultural heritage values.	
234	s.47(3)(b)	(on behalf of Development Watch)	This submission objects to the proposed Twin Waters West planning scheme amendment and raises a number of matters, including: • Statutory guideline on planning scheme amendments recommends that Council consult with the local community before considering a major amendment. Whilst the submitter was made aware of the amendment at the time of public notification, the submitter outlines that they were not consulted prior to Council first deciding to proceed with this amendment. • Refutes a Court judgement that has determined that such development would place people at risk; • Object to other amendments that are specifically designed to overcome planning hurdles to approval as identified in the Judgement. • SPP requires this land to be kept development free as a buffer against future sea level rise and storm tide inundation. • Conflicts with the flood and inundation requirements of the SEQ Regional Plan. • Conflicts with the SPP's requirement that residential development must not occur in areas identified in the Coastal Management Plan as being subject to erosion and permanent tidal inundation. • Object to proposed amendments to Section 3.10.5 (b) (iii); • Seriously detracts from the scenic amenity of residents and visitors to the Maroochy North Shore area. • Undermines the perception by the public that Council avoids placing people in harm's way. This submission also outlines support for: 1. the proposed change to the zoning of the Coolum Industrial area from High Impact Industry to Medium Impact Industry industry; and 2. the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), in order to strengthen compliance by developers with current height limits.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
235	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
236	s.47(3)(b)		This submission objects to the following: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
237	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Objection to any increase in building heights. The submitter also outlines the importance of retaining the area as a green corridor to support the environment and as a breeding ground for kangaroos etc. and as a tourist attraction.	
238	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also believes that the current planning scheme does not incorporate adequate provision for escape of residents in case of fire or emergency and that development will comprise rare species of natural flora/fauna found in the Twin Waters area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
239	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about the loss of green space, impact on kangaroos and wildlife, worsening of flooding and limited emergency access.	
240	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is primarily concerned about flooding, traffic, environmental and amenity impacts and the long term sustainability of the North Shore area. The submitter also comments on the lack of thorough consultation with the local community and objects to the assumption that the local community endorses the planning scheme amendment. In relation to flooding, the submitter raises concern about: • The volume of fill required by the development and impact on the floodplain and existing water flows; • Cumulative impact of filling in the floodplain; • Worsening of flooding impacts on existing communities; • Lack of consideration of disaster or emergency management procedures; • A change in the natural surface water or groundwater hydrologic regime of a waterway or wetland, including through channelisation, recirection or interruption of flow. The submitter questions why Council has brought forward a proposed planning scheme amendment when the land has been previously identified in the draft Maroochy Plan and Growth Management Position Paper as constrained and not intended for development and when Council successfully defended, principally on flooding grounds, an earlier decision to refuse a DA. The submitter also comments on the following: • The impacts of the Sunshine Coast Airport expansion on the floodplain, particularly in relation to the Coordinator-General's evaluation report which concluded that the construction of the new	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			runway would lead to some changes to floodplain flow and a reduction in floodplain storage; • The environmental impacts on the quality of the Maroochy River, mainly in relation to the decline of the Coast's waterway values, the value of the Maroochy River and Maroochy River Conservation Park as habitat for terrestrial, avian and marine fauna and the pressures from surrounding land use on these areas; • The Sunshine Coast Biodiversity Strategy, particularly in relation to the decline in the Coast's biodiversity; and • Specific concerns about the impact from development on the Twin Waters West land on the wallum froglet, rare water mouse or false water rat, eastern grey kangaroo and ground parrot. The submitter requests that Council undertake a thorough investigation of the Twin Waters West land to understand the biodiversity values of this land for the North Shore area and the Sunshine Coast region and its connection to the Maroochy River, Maroochy River Conservation Park and the Noosa-Maroochy Wallum Area. The submitter is also concerned about the growth pressures on the North Shore and that any new development will add to increased pressure on existing infrastructure (such as the local road network, schools and parking) which are currently at capacity. The submitter also outlines that the character of the local community is being eroded by unsustainable growth and that the proposed planning scheme amendment for Twin Waters West will provide no real benefits to the local North Shore residents or the wider Sunshine Coast.	
241	s.47(3)(b)	(on behalf of Marcoola Community Group)	This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter objects to the proposed rezoning on the grounds that the area is within the coastal hazard zone and is subject to regular flooding. The submitter is concerned about the combined impacts of a projected loss of pondage in the North Shore sub-catchment, an increase in run-off due to increased impervious areas, and increased storm surge and more intensive rainfall. The submitter is concerned that due to these factors, development will increase the flooding risk for all residents and businesses in the sub-catchment. The submitter also objects to the suggestion that floodwaters that cannot escape through the Twin Waters weir will be allowed to discharge directly south to the Maroochy River. The submitter is concerned that the fresh floodwater discharge will alter the ecosystem to favour fragmites, as it has done further upstream. The submitter is concerned about the impact on a nationally endangered ecological community of coastal saltmarsh which	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			provides habitat for a nationally endangered water mouse with at least seven nests identified in this area.	
242	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also makes the following additional comments: • No proper community consultation; • The proposed planning scheme amendment is a major policy backflip by Council and should not proceed; • 1000+ homes with up to 4000+ people and 2000+ vehicle movements will impact negatively on the community; • Anecdotal evidence indicates that the proposed new runway is an ancient palaeochannel complex of the Maroochy River; • The Maroochy River and river mouth are subject to movement; • Concerned about the loss of endangered grassland for wildlife including loss, fragmentation and degradation of habitat; • Concerned about the loss of kangaroos, which are believed to be eastern grey kangaroos that are indigenous to this area; • Support for a native fauna and flora corridor between the Maroochy River, Noosa River and Lake Weyba and walking trails connecting the Maroochy River and Mount Coolum National Park;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Concerned about the increase in flood risk from development of the Twin Waters West land; • Believes that the prosperity, health and wellbeing of the people on the Sunshine Coast will be negatively impacted by the Twin Waters West development; • Twin Waters West adjoins the Maroochy Estuary, an area of mangrove and saltmarsh fisheries/shellfish nurseries that are already under threat; • The wallum froglet; • The Sunshine Coast Biodiversity Strategy, particularly in relation to the decline in the Coast's biodiversity.	
243	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned that a residential development could become a ghetto of sorts if there is an increase in the number of renters in proportion to owner occupiers. The submitter has been informed that approximately 1 billion cubic metres of earth will be required to raise the project and is concerned about the impact of this development in terms of truck movements and decimation of wildlife. The submitter is also concerned about small lot sizes resulting in a higher number of residents and vehicles in the estate.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
244	s.47(3)(b)	(on behalf of RPS Group)	This submission supports the proposed planning scheme amendment for Twin Waters West. The submitter believes that the delivery of a new residential community that is reflective of the nature, character and scale of the existing Twin Waters community will be a tremendous asset to the Sunshine Coast and emphasises the Coast's emergence as one of Australia's most liveable communities. The submitter also believes that the style of the development envisaged will help attract a population base that contributes to the economic prosperity of the region and that the timing of the proposed amendment will support the expansion of the Sunshine Coast Airport and job creation for Maroochydore's SunCentral project. The submission includes a copy of the submission from Stockland.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
245	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West*

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			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also states that filling in floodplains is asking for trouble.	3. The submitter's comments are noted.
246	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also comments that the planning scheme was designed for a reason. The submitter asks that the natural floodplains are not filled and that native habitats are not destroyed in areas that are zoned as green spaces and buffer zones. The submitter also asks that the current height limits of buildings are adhered to.	
247	s.47(3)(b)	(on behalf of Covey Associates Pty Ltd)	This submission supports the proposed Twin Waters West planning scheme amendment. The submitter notes that appropriately zoned land for additional residential development is decreasing while the population continues to increase and that both the Sunshine Coast Planning Scheme and the Draft South East Queensland Regional Plan have not identified any significant Greenfield areas north of Marcochydore to cater for future residential development. The submitter states that the site provides an ideal location for residential development given its location in relation to existing residential development and existing services and infrastructure. The submitter comments that the rezoning of the site will promote the future expansion of Twin Waters and that the proposed amendment provisions: • are cohesive with the surrounding environment; • have been made with the surrounding community in mind; and • are coherent with existing coastal development. The submitter also notes that the proposed rezoning would also be in keeping with the SEQRP. The submitter endorses a number of observations made by Judge Rackemann in the Planning and Environment Court Appeal Stockland v Sunshine Coast Regional Council & Ors (2013) QPEC 79. The submitter considers that the reasons for dismissing Stocklands appeal are no longer applicable or can be addressed and that Council are providing a clear message that its strategic planning position in relation to	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			the subject site has changed and Council acknowledge there is a need for this site to be developed for urban purposes. The submitter also comments that the Council is fully aware of the further work that Stockland has carried out to address Council's issues and concerns with development of the site and the substantial amendments and improvements of the development proposal compared to what was considered as part of the planning appeal. Finally, the submitter provides the following grounds for including the subject site into the Emerging Community land zone: • It is the only significant greenfield development area north of the Maroochy River; • It maintains a range of housing options near the new Maroochydore Town Centre; • Achieves Council's strategic planning intent; • Does not compromise existing environmental values of the site; • Will protect existing environmental values of the site into perpetuity.	
248	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to Council not consulting with the general public that would be affected by this amendment and consulting only with private selected resident groups.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
249	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months. The submission also includes a supplementary letter which raises a number of concerns relating generally to development on the Sunshine Coast and the development proposed on the Twin Waters West site. The submitter is concerned about how the Sunshine Coast is being developed by housing developers, namely Stockland. In particular, the submitter is concerned with the development trend toward small lot housing which they believe leads to visual amenity and parking issues. A lack of privacy and a loss of pride in property are also noted as consequences of crowded resicential estates. The submitter cites Hasting Street as an example of dense units which prevent the circulation of breezes making the area stifled and hot on most days. The submitter believes this is also occurring in new residential estates which do not allow room for yards and trees and are therefore overly reliant on air conditioned homes. The submitter is sad about large tracts of bushland being cleared and wildlife killed for residential development and is concerned about the loss of the Sunshine Coast's natural and relaxed character, particularly as a result of Stocklands development of Aura, south of Caloundra. The Horton Park Golf Club is also cited as an example of development with major environmental impacts. The submitter is also concerned that the Sunshine Coast is becoming like the western suburbs of Sydney, with over-crowding, problems of discontent, a lack of choice/diversity in size of lots in new estates, and high property prices. The submitter raises specific concerns relating to the Twin Waters West project. The submitter describes the scenic gateway of crossing the Maroochy River and the green expanse of open land and wildlife including pelicans, kangaroos and black cockatoos. The submitter is concerned there is a lack of space, greenery and trees to be provided that is necessary for the development to be a lovely place to live. The submitter is also concerned that a massive wall will be needed to keep out noise from the motorway. The submitter is also concerned about the lot sizes that will be developed in Twin Waters West and questions whether Stockland will deliver a diversity of lot sizes similar to the existing Twin Waters estate.	

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			The submitter suggests an alternative vehicle exit and entry using Godfreys Road, reasoning that the impacts would be minimal as no one currently lives there. The submitter believes the western side of the Sunshine Motorway will be developed in the future and a road should therefore be developed now. The submitter also suggests De Vere's Road should be used as an exit for both Twin Waters West and the retirement village. The submitter believes the Sunshine Coast is attractive as a relaxed and peaceful environment with lots of greenery, less traffic congestion and a slower paced life and comments that we are a tourist destination not to be confused with the Gold Coast environment.	
250	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter objects to: 1. Council not consulting with the general public that would be affected by this amendment and consulting only with private selected resident groups. 2. Council not providing the general public with any information on flood hazards that might allay concerns about the proposed rezoning to allow residential development. 3. the rezoning of the Twin Waters West land from Rural to Emerging Community; 4. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 5. Council making a series of amendments to deliberately negate the grounds for dismissal of Stockland appeal QPEC 79. This appeal by Stockland was against a Council decision to refuse approval of a residential development at the site that is the subject of this proposed amendment. 6. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 7. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 8. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 9. The creation of an exception to Council's general policy of avoiding residential development in flood-prone areas.	The submitter's concerns are noted. Refer to *Key Issues Paper: Twin Waters West*

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251	s.47(3)(b)	(on behalf of Coolum Residents Association)	**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to any development on flood prone areas, in particular the site. The submitter states that the Twin Waters Residents' Association does not represent the community view. The submitter asserts that the planning scheme should not be altered and that organisations like the Coolum Residents Association worked very hard to address important issues and any erosion of elements to the planning scheme is an unacceptable outcome.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
252	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter objects to: • The rezoning of the Twin Waters West land from Rural to Emerging Community. The submitter seeks that the site be earmarked as being worthy of repair and protection so as to provide a viable habitat for the remnant flora and fauna on the edge of extinction. The submitter	The submitter's concerns are noted. Refer to *Key Issues Paper: Twin Waters West*

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			believes habitat loss that has occurred over the last 150 years as a direct result of government decisions should be reversed. • Filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere and areas adjacent to any fill placed. The submitter believes that there is not a clear understanding of how flood plains work and that mistakes have been made in the past. The submitter strongly believes the natural function of the flood plain should be maintained. • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth. The submitter believes that rather than including additional land in the Emerging Community Zone, the Council should be negotiating to transfer land with existing development approvals back to environmental uses. • The assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular, the submitter strongly objects to the assumption that the Twin Waters Residents' Association represent the local community view. The submitter suspects that claims that the local community endorses the expansion are not evidence-based and objective. • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter believes it is time the councillors charged with the governance of land balance the human development and accompanying extinctions of native plants and animals and cultural heritage and show some empathy for that which came before us and which has no or limited voice in the matters that confront them.	
253	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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254	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the development by Stockland at Twin Waters west because they would like to see the green space and wildlife reserved. The submitter believes we need to maintain what we have got as a community and not what Stockland wants or thinks we need. The submitter also argues that the site is a flood plain that should be maintained so water does not go elsewhere and cause damage. The submitter is also concerned that existing infrastructure will not be able to cope with the influx of people and change and that is already struggling with people coming from elsewhere.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
255	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
256	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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257	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter believes there has been an inappropriate push by the Planning Department, the Mayor and Councillor O'Pray to see the site rezoned and that proposed development is poorly considered given the fragile and flood prone character of the land. The submitter is a long term Twin Waters resident and rate payer and states that the TWRA does not represent their point of view. The submitter questions the objectivity of the TWRA over the proposal after apparently receiving sponsorship from Stockland. The submitters believes Council is favouring the developers instead of considering the existing residents and that the community has not been consulted widely enough. The submitter raises the following issues: • There seems to be no or extremely poor environmental impact considerations for the large mob of kangaroos, high numbers of reptiles, Wallum Frogs and other native creatures already living under substantial urban pressure on this parcel of land • Flood mitigation – particularly the potential impacts on existing residential and commercial properties in surrounding established suburbs/estates including: Pacific Paradise, Twin Waters, Mudjimba Bli Bli and the Maroochydore side of Maroochy River such as Bradman Avenue, Picnic Point etc. • Design including the water reticulation within the existing Twin Waters water ways. As a resident since 2004, the submitter is extremely concerned about the increased water that will flow into this system from run off from the roofs, roads and pathways, drainage etc. The submitter is not convinced that this has been modelled effectively and that the stance that no existing property will be worse off following the development is not acceptable. The submitter comments that Council is well aware of flooding potential in this area and cites the 1992 flood levels on the site and surrounding areas as an example. • The design of proposed development will require filling of the site above existing surrounding developments to a level well in excess of 1 metre above. • The impact on traffic conditions. The submitter believes that the proposed plan of a roundabout at Ocean Drive is inadequate and appears to demonstrate a rush by Council to support an inadequately researched project in favour of the developers.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter asserts that the land should remain rural as it is not suitable for high density residential development. The submitter encourages Council to conduct a much more thorough and comprehensive investigation into all of the impacts of re-zoning and developing this land. The submitter suggests that Nambour might be a suitable alternative location to meet the growth demand supposedly being imposed by the State Government.	
258	s.47(3)(b)		late submission received 8 November 2016 **Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
259	s.47(3)(b)	(on behalf of the Sunshine Coast Environment Council)	This submission objects to the proposed Twin Waters West planning scheme amendment. The submission includes a number of grounds and reasons for objection, including: 1. The current planning scheme and previous planning schemes did not contemplate development on this site; 2. The proposed amendment changes the long-held and well founded grounds relating to use and represents a concerning shift in sound planning policy; 3. The attributes and preferred use of the site were reinforced following extensive community consultation on the draft SCPS; 4. The SCPS Strategic Framework, identifies as one of its key concepts: *"Reshaping the pattern of settlement to avoid development in areas subject to the critical natural hazards of bushfire, coastal erosion, flooding and landslide"*; 5. The amendment appears to circumvent the SPP requirements related to inundation hazards; 6. The amendment represents an unacceptable level of influence by Stockland by essentially facilitating inappropriate development on flood prone land with rural, environmental and visual values and essential ecosystem service. The submitter also objects to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			• the inclusion of the Twin Waters West land in the Urban Growth Management Boundary and to the proposed changes Section 3.10.5 (b)(iii); • Council introducing an exception to the SCPS requirement that residential development not occur on this land, as the submitter believes that there is no legal basis for the exception; • the proposed amendment as it refutes a Court Judgment that has determined such development would place people in harm's way; • other amendments that are specifically designed to overcome planning hurdles to approval as identified in the judgment; • the proposed amendment as it conflicts with the flood and inundation requirements of the SEQ Regional Plan, SPP and the 25 year vision for the region as articulated in the Shaping SEQ; and • the proposed amendment, as it conflicts with the SPP's requirement that residential development must not occur in areas identified in the Coastal Management Plan as being subject to erosion and permanent tidal inundation. The submitter also refutes the view that the proposal is "strategic infill" and considers the amendments to be premature, given the lack of investigations, including mitigation of flood hazards, ignores climate change impacts and the fundamentals of the Precautionary Principle. The submitter also considers that the complexity of issues and the consequences of these amendments are significant and warranted consultation, community awareness and engagement above the statutory requirements. The submitter also considers that the support for the amendment by the Twin Waters Residents' Association and the 'community' is overstated and biased. The submitter also considers that due process has not been followed and that inappropriate measures have been brought into play to circumvent sound planning policy and legislation.	
260	s.47(3)(b)	(on behalf of Stockland)	This submitter supports Council's commitment to pursuing a proposed planning scheme amendment for Twin Waters West. The submitter considers that some matters in the proposed planning scheme amendment unnecessarily restrict the way the site can practically be developed and compromise the commerciality of future development over the site and achievement of Council's vision for this site. The submitter notes that the proposed amendments to the Maroochy North Shore Local plan code have drawn on a previous master plan concept, which is no longer being pursued and believes that the site constraints addressed through the Court process can be appropriately	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			addressed in the draft Maroochy North Shore Local plan code without reliance on a superseded design concept. The submitter considers, after a review of the various constraints set out in the proposed planning scheme amendment, that only 36% (approximately) of the total site area is available for residential development, which would not achieve a reasonable and economically viable development and prevents the opportunity for the site to be developed with waterbodies and larger lots consistent with the existing Twin Waters community. The submitter suggests revisions to the proposed provisions in the Maroochy North Shore Local plan code in relation to: 1. Development density – The submitter considers that PO22 and AO22 relating to density of residential uses on the site is overly prescriptive and would result in a development that is not reflective of the character of the broader Twin Waters community. The submitter outlines that the existing Twin Waters community has a density of approximately 11 dwellings per hectare (excluding open space and esplanade road). The submitter includes an analysis of wet and dry lots within an area in the existing Twin Waters community and suggests a range of wet and dry lots as an alternative measure to the average lot size of 700m^2. The submitter considers that this approach would enable a similar streetscape outcome to be pursued, whilst affording increased flexibility for future development of the site. The submitter also outlines that the minimum lot size in Twin Waters is 403m^2 (Lot 105 on SP155708) and requests that AO22(a)(i) be amended to nominate a minimum lot size 400m^2 instead of 500m^2, which would more closely reflect the low density residential character of Twin Waters as contemplated by corresponding PO22. The submitter also outlines that multi-unit residential development occupies 10.89 hectares, equating to 17.2% of the total developed area in the existing Twin Waters community (excluding roads) and that the Viewpoint development has a density of 36.5 dwellings per hectare, which the submitter considers is a reasonable guide for nominating a comparable density for multi-unit residential forms of development in Twin Waters West. The submitter also notes that the Multi-unit residential code in the Planning Scheme prescribes a density range of between 30 and 50 equivalent dwellings per hectare (where in the Medium density residential zone) and considers a density of 40 dwellings per hectare for Twin Waters West a reasonable balance between the existing densities in Twin Waters	

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			and the density expectations expressed elsewhere in the region. The submitter therefore suggests that AO22(b) is amended to prescribe a maximum density of 40 dwellings per hectare, up to 20% of the total site area. The submitter also requests that the term 'discrete nodes' referred to in AO22(b) is deleted and replaced with 'high amenity locations'. 2. Building heights – The submitter outlines that a comparable height limit of 12 metres be afforded to the Twin Waters West for multi-unit residential uses. The submitter requests that Council consider the most appropriate method to facilitate increased height over the site, without triggering Impact Assessment. 3. Flood immunity – The submitter considers that the reference to 'safe refuge' is unnecessary and requests that it be removed from PO24. The submitter believes that people in the Maroochy North Shore will be able to self-evacuate in the event of an extreme flood event, given that there will be sufficient warning time. The submitter suggests that, in recognising the broader community need for refuge during irregular flood events, the provision of a monetary contribution on a per lot basis, in lieu of providing an on-site facility could be conditioned on a future development approval or required as part of the infrastructure agreement referred to in AO21. 4. Open space network – The submitter requests that the open space quantum of 25% of the total site area nominated in AO34 should either allow for the inclusion of waterbodies and waterways in the overall amount or include all walkable waterfront areas, conservation areas and associated buffers/rehabilitated areas. The submitter also notes that PO32 requires a walkable waterfront to be provided "along a significant portion of the waterway system" and in all likelihood a signature park will be situated along the waterfront. The submitter therefore considers that the term "maximises" in PO34 is unnecessary and could simply be replaced with "provides". 5. Conservation and rehabilitation buffers – The submitter acknowledges the importance of retaining a buffer around the ecologically important area on Lot 2 on RP103117 and recognises that a connection is required between this ecologically important area and the adjoining Maroochy River Conservation Park on Lot509 NPW594. However, the submitter considers that the 150 metre buffer prescribed in AO35.2(c) appears to be inconsistent with the existing Biodiversity, waterways and wetlands overlay mapping and there does not appear to be any technical justification for this buffer width.	

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			The submitter includes ecological advice, which indicates that a 150 metre buffer from the southern boundary of Lot 3 on RP842858 does not reflect the on-ground values, nor the setbacks as part of the Biodiversity, waterways and wetlands overlays. The advice also suggests, from an ecological perspective, that a setback in the order of 50 metres would be more suitable and would be in accordance with Council's riparian protection area mapping and would meet the purpose of the overlay code. The advice also outlines that development should be avoided with 50 metres of the native vegetation and that this area could be managed for open space, roads and other uses that do not compromise the retained vegetation. The submitter also outlined advice received from the Department of Environment and Heritage Protection (DEHP), confirmed that DEHP *"do not oppose the three lots being rezoned to an urban zone"* and its requirement for maintenance of a *"development free buffer for coastal management purposes along the southern portion of the lot, broadly parallel with the river"*. The submitter also outlined that DEHP advised that *"A setback of development needs to be established generally parallel with the present day shoreline and running generally along the edge of highpoints on the land"* and that DEHP have confirmed that Council's setback of 150 metres extends the total buffer/setback further than required to deal with the coastal hazard/process issue. The submitter requests that the buffer width be amended to 50 metres. The submitter also requests that the term 'rehabilitated' in AO35.2 is removed, as it implies that buffer areas are to be revegetated and limits the opportunity to utilise some of the buffer areas to accommodate roads and associated infrastructure. 6. Buffer to Sunshine Motorway – The submitter considers that the buffer distances to the Sunshine Motorway and the CAMCOS Corridor, set out in AO36, appear to have been derived from the superseded masterplan concept, particularly in terms of the 150 metre buffer at the southern frontage of the site which seems to have been derived from the historical proposal for storm water drainage channels which is no longer relevant. The submitter contends that adequate visual separation and noise amelioration from the motorway can be achieved using a 20 metre wide buffer, comprised of a combination of earth mounding, acoustic fencing and a vegetated strip along the full length of the motorway. The submitter also contends that there is no need for PO36 to reference the provision of a "substantial" landscape buffer for effective acoustic and visual screening and considers, in this regard, the PO is prescriptive and that the AO should determine what	

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			is "substantial". The submitter therefore requests that AO36 is amended to reflect this. 7. Implementation of Performance Outcomes and Acceptable Outcomes – the submitter outlines that the adopted scheme amendment should reflect a range of Acceptable Outcomes that resemble an achievable development outcome and requests that a range of amendments be made to the Local plan code and Figure 7.2.18A as detailed in their submission and outlined above. 8. Baptist Church – the submitter request that Council consider the inclusion of Lot 10 on SP248472 in the Emerging community zone to provide for a possible realignment of the Baptist church site. 9. Community Engagement – the submitter outlines that regular engagement with the broader community has continued, including specific meetings with the Twin Waters Residents' Association and attendance at the 20 Year Anniversary event for Twin Waters	
261	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
262	s.47(3)(b)		The submitter supports the proposed amendment subject to the comments made by the Twin Waters Residents' Association (TWRA). The submitters note that they would prefer no development to occur on the site but have been told that this is unrealistic. The submitters raise the following concerns: • The preservation of existing flora and fauna, particularly the fate of the large kangaroo population on the site. The submitter comments that if any development were to proceed it is imperative the kangaroos are protected through the identification of the large treed area as a	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			preserved conservation area with additional buffers and wildlife corridors provided for easy movement to other conservation zones on the North Shore. The submitter notes the high regard members of the community have for the kangaroos and comments that the loss of their habitat would be tragic. • Lot size and housing density. The submitter seeks that development be in keeping with the Twin Waters ethos and character of low density with plenty of green space and waterways. The submitter supports the following statement in the TWRA submission as the core "Statement of Intent"; *"any development on the site should have the scale, facilities, character and amenity that are at least equal to or better than those which are comparable to the existing Twin Waters development."* The submitter believes that the TWRA has kept them informed and that there has been full consultation with their community over an extended period.	
263	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
264	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West*

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			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	3. The submitter's comments are noted.
265	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also comments that the impacts may not seem urgent now, but that changes to our natural waterways, channels and bushland will have a big impact and this will cost the rate payers more than is necessary. The submitter asks that Council listen to sense not always dollar and cents.	
266	s.47(3)(b)		Late submission received 8/11/2016 The submitter requests a basketball court in one of the parks and suggests that it would attract families.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
267	s.47(3)(b)		The submitter supports the proposed amendment and the submission made by the Twin Waters Residents' Association (TWRA) on this matter. The submitter states they meet and talk to many other Twin Waters residents in the community and they believe that there has been full and transparent consultation with their community over an extended period.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
268	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
269	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also asks that Council not feed the last remnants of natural spaces in the Sunshine Coast to the ravenous men of capitalism. The submitter fears that love of money and blind adherence to the dogma that development equals progress will wreck the last bit of beauty here on the Sunshine Coast and will lead to a declined quality of life.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
270	s.47(3)(b)	(on behalf of Twin Waters Residents' Association)	This submission supports the proposed Twin Waters West planning scheme amendment. The submitter states that despite the last-minute "noise" from various interest groups the majority view within the Twin Waters community is support for the proposed planning scheme amendment. The submitter outlines that, land which is within the SEQ Urban Footprint and well located in proximity to the new CBD and the Airport, will inevitably	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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			be required for residential development to cater for population growth on the Sunshine Coast. The submitter wants to ensure that if and when residential occurs, it is of a standard that is at least as good as the existing Twin Waters, or better. The submitter also outlines that the Twin Waters Residents' Association (TWRA) has open, transparently and constructively engaged in discussions with Stockland and Council to secure their requirements for any development on the land and that the TWRA Conditions Precedent has been incorporated into the proposed planning scheme amendment. The submission also includes copy of the TWRA submission, extent of community consultation and list of Conditions Precedent. The submission provided by the TWRA outlines that the TWRA supports the process to date and the intentions as expressed in the proposed amendment, subject to the following comments: • TWRA represents the Twin Waters community – the TWRA outlines that this submission should not be considered (or counted) as a single submission as it is made on behalf of more than 400 household members, in excess of 800 people, and also the wider Twin Waters community and is confident that the comments in the submission represent in good faith the majority views of the community; • Proposed amendment substantially reflects the Conditions Precedent and the process agreed by the TWRA – the TWRA acknowledges that, subject to the further comments, the intention to secure the Conditions Precedent has been accomplished in the proposed amendment; • Proposed amendment may have been from an inappropriate base - the TWRA requests that the proposed amendment be subject to further critical review by Council officers to ensure that there are no unintended consequences from the references to the P&E Court case that are carried through into the proposed amendment, particularly in relation to buffers; • The flood refuge requirement is unrealistic – the TWRA requests that this requirement be reconsidered; • Lot sizes and housing density – the TWRA notes that there are lots in the existing Twin Waters community that are less than 500m^2 and that describing an AO in terms of area may not be appropriate. The TWRA requests that this be further examined by professionals; • Traffic access and egress – the TWRA supports the primary access point to the site via a new round-a-bout at the David Low Way and Ocean Drive intersection and the secondary access point at Godfreys Road. However, wishes to place on record that a small number of	

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			members have expressed concern with the secondary access point at Esperance Drive; • Wildlife, specifically Kangaroos – the TWRA notes that there is a large population of kangaroos on the site and that many residents are concerned about the fate of the kangaroos if development proceed, however acknowledges that this is a matter addressed as part of any DA. The TWRA also notes that the proposed amendment retains existing treed conservation areas as well as a proposed buffer for wildlife movements to other conservation areas on the North Shore.	
271	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
272	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
273	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also requests that the open green space is retained for tourists, residents and future generations.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
274	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also requests that the planning scheme is not changed for Stockland.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
275	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also outlines concern in relation excess traffic, limited access and any flood damage will be charged to the Council.	*Refer to Key Issues Paper: Twin Waters West*
276	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
277	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
278	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
279	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
280	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to: • The excessive increase of subdivisions as there is no adequate infrastructure; • The expensive style of subdivision, as it is costly to maintain and adds future costs to the ratepayer; and • There is no gain for the taxpayer if the planning scheme is changed in the manner that only developers will benefit.	
281	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also reinforces that the land is a floodplain and should not be built on and that there should be no amendments to the planning scheme to accommodate developers.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
282	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there are other urban areas that need 'filling' with dense housing models to spread economic growth e.g. Nambour as it already has appropriate infrastructure. The submitter requests that the open space is retained.	
283	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter believes that people come to the Sunshine Coast because of the natural assets, rivers, beaches, mountains, national parks and open space. The submitter considers that promotional material always focuses on these views and that there should be no development close to the Maroochy River and floodplain.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
284	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment on the following grounds: 1. Allowing the amendment sets a precedent that undermines consideration that was previously given to this location during the preparation of the planning scheme and does nothing to stop other developers from purchasing agricultural land and requesting a change in the zoning;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. The entire site is mapped as an of concern wetland (regional ecosystem 12.2.7) and the false water mouse, which is a vulnerable species under the EPBC Act, has been recorded on the site during recent surveys in the Maroochy River. The submitter is concerned that any changes to the hydrology will potentially impact on the habitat of the false water mouse and that this must be taken into consideration. The submitter suggests that this site would be a great location for creating a recreational and education asset for the community; 3. The entire site is at risk of flooding and does not understand why Council would allow residential development in a flood zone, especially in an area that is known to become inundated after significant rainfall events; 4. The Council needs to listen to the community and ensure that any decisions are made are in the best interest of the local community. The submitter considers that the grounds on which the court refused the previous application still stand regardless of the how the current proposal may be designed.	
285	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned about: • the potential removal of the existing nature reserve/wildlife corridor which runs from the Maroochy River to Ocean Drive; • increased flooding in the area; • traffic access; and • the future of the abundant wildlife inhabiting this site.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
286	s.47(3)(b)	(on behalf of Riverlife Community Church)	This submission supports the proposed Twin Waters West planning scheme amendment. The submitter consider the change to the planning scheme to residential as a positive for the Pacific Paradise area and will benefit the local area into the future.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
287	s.47(3)(b)	(on behalf of Riverlife Community Church)	This submission supports the proposed Twin Waters West planning scheme amendment. The submitter consider the change to the planning scheme to residential as a positive for the Pacific Paradise area and will benefit the local area into the future. The submitter considers that the number of positive outcomes outweigh the negative and while there is a cost with any residential development, the Sunshine Coast is in need of industry to support young people finding jobs and future careers.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*

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288	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the loss of natural beauty and wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
289	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there was not enough time for the community to get submissions in and that many were unaware of the proposed amendment/s, not enough information has been made available in relation to flooding caused by the development and that Council's website is difficult to navigate.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
290	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also outlines that Council previously stated that former sugar cane land east of the Sunshine Motorway would not be developed for housing and that ratepayer funds have been used to fight development plans for this site.	
291	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter also supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter also advise that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
292	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also does not agree with any amendment which facilitates an increase in building heights because this does not align with their vision and aspirations for the Sunshine Coast.	
293	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also seeks more parks and breathing space and will sell their property if the development goes ahead.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
294	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects on the basis that the road network servicing the existing Twin Waters estate is already inadequate and access into the estate will not cope. The submitter is also concerned about the impact on the native kangaroo population and that this has been ignored in the planning process.	
295	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
296	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects on the grounds that the resicential canal development was previously rejected. The submitter also considers that a round-a-bout will not address traffic flow problems particularly on the David	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			Low Way during peak times. The submitter also considers that canal developments on flood plains approved in the past are proven to be of concern in NSW and VIC.	
297	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that this has already been turned down by Council and the State and that nothing has changed and the same reasons for refusal still stand.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
298	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that rural land should stay rural land.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
299	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment. The submitter is concerned about blocking off the floodplain and that when	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			there is heavy rain, development of this area, potentially threatens many areas of Twin Waters and that this is irresponsible and lacks vision for future problems.	
300	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about major traffic problems and that this area is a floodplain, especially for the CBD. The submitter considers that we need more green space and that the area should be developed into park and nature reserve.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
301	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also notes major traffic issues.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
302	s.47(3)(b)		This submission objects to the proposed Twin Waters West planning scheme amendment.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter considers that the area should be retained as floodplain and taken back by Council for open space and other low impact uses for the Sunshine Coast area. The submitter considers that this floodplain, with a proper drainage plan, would be a great asset for the river area. The submitter also comments on the use of ratepayer funds to fight the previous proposal and that if the application is approved, Stockland should be charged with the impost from the start of the work and the disruption to the area. The submitter also objects to the development being called 'Twin Waters West' and that it should not be marketed as Twin Waters unless it conforms with the original meaning and concept of Twin Waters. The submitter also objects to the assumption that the residents agree with the impost and Council's disregard for the States requirement that the site be retained as a clear buffer against future coastal inundation and the unimpeded flow of the river and erosion.	
303	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
304	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
305	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage)	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
306	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
307	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the amendment as it is a habitat for kangaroos, frogs and other wildlife and objects to the increase in local traffic.	
308	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also feels that Council needs to stop doing things for the wrong reasons. The submitter also does not want to be flooded and would like to protect the kangaroos and keep it green.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
309	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the flooding impacts.	
310	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also outlines that Council should listen to the people not the developer.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
311	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
312	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is no room for more vehicles at the intersection and is concerned about flooding.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
313	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
314	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
315	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter questions where the water will go and if the Councillor can guarantee that they won't be flooded.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
316	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
317	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on the 1992 flood and flooding that occurred in street and evacuation of people by boat. The submitter requests that the site be kept as 'green space'.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
318	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on past flooding and is concerned that this will increase due to Council's plans.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
319	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the possibility of flooding to their property like the 1992 floods and disagrees with any building in the floodplain.	
320	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter believes that the proposed development would impact on the residents of Pacific Paradise and Mudjimba with the possibility of big flooding in the area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
321	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines that Council should listen to the concerns of residents of Pacific Paradise and Mudjimba.	
322	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
323	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter questions if Council would be prepared to compensate for any flooding caused by the development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
324	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on congestion on the motorway to Noosa.	*Refer to Key Issues Paper: Twin Waters West*
325	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the impact on the kangaroos and does not want any more houses.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
326	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is no need for more houses in Twin Waters.	
327	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the kangaroos, frogs, traffic issues and over population.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
328	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also objects because of travel issues and danger to natural wildlife.	
329	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about traffic, impact on wildlife, flooding and that the land should stay for farming.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
330	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the local community have not been consulted and that this land should be saved. Also concerned about impact on native flora and fauna.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
331	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
332	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the disregard for the environment (loss of local kangaroos, wallum froglet and other flora and fauna). Also questions the ability of Council to provide the public infrastructure to serve the unknown additional population, particularly in terms of parking at the beach, the flow of traffic through low density residential streets and provision of beachside parks and barbeques.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
333	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter objects to the development for the following additional reasons: • Wallum frogs and loss of their habitat; • No infrastructure and traffic gridlock; and • The land is a floodplain.	
334	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that this is an inappropriate use of a low lying conservation corridor.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
335	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the additional runoff into the river system and the amount of fill required.	
336	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
337	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
338	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the increase in density of development and use of vital natural resources which are not renewable. The submitter considers the land to be protected and home to a number of native species and that the use of this land for housing would disadvantage our ecosystem.	
339	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about: • the impact on the wallum frogs and other native animals that inhabit this area; • the environmental impact – flooding; • traffic congestion and impact on already congested and dangerous roads; and • lack of community consultation.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter would also like to have it publicly known as to which Councillors have a vested interest.	
340	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises concern about where the flood water and wildlife is going to go.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
341	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the Sunshine Coast does not have enough wildlife and free space.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
342	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about flooding, traffic congestion and loss of kangaroos.	
343	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that a lot of iconic land is being built on and that tourists come here because of the slow paced, relaxing environmental holiday destination.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
344	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the H The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
345	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
346	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
347	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the number of proposals to change the current town plan and requests that a moratorium be put in place to stop any further amendment proposals for the term of the current town plan. The submitter also outlines that the rural land adjoins habitat for the vulnerable water mouse being managed under a National Recovery Plan and any change to residential would change the hydrology and wetland habitat species composition, as seen in the Halcyon development on the Maroochy Estuary at Bli Bli. The submitter also states that the area holds significant Aboriginal cultural heritage values (including intangible heritage) with Kabi Kabi Traditional owners who have not yet been adequately consulted or seen the development of a Cultural Heritage Management Plan and Indigenous Land Use Agreement.	
348	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
349	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

Not RELEASE
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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also outlines that they do not want to Town Plan to be overridden.	
350	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter does not think that this constitutes responsible development and moved to the Sunshine Coast for the family lifestyle. The submitter does not want the Gold Coast here.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
351	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that building on the land would ruin the natural environment.	
352	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter comments on how this development was legally stopped or refused by Council and how Council is now amending the Town Plan to satisfy the developers. The submitter is concerned that it will cause flooding and kill wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
353	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects on the following grounds:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			• Does not take into account the extra traffic in the area and evacuation will be difficult if there is a natural emergency; • It is assumed wildlife (kangaroos) will go elsewhere and that locals and visitors are passionate about this mob of kangaroos; and • Frogs on the floodplain will be endangered.	
354	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the traffic flow will not be able to handle emergency vehicles to enter the area and that there is not enough infrastructure to support the additional houses. The submitter also objects to Council's indifference to the large kangaroo mob and incorrect information given regarding flood mitigation for the local area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
355	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also objects to any development plans for more houses at Twin Waters and filling in the floodplain. The submitter comments on the 1992 flooding impacts and that this weather pattern will happen again. The submitter is also concerned about the level of infrastructure to accommodate additional traffic and being trapped and unable to evacuate along David Low Way in a flood event.	
356	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to highrise, traffic jams and chaos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
357	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
358	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
359	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
360	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also considers that there is a need for more open space for kangaroos.	
361	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines that the people do not want this and that other areas want this type of development such as Nambour.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
362	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
363	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to development on the Twin Waters West land due to its effect on the environment, animals, river and states that local infrastructure cannot support this type of development and does not want to become another Gold Coast.	
364	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on the impact to the wallum frogs and comments on the poor roads in the area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
365	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the survival of the kangaroo population	
366	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
367	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
368	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter outlines that the Twin Waters West land is prone to acid sulfate sediment and that development will exacerbate acid runoff after intense rainfall events predicted with climate change. The submitter also outlines that Hydraulic modelling must consider effects of the airport expansion project and considers that revisions to the 2014 Town Plan are not in the broad community interest.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
369	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also comments on how Councillors are elected by the ratepayer and Councillors need to be mindful of their responsibilities.	
370	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			The submitter also considers the Twin Waters West land as being not suitable to development as it is too sensitive and the Maroochy River must be protected from run-off from development.	
371	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter questions why these discussions keep coming up and states that there is a Town Plan for a reason.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
372	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter states that we need to think of the children.	
373	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
374	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that there is no transport infrastructure to cope with the volume of traffic.	
375	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter outlines that the Twin Waters West land is prone to acid sulfate sediment and that development will exacerbate acid runoff after intense rainfall events predicted with climate change. The submitter also outlines that Hydraulic modelling must consider effects of the airport expansion project and considers that revisions to the 2014 Town Plan are not in the broad community interest.	
376	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter would also like to save the kangaroos.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
377	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that there is a lack of infrastructure to support such development and that local wildlife would be displaced, namely kangaroos. The submitter request the adoption of a forward thinking plan.	
378	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
379	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that the State erosion buffer should be followed.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
380	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
381	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also outlines that the local community have a strong sense of ownership and feel the need to protect the land for the future.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
382	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that changes to the Town Plan sets a precedent for other areas and is concerned about filling (including new runway) and cost to ratepayers.	
383	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that Council must uphold the current planning scheme to protect the environmental feel of the Sunshine Coast north of the Maroochy River.	
384	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also requests no high rise in Yaroomba and no development on the flood pondage areas.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
385	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
386	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also makes the following additional comments: • Keep to the Town Plan; and • Protect the floodplain.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
387	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to Council's disregard to: • the number of coastal kangaroos which have made this area their home; • the ecosystems which exist in this low lying area. The submitter also outlines that they do not want to look at surburbia along the motorway and that it would ruin the North Shores appeal.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
388	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
389	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about: • flooding; • that there is no provision for upgrading roads, parking at shopping centres and at local beaches; • overcrowding at local schools; • loss of local wildlife; • the look of overcrowding, which detracts from our local beach lifestyle; and • lack of jobs for the people.	
390	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also makes the following additional comments: • Keep to the Town Plan; • No highrise for Yaroomba; and • Protect floodplain.	
391	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about: • flooding; • that there is no provision for upgrading roads, parking at shopping centres and at local beaches; • overcrowding at local schools; • loss of local wildlife; • the look of overcrowding, which detracts from our local beach lifestyle; and • the zoning system if money and influence can change zoning.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
392	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on that we have the CBD and Aura and that there should no more development. The submitter request that we work within the current Town Plan.	
393	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also makes the following additional comments: • Keep to the Town Plan; and • Protect floodplain.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
394	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
395	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
396	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park*

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No.	First Name	Last Name	Submission summary	Response
			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
397	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also believes that the Council needs to listen to the people in regards to traffic congestion, over population and loss of environmental land and beauty.	
398	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also objects to the Council disrespecting the Town Plan which is owned by the community.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
399	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			• filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
400	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that the area has many environmental issues and the impact will be devastating to the existing fauna and flora.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
401	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park*

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No.	First Name	Last Name	Submission summary	Response
			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also does not support changes to the Town Plan, particularly given the amount of time and money involved in finalising the plan. The submitter also considers that development on ex caneland (floodplain) has ongoing problems in the future and requests that the development not go ahead.	2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
402	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the short term profit from developing the floodplain will be nothing in comparison to the future costs associated with repairing adjacent (now flooded areas) and sea level rise would render this area inhabitable.	
403	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view, and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter also considers that the green open space, which is home to a number of native animals, plants and wildlife including kangaroos, should be retained for residents to enjoy and that Council needs to address local infrastructure concerns before rezoning land for housing development.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
404	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter does not see any reason why Council should change the original rejection of development on the floodplain, and with sea level rising this original decision should be confirmed not changed.	
405	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about becoming like the Gold Coast and that the infrastructure is not in place to support development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
406	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also provides additional comments on: • Flooding in the floodplain and impact on neighbouring suburbs; and • The east-west green belt on the Sunshine Coast is rare and diminishing and is part of our amenity and tourist product.	
407	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment. The submitter attaches a copy of the submission from the Twin Waters Residents' Association.	The submitter's comments are noted.
408	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines the need for more open spaces to remain green belts.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
409	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the proposed development would have a large impact on the environment and is concerned about the loss of wildlife, kangaroos, birds, frogs and flooding of the local area.	
410	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to any future development as they are concerned about the impacts on the environment, flooding, wildlife and noise.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
411	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter also objects to any further development and is concerned about the impact on wildlife (kangaroos, frogs and birds), flooding and noise. The submitter also enjoys the outlook from their home.	
412	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to additional traffic and changes to the Town Plan. The submitter enjoys the kangaroos and green space.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
413	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the kangaroos, wildlife and traffic.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
414	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the wildlife.	
415	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about more traffic congestion, flooding and the impact on Twin Waters.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
416	s.47(3)(b)		This submission supports the proposed Twin Waters West planning scheme amendment.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
417	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter questions why the community was involved and asked to form our 'vision for the future', only to see it over written by the new Council.	
418	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about an increase in traffic.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
419	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also objects to the development due to the flooding it would cause and would increase noise and traffic in Stillwater Drive. The submitter also does not want to lose the natural wildlife.	
420	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there is enough construction on the Coast and that the money should be spent on building ecosystems.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
421	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
422	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about an increasingly high unemployment rate and this unnecessary development would make this worse. The submitter also considers that infrastructure is lacking to support the increased demand on roads, communities and that traffic is already unacceptable. The submitter is also concerned about filling in the floodplain and what impact this would have on existing development plus environmental alteration to natural habitat. The submitter suggests that a green space would be more beneficial to the community, individual mental health and general well being.	
423	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also does not want the Sunshine Coast to become like the Gold Coast and states that green space needs to be maintained. The submitter also considers that current infrastructure does not allow for this development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
424	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the loss of wildlife.	
425	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
426	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
427	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
428	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the expanse of greenery in Twin Waters is important to the Coast and it is already evident that there is a lack of infrastructure.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
429	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter notes that Council said no in 2013 and questions what has changed for Council to say yes.	
430	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is not enough infrastructure.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
431	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the loss of natural habitat.	
432	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the new development as it is a protected natural habitat and home to the wallum frog and kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
433	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there is enough people and wants the site left alone.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
434	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers it to be an unnecessary use of land resources, with disregard of State designation based on coastal land use strategy.	*Refer to Key Issues Paper: Twin Waters West*
435	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
436	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter believes that there needs to be more consideration given to the creatures that live there.	
437	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the fauna and flora should be saved.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
438	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers flood mitigation to be a major issue and is concerned about traffic.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
439	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers nature to be important and the wildlife and bushland should be kept the way it is. The submitter suggests that the land be a green zone.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
440	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to traffic and wildlife concerns.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
441	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that areas of non-developed land are needed to retain the environmental and economic sustainability of the Sunshine Coast region.	
442	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the roads and schools would not cope with the extra traffic and children.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
443	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
444	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter requests that the land is left as open space and habitat is protected. The submitter is also concerned about the floodplain and where the displaced water would go.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
445	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the loss of floodplain.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
446	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	*Refer to Key Issues Paper: Twin Waters West*
447	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the lack of transparency and effective community consultation. The submitter also understands that the amendments are not in line with community sentiments.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
448	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is not impressed with Council, developers, the lack of care for residents or the wildlife and environment.	
449	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that biodiversity is being overlooked on the Sunshine Coast.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
450	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter is concerned about the impact on the kangaroos and frogs as well as over population of schools.	
451	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the development of Twin Waters West due to negative impact on the resident kangaroos and wallum frog communities. The submitter believes that these types of green space need to be conserved and protected against continuing urban development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
452	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the impact on the local ecosystem and wildlife (kangaroos and frogs).	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
453	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter objects to the planning scheme being changed and that the land should be used to promote nature and/or revegetation of the area.	*Refer to Key Issues Paper: Twin Waters West*
454	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the land should be used as a wildlife park/green zone.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
455	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers the land could be rehabilitated and also used for farming, such as market gardens or mainstream production, as it is close to markets. This could co-exist with the present wildlife and part of a green corridor to Coolum and beyond. The submitter also considers that there is too much traffic congestion and terrible public transport.	
456	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about traffic and noise.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
457	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
458	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the increased traffic along Kowonga Street and loss of amenity, green space, kangaroos, peace and quiet.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
459	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about floor water damage to their property once development goes ahead.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
460	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about traffic and flooding problems.	
461	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the loss of wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
462	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to flooding and infrastructure.	
463	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about traffic, noise and loss of kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
464	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
465	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers infrastructure to be inadequate to support proposed development.	
466	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter does not wish for the Sunshine Coast to become like the Gold Coast. The submitter is also concerned about the level of infrastructure and whether home insurance will cover flooding of buildings on the floodplain. The submitter understands that there is a job and housing shortage on the Coast but considers this to be a short term fix to a long term problem.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
467	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also notes that green space is a must, not construction.	
468	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that existing wildlife must be given priority over houses.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
469	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter considers that development on this land would impact schools, roads and medical centres.	
470	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines that wildlife needs to be considered and is concerned about an increase in traffic.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
471	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
472	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the extra traffic without planned infrastructure and that there be no more high rise or development.	
473	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the Sunshine Coast being transformed into a sea of rooftops and requests that some natural beauty is maintained.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
474	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter does not want the Sunshine Coast to become like the Gold Coast and another natural habitat destroyed.	
475	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the loss of habitat.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
476	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the loss of habitat and wildlife and does not believe that the infrastructure can accommodate the extra population.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
477	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is too much pressure on current infrastructure and is concerned about the frogs.	*Refer to Key Issues Paper: Twin Waters West*
478	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to helicopter noise.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
479	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned that development of the area will have an effect on Bradman Avenue in any future flood event.	
480	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the development is not suitable in a tourist destination.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
481	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
482	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the area is currently protected and is concerned about traffic implications, impact on native wildlife and visual amenity.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
483	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the land should be a wildlife corridor and that the original plan should not be changed.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
484	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about traffic.	
485	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that a development of this size will destroy the small suburbs.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
486	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the traffic congestion from the additional dwellings and suggests that the green space be kept for the people and wildlife.	
487	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
488	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
489	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
490	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers the kangaroos are a tourist attraction, and comments on past flood events in 1974 and 1951. The submitter considers that low lying areas should not be built on.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
491	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the land needs to be made into a recreation area, which encourages animals and birds, and that the land is to be protected. The submission includes photos and a newspaper article on the 1992 flood at Bli Bli and a photo of cane workers taken in 1923 in the area of Twin Waters West.	
492	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to a concrete jungle and that the land be kept green and not for housing.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
493	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also requests less housing.	
494	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the proposed development will impact on local residents (in terms of traffic congestion and increased flooding) and local fauna, kangaroos and bird life. The submitter also considers that there is a lack of current infrastructure.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
495	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on a national buffer zone for development near all natural waterways in Australia.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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496	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
497	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also does not want to live in a concrete wonderland that affects native wildlife and states that there is no room on the beaches and schools to account for more people within the community.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
498	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to increased traffic on David Low Way.	
499	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is a need for wildlife corridors and well planned kangaroo habitat/public park, which provides a unique attraction to this area. The submitter supports a bike path/kangaroo habitat.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
500	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that any development on the floodplain will lead to flooding of Bradman Avenue, Picnic Point, Cotton Tree and Nambour and will lead to the demise of the remaining eastern grey kangaroo, wallum frogs, numerous birds of prey and visiting waterbirds.	
501	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the kangaroos and loss of green space.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
502	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the dense building of transitory	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			communities does not increase the value of the Sunshine Coast and that this is not the Gold Coast. The submitter also seeks to the keep the kangaroos and is concerned about additional runoff and increased flooding.	
503	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
504	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
505	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there is an important protected habitat that occurs across the land that has confirmed protected species that will lose their homes. The submitter also considers that this floodplain needs to be retained. The submitter is concerned about where the kangaroos and federally protected frogs will go.	
506	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the potential and probable flooding of the suburbs and objects to a valuable greenspace and habitat being destroyed.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
507	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the floodplain should be kept as a large park and habitat for wildlife, including kangaroos, endangered frogs and birds.	
508	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the killing of the kangaroos, loss of the North Shore beach access due to overcrowding and the overuse of the Sunshine Motorway due to increased traffic.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
509	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also outlines that this area floods up to 5ft.	
510	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the lack of community consultation. The submitter also outlines that they have been studying the kangaroos for several years and are concerned about the loss of this green corridor. The submitter also comments on the land being flood prone and zoned for 'no' development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
511	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
512	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
513	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
514	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
515	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	*Refer to Key Issues Paper: Twin Waters West*
516	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
517	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter always believed that this land was a floodplain and would not be built on. The submitter considers that this land is needed for a green space and a home for the kangaroos and is also concerned about the extra traffic on roads that are passed as being satisfactory.	
518	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there is a need for more green space and less buildings.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
519	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter also raises flood issues and is concerned about loss of animals/wildlife, traffic congestion and loss of open land.	
520	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises traffic and flooding problems.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
521	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on saving wildlife and no flood plains.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
522	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. Refer to *Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises flooding and kangaroos.	
523	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises flooding and kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
524	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
525	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers this to be a beautiful spot, does not want it to be ruined and wants to save the kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
526	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on leaving some green areas on the Coast, to keep the native wildlife around (e.g. kangaroos) and to maintain aesthetic appeal.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
527	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises that there is no infrastructure, loss of wildlife habitat and runoff into the Maroochy River.	
528	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects on the basis that it is against previous Court orders and no consultation has been given on the matter.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
529	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
530	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also believes that it will increase flooding on Bradman Avenue.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
531	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to Council putting the wants of a developer over	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			the local residents and is concerned about the native habitat and wildlife. The submitter considers that the area should remain green space.	
532	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter requests that the kangaroos, frogs and the habitat for these species are saved.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
533	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the loss of wildlife and extra traffic at Bli Bli.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
534	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the loss of habitat for the kangaroos.	
535	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also requests that the habitat for animals is protected (including the kangaroos) and is concerned about flooding.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
536	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about overcrowding of beaches and schools and traffic congestion.	
537	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects on the grounds that the area has high environmental and fauna values and considers that Council should be protecting the natural wetlands and its function in regulating flooding and water runoff quality into the Maroochy River.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
538	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter considers the land is unique for the local natural wildlife and that government has a responsibility for its stewardship to ensure biodiversity.	
539	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the current road system cannot handle increased traffic flow and that there is a need to keep this green space for its environmental values and for future generations. The submitter also outlines that this proposal is 100% against the public wish.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
540	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			• the Twin Waters Residents' Association claiming they represent the majority view in Twin Waters and that their submission should not be counted as multiple submissions; and • the proposed rezoning as the land is a habitat for local wildlife (kangaroos, frogs etc), which must be retained and is just another grab by developers who want is rezoned for their own profit. The submitter also considers that there is plenty of suitable ex-caneland available at Bli Bli and Nambour with rail access etc. that should be used first.	
541	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the kangaroo habitat being taken.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
542	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
543	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the proposed amendment due to its effect on the wildlife habitat and flooding. The submitter also considers that there is plenty of land available at Bli Bli and Nambour with is ideal for development.	*Refer to Key Issues Paper: Twin Waters West*
544	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to Council not putting in place the infrastructure prior to the rezoning, namely parking particularly in Menzies Drive and the beach front at Mudjimba and is concerned about the increase in traffic in Pacific Paradise and Mudjimba areas.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
545	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about an increase in vehicles and accidents.	
546	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the capacity of the local schools to accommodate the new families.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
547	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the loss of fauna and flora and that the land should be retained as green space. The submitter also considers that Council should work for the community interest and not for financial interest of investors.	
548	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
549	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			The submitter considers that this land should not be developed due to the nature of the land and the impact on native flora and fauna.	
550	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that this community cannot support new development and to stop destroying natural areas for housing.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
551	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the proposed amendment would have a negative impact on the environment, community and region and that other preservation areas on the Coast should also be protected.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
552	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that the intersection cannot handle any more traffic without becoming a round-a-bout and that parking at the shopping centre is impossible. The submitter considers that the infrastructure is insufficient to handle more people. The submitter also outlines that they purchased in Twin Waters because of the green corridor from the highway.	
553	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is too much traffic on the David Low Way and the shops are too small for more people.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
554	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about more traffic and impact on wildlife (kangaroo, frogs, birds etc).	
555	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to the loss of greenspace and is concerned about the area turning into the Gold Coast.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
556	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
557	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to the land being home to a large mob of kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
558	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to the lack of Council infrastructure, including the local school not being able to cope, current congestion on roads and not enough parking on the North Shore Beach. The submitter is also concerned about flooding and biodiversity.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
559	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter comments on how the Council states that there is a decreasing amount of open space along the eastern side of the Sunshine Motorway and therefore considers it imperative that this space with its wetlands, green pastures and small area of forestry is preserved. The submitter also considers that this area maintains a vibrant biodiversity of flora and fauna and is concerned about the wildlife destruction of this area.	*Refer to Key Issues Paper: Twin Waters West*
560	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about an increase in traffic on narrow roads and loss of wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
561	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the floodplain being built on and access onto David Low Way.	
562	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that no form of development can maintain the natural environment and is concerned about the amount of fill required on the land. The submitter also considers that there is a lack of infrastructure for traffic, schools, health and other facilities.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
563	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter believes that Twin Waters is already over-populated with houses and the animals deserve to stay in their own habitat. The submitter is concerned about where the kangaroos will go and being killed by cars.	
564	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also considers that there is land available at Nambour and Bli Bli that should be used as it is better serviced. The submitter also considers that it would have an impact on local traffic and that the wildlife habitat should remain.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
565	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that Council is responsible for protecting rare, endangered and vulnerable species of flora and fauna and that the kangaroos entice locals and visitors to the area. The submitter outlines that the area is a natural floodplain and is concerned about the impact of flooding. The submitter also considers that there is not enough parking, particularly in relation to schools, beaches and industrial areas and that roads are currently congested. The submitter suggests that Nambour would be a better location with its railway and buses connecting to Brisbane. The submitter requests that Council listen to the people and that the TWRA does not voice the opinions of all Twin Waters residents and the broader community.	
566	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about traffic congestion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
567	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that no consideration has been given to future traffic congestion and that the area floods. The submitter also considers that the development would impact on the beauty of the local area and that little or no consultations has occurred with local residents.	
568	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the land being developed as the area is a sanctuary for kangaroos, frogs and other animal species. The submitter also outlines that access and egress to and from Ocean Drive is already a problem. The submitter also objects to the TWRA speaking on behalf of residents of Twin Waters.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
569	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
570	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
571	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
572	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
573	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the tranquility of the area being disturbed by the extra volume of vehicles and that approval of the proposed amendment would reduce the amenity of the Twin Waters/Mudjimba.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
574	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	
575	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also outlines that the area is low lying and is concerned about filling and loss of floodplain. The submitter also considers that traffic is a concern.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
576	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the long term viability of waterways and the fragile ecosystem as well as flooding, road and traffic impacts.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
577	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the land being developed due to insufficient infrastructure in place to cope with more traffic and the impact on the environment.	
578	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to environmental and traffic impacts.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
579	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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No.	First Name	Last Name	Submission summary	Response
			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about 850 new houses impacting on the exit from Ocean Drive (together with traffic generated from the new retirement village), the impact on run off onto their property and into the Twin Waters waterways and the impact on the kangaroo population. The submitter also does not agree with the TWRA point of view on the development.	
580	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises flooding, habitat value and greenspace.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
581	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also does not believe the TWRA represents the view of all residents of Twin Waters and is concerned about the increase in traffic. The submitter also considers that the local kangaroo population is a local tourist attraction and that other fauna needs to be considered, including frogs and snakes. The submitter is also concerned about runoff into Twin Waters waterways and the dust and noise associated with construction will pollute the local environment.	
582	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there is no need to develop this land as there are a number of houses currently for sale and rent in Twin Waters, as well as in Pacific Paradise, Mudjimba and Marcoola. The submitter also considers that the area does not have the infrastructure to support the development.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
583	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises flooding, kangaroos and infrastructure.	
584	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises flooding and native wildlife concerns.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
585	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines that there is strong opposition to this development in all neighbouring areas and does not want the Sunshine Coast to	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			become another Gold Coast. The submitter also outlines that they moved to live in an area that preserves and appreciates green space.	
586	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects: • on the basis that there is insufficient infrastructure to support the existing community; • to Ocean Drive being used as the main exit as at peak times the intersection with David Low Way is congested and dangerous; and • to the loss of the 'green' zone.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
587	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there are already major problems with traffic and is concerned about the loss of the kangaroos and wallum frogs.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
588	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that there is no need for more housing creating more traffic and high density living. The submitter outlines that the green zones need to be kept for wildlife and fresh air and is also concerned about the impact on the kangaroo population. The submitter believes that the development should be in Nambour and does not want to see another Gold Coast.	*Refer to Key Issues Paper: Twin Waters West*
589	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter requests 'no development' and to leave the 'green'.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
590	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about where the kangaroos will go and stormwater runoff.	
591	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the increase in cars and impact on David Low Way and Ocean Drive. The submitter also considers that the land should be left as green space for environmental values.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
592	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the frogs and extra traffic.	
593	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also comments on how they often get the brown and white striped frogs in their pool.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
594	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			The submitter is also concerned about flooding.	
595	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about the additional new houses, an increase in traffic, impact on wildlife and flooding issues.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
596	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that the land is a flood zone and that development will be a disaster for the area.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
597	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the use of Esperance Drive for a secondary access and for construction vehicles, due to the number of houses already using this round-a-bout. The submitter is concerned about the height of the lagoon being higher than the Twin Waters canals and the coastal pathway running behind houses. The submitter also considers that the animal habitat should be preserved for the kangaroos and other animals.	
598	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the canals and is concerned about flooding into Twin Waters, the proposed round-a-bout, traffic congestion and the kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
599	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about additional traffic, dust and noise and the impact on the quality of life for residents. The submitter also considers that development of a floodplain is dangerous and that the natural floodplain and its habitat should be maintained.	
600	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to the destruction of the Eastern Grey Kangaroo habitat and that this area should be protected for the survival of these species, including the native frogs.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
601	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about the kangaroos.	
602	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about an increase in traffic problems.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
603	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
604	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is also concerned about an increase in traffic along Ocean Drive and the loss of native animals and plants.	*Refer to Key Issues Paper: Twin Waters West*
605	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
606	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West*

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			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	3. The submitter's comments are noted.
607	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter outlines that they have not been consulted in the past 5 years that they have lived in Twin Waters. The submitter also considers that there is enough houses/people/cars in the area and that green space and infrastructure is minimal.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
608	s.47(3)(b)		**Form letter**, outlining:	1. *Refer to Key Issues Paper: Coolum Industrial Park*

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			1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.
609	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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No.	First Name	Last Name	Submission summary	Response
			3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
610	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter considers that more green space is needed and that this valuable resource should protected, including the kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
611	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about existing road and infrastructure issues and that the last pockets of wildlife should be protected, including the kangaroos.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
612	s.47(3)(b)		**Form letter** objecting to:	The submitter's concerns are noted.

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			1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to the impact on local wildlife habitat, local traffic and flooding.	*Refer to Key Issues Paper: Twin Waters West*
613	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to any changes to the Town Plan and that this land must stay undeveloped as a buffer zone.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
614	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth;	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects to any changes to the Town Plan, as the community have had a say on its development over many years and it is meant to serve our community to safe-guard the environment and resources.	
615	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also outlines that they are a member of the TWRA and do not support this amendment and that the TWRA do not represent the majority view. The submitter also objects to the proposed amendment due to the adverse impact it will have on local wildlife.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
616	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere;	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits. The submitter considers that development on a floodplain that supports numerous wildlife species, such as wallum frogs, vulnerable water mouse and kangaroos, is a text book example of environmental vandalism and if the land is rezoned, it could set a catastrophic precedent for other areas.	
617	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and • Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			The submitter also objects because of the mob of kangaroos that live there and other vulnerable species, such as the water mouse and wallum sedge-frogs. The submitter is also concerned about extra traffic congestion on roads including the Motorway and the increased demand on other infrastructure, such as schools.	
618	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also raises flooding and that the land is already zoned rural and floodprone.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
619	s.47(3)(b)		Petition of 336 signatures objecting to the proposed Twin Waters West Planning Scheme Amendment.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
620	s.47(3)(b)		Petition of 182 signatures objecting to the proposed Twin Waters West Planning Scheme Amendment.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
621	s.47(3)(b)		Petition of 26 signatures objecting to the proposed Twin Waters West Planning Scheme Amendment.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
622	s.47(3)(b)	(on behalf of UDIA)	This submission supports the proposed Twin Waters West Planning Scheme Amendment. The submitter outlines that it is critical that there is adequate supply of urban land available to a range of developers of various sizes to meet the needs of the community into the future, particularly in the northern part of the Sunshine Coast where there is a lack of future greenfield land supply to provide diverse and affordable housing options. In this context, the submitter supports the proposed amendment to include Twin Waters West in the Emerging community zone provided the site constraints can be appropriately addressed through detailed planning. The submission outlines that Council needs to take a consistent approach to other suitably	The submitter's comments are noted.

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			located rural land on the coast, where similar site constraints can be overcome.	
623	s.47(3)(b)	(on behalf of Property Council of Australia)	This submission generally supports the proposed Twin Waters West Planning Scheme Amendment. The submitter considers that the Sunshine Coast Planning Scheme needs to provide flexibility to create feasible development outcomes to ensure the property industry can deliver housing to meet the expected increase in population. The submitter is concerned that the proposed Twin Waters West planning scheme amendment will not facilitate this outcome and that the proposed change from the Rural zone to the Emerging community zone does not provide a sufficient level of certainty to both the land holder and the local community. However, the submitter considers that the Twin Waters West site provides an important strategic infill housing supply opportunity for the northern part of the Sunshine Coast.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
624	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submitter supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted.
625	s.47(3)(b)		**Form letter**, outlining: 1. Support for the proposal to change the zoning of a large part of the Coolum Industrial Area from High Impact Industry to Medium Impact Industry. 2. Objection to: • the rezoning of the Twin Waters West land from Rural to Emerging Community; • filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; • Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; • the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and	1. *Refer to Key Issues Paper: Coolum Industrial Park* 2. *Refer to Key Issues Paper: Twin Waters West* 3. The submitter's comments are noted.

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			• Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. 3. Support for the proposal to amend the planning scheme in relation to building heights at Section 3.8.3.1 (d), but only if its purpose is to strengthen compliance with current height limits.	
626	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter is concerned about building in the floodplain, particularly given the devastation that occurred in Ipswich.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
627	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter notes that the former Council outlined that no development would occur on old cane fields.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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628	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects due to the threat of extinction of the Wallum Froglet, which is listed as vulnerable in Queensland and New South Wales and ranked as a high priority under the Queensland Department of Environment and Heritage Protection Back on Track species prioritisation framework. The submitter is also concerned about the amount of fill required on the floodplain, which would result in the existing vegetation and habitat being significantly lower than the developed land. This creates an uphill scenario to the wallum froglet habitat that will alter the water tables and inconsistent with State advice.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*
629	s.47(3)(b)		**Form letter** in support of the submission made by the Twin Waters Residents' Association (TWRA) dated 2 November 2016. The submission supports the proposed Planning Scheme Amendment subject to the comments made by the TWRA in their submission. The submitter advises that they have been well informed by TWRA and others about this matter of the past 20 months.	The submitter's comments are noted. *Refer to Key Issues Paper: Twin Waters West*
630	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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			strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion. The submitter also objects for the following reasons: • places an unacceptable increase on local traffic; and • there is other land available, such as at Bli Bli and Nambour.	
631	s.47(3)(b)		**Form letter** objecting to: 1. the rezoning of the Twin Waters West land from Rural to Emerging Community; 2. filling within the Maroochy flood plain and worsening the effects of major flooding elsewhere; 3. Council favouring an influential developer, particularly when the Sunshine Coast already has adequate greenfield and infill sites to support future population growth; 4. the assumption that the local community endorses the expansion of the residential area over the Twin Waters West land. In particular strongly object to the assumption that the Twin Waters Residents' Association represent the local community view; and 5. Council's disregard for the State's requirement that the Twin Waters West land be kept as a development-free buffer against future coastal inundation and erosion.	The submitter's concerns are noted. *Refer to Key Issues Paper: Twin Waters West*

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