



# Minister for Housing, Local Government and Planning Minister for Public Works

Our Ref: WR24/17829  
Your Ref: A1296645

11 JUL 2024

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Mr Neil Laurie  
The Clerk of the Parliament  
Parliament House  
[ClerksOffice@parliament.qld.gov.au](mailto:ClerksOffice@parliament.qld.gov.au)

Dear Mr Laurie

Thank you for your letter of 14 June 2024 regarding a petition received by the Queensland Legislative Assembly No. 4038-24 on 11 June 2024.

The petition relates to a development approval issued by the Sunshine Coast Regional Council (the council) for land at David Low Way, Pacific Paradise. The approval is for a new residential community, commonly referred to as Twin Waters West. The Twin Waters West development will provide for up to 450 residential lots, community facilities, parks and a central lake area.

The petitioners are concerned about the impacts of the Twin Waters West development on environmentally significant areas and the potential for off-site flood impacts. The petitioners have requested that I make use of ministerial powers to remedy concerns they hold with the planning and development assessment system.

The Twin Waters West development application (the DA) was assessed and decided by the council in accordance with its planning scheme. The council's assessment of the DA considered a wide range of issues, including the environmental values of the site and surrounding areas, as well as natural hazards including flooding. The council's approval of the DA was subject to 101 conditions including nine which specifically relate to the mitigation of flood hazards. The approval given by council was a preliminary approval, which does not authorise works to occur on the site. The applicant must now obtain development permits for the land uses proposed, which will consider site matters in greater detail, prior to commencing works on the site.

The DA was referred to the State Government for assessment of matters of state interest, including potential impacts on koala habitat, marine plants and state transport matters, as well as works within a coastal management district. The State Government, through the delegated function of the State Assessment and Referral Agency, assessed these matters and considered that the Twin Waters West development was unlikely to adversely affect state interests, subject to the imposition of conditions on any council approval.

The DA was subject to impact assessment under the council's planning scheme and required a period of public notification, during which the council received 370 properly made submissions. Where a submitter was dissatisfied with the outcome of the council's assessment process, the submitter could have appealed the decision to the Planning and Environment Court. There were no appeals lodged in relation to this specific Twin Waters West approval.

Under Queensland legislation, the State Government has limited power to intervene or direct any council in relation to planning decisions. The last day on which I could have initiated the process to call in the DA was 7 March 2024. There are no other avenues under the *Planning Act 2016* for the Planning Minister to intervene in the DA.

If you require further information, my Chief of Staff, Ms Clare Manton can be contacted on (07) 3719 7170 or by email at [clare.manton@ministerial.qld.gov.au](mailto:clare.manton@ministerial.qld.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Meaghan Scanlon', with a stylized, cursive script.

Meaghan Scanlon MP  
**Minister for Housing, Local Government and Planning**  
**Minister for Public Works**