



Twin Waters – Stockland Update

**Twin Waters Residents Association
General Meeting**

1 June 2026

This presentation is supplied for the purpose of providing an impression of Stockland Twin Waters and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (June 2026) and may change due to future circumstances. This presentation is not legally binding on Stockland. Stockland does not give any warranty in relation to any information contained in this presentation. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this presentation or its contents.

Twin Waters – Stockland Update | TWRA | 1 June 2026



Twin Waters Masterplan

- Reconfiguring a Lot application for whole site approved by Council in April 2026
- Approval confirms a total of 450 large residential lots ranging from 500m² – 1,200m² with a 700m² average lot size
- Low density reflecting the characteristics of existing Twin Waters
- Stockland is investing in public amenity including the lake, two new local parks and walking paths that directly connect with existing Twin Waters community and the Coastal Path network
- More than 50% of the site is dedicated to open space, including:
 - New 17.4ha lake
 - Preserved and expanded 32ha central wetland including established cluster of trees
 - Lakeside Park
 - Forest Park
 - Kangaroo habitat reserve



Parks and Facilities

- 2 x new local parks – Lakeside Park and Forest Park
- 4 pocket parks
- Upgrade to existing Settlers Park – mango trees and heritage interpretive signage will be retained
- Park and open space maintenance will be undertaken by Stockland for the first 12 months and will then be managed by Council
- Stockland sales contracts include the ability for Council to introduce a Benefitted Area Levy to support a high standard of ongoing maintenance (subject to future Council decision)
- Dog park was not supported due to the proximity to kangaroo habitat reserve



Lakeside Park

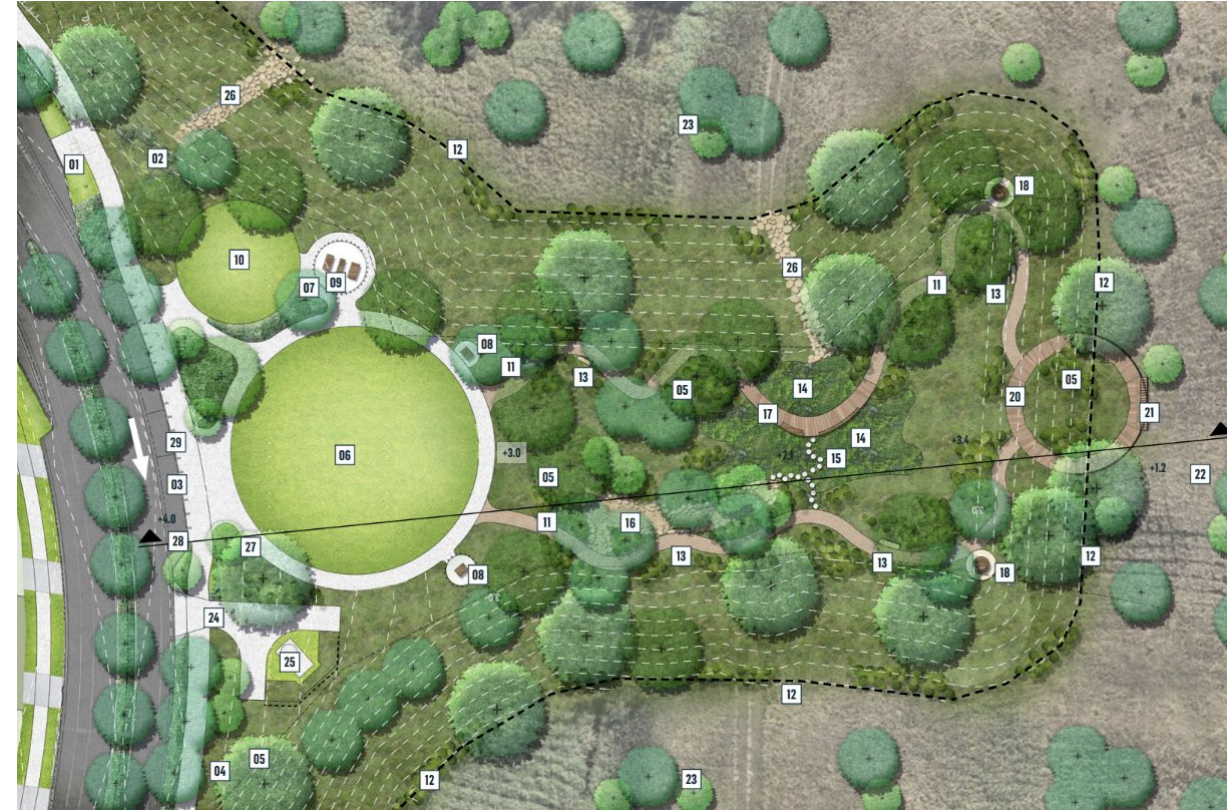
- 1ha park
- Target opening late 2027
- Proposed design includes:
 - Pickleball courts
 - Kick and throw lawn
 - Kayak launch
 - Nature Play
 - Fitness Zone
 - Proposed toilets (subject to Council approval)
 - Proposed BBQs (subject to Council approval) – one large BBQ shelter and two smaller picnic shelters



Forest Park

- 0.5ha space
- Picnic shelter and picnic settings
- Kick and throw lawn
- Nature play elements
- Nature boardwalk
- Kangaroo viewing platform overlooking habitat reserve

Due to Council park classification, BBQs and toilets will not be permitted in this park.



Network Connection Timeframes (subject to change)



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Kangaroo Protection

- Masterplan designed to ensure community and local kangaroo population can thrive together
- 27ha dedicated conservation area and kangaroo habitat reserve
- Minimum movement corridor of 50m with underpass provided at Stillwater Drive connection
- All kangaroo movements within active construction zone are recorded and reviewed for potential action.
- A qualified fauna spotter catcher is onsite during construction to manage interactions with all fauna, implementing appropriate management strategies to minimise the risk of harm and provide for the welfare of fauna



Vegetation Maintenance



- Freshly cut grass is a preferred food source for kangaroos – Kangaroo Management Plan developed in conjunction with both Council and ecologists includes a slashing regime designed to discourage kangaroos from staying within the construction zone.
- Fencing has also been installed to guide kangaroos away from the highway and into safer areas. Ecologists have been engaged to monitor kangaroo activity and provide ongoing advice and recommendations.
- Site establishment works have begun, including installing semi-permanent fencing along the western boundary. This has required additional slashing, with monthly maintenance planned following installation.

Intersection Upgrade

David Low Way and Ocean Drive



- Intersection upgrade forms the first stage of construction for Twin Waters
- Shadforth Civil is the construction contractor
- Replacing current T-intersection with new four-leg signalised intersection
- Providing an entry point to the future community
- Designed to address known safety issues and improve traffic movements for motorists, cyclists and pedestrians
- Expected to take 12-16mths to complete, weather and construction conditions permitting
- First phase of vegetation clearing has commenced
- There will be significant revegetation upon completion of civil works (inc. new Moreton Bay Fig)
- Register for regular project updates: contact@construct-projects.com



Plan supplied for the purpose of providing an impression of the proposed location of infrastructure and services of David Low Way and Ocean Drive intersection upgrade, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Landscaping is indicative only and may show mature plantings which may not be mature at settlement. Subject to change. Not to scale.

Twin Waters Entry Statement

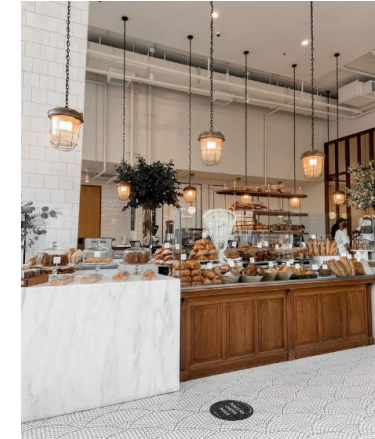
- Existing Twin Waters entry sign is required to be removed as part of the intersection upgrade
- Initial proposal by TWRA and Stockland to relocate existing sign to Wattlebird Dr roundabout was not supported by Council due to sight lines
- New entry statement design on the same corner as the existing sign – target completion mid-to-late 2027



Community Hub Vision



- A space where residents feel a true sense of community, where you know your neighbours and live a healthy vibrant lifestyle
- Boutique Grocer / Café
 - Local, organic produce
 - Flower Market
 - Baked goods
- Wellness Hub
 - Wellness facilities e.g. Pilates, HIIT, therapy, saunas
 - Allied Health e.g. physiotherapy, dietician, exercise physiology
 - Spa e.g. massage, recovery, facials
- Stockland Land Sales Office
- Community Centre building by BUQ – multi-use space with community hall



Evacuation Centre



- Condition of approval to deliver a purpose-built Evacuation Centre for the region
- Designed to sit above the Probable Maximum Flood (PMF) level. This is greater than a 1:10,000-year flood event
- Baptist Union Queensland (BUQ) has committed to enter an Infrastructure Agreement with Council to secure the Evacuation Centre operations
- BUQ will privately own and operate the building day-to-day, and Council will take over during emergencies
- Stockland is coordinating with Council on requirements and how the facility will be operated in an emergency
- Target opening mid-late 2029



Development Details



Land Releases

- Homesites within the first release start from 678sqm, with land pricing from \$1.15M.
- Land is planned to be released sequentially from Stage 1 through to Stage 7.
- Stockland is targeting to release an average of approximately 80 homesites per year due to construction program requirements. The first land release will be in late July 2026.

Lot Mix

- Each stage has a varied lot mix with an average lot size of 700m². Each year there will be a mix of dry and waterfront blocks released.

Display Village

- A 6-7 home Display Village is planned within Stage 1. This is anticipated to open in late 2028 and has a dedicated parking lot.
- The village is anticipated to operate for the life of the community's sales period.

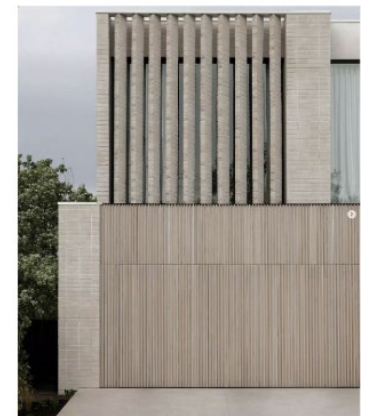


Design Covenant



Housing style

- Covenant encourages high quality homes that suit the local Twin Waters and Sunshine Coast setting
- Minimum 1.5 storey building height to 60% of front façade (3.6m) to encourage a custom outcome
- Minimum 45% site coverage
- Formalised defined entries (to inc. a path to front door separate to the driveway + oversized front door)
- High quality materials – feature element to façade or front fence – stone, architectural brick, off form concrete, timber etc



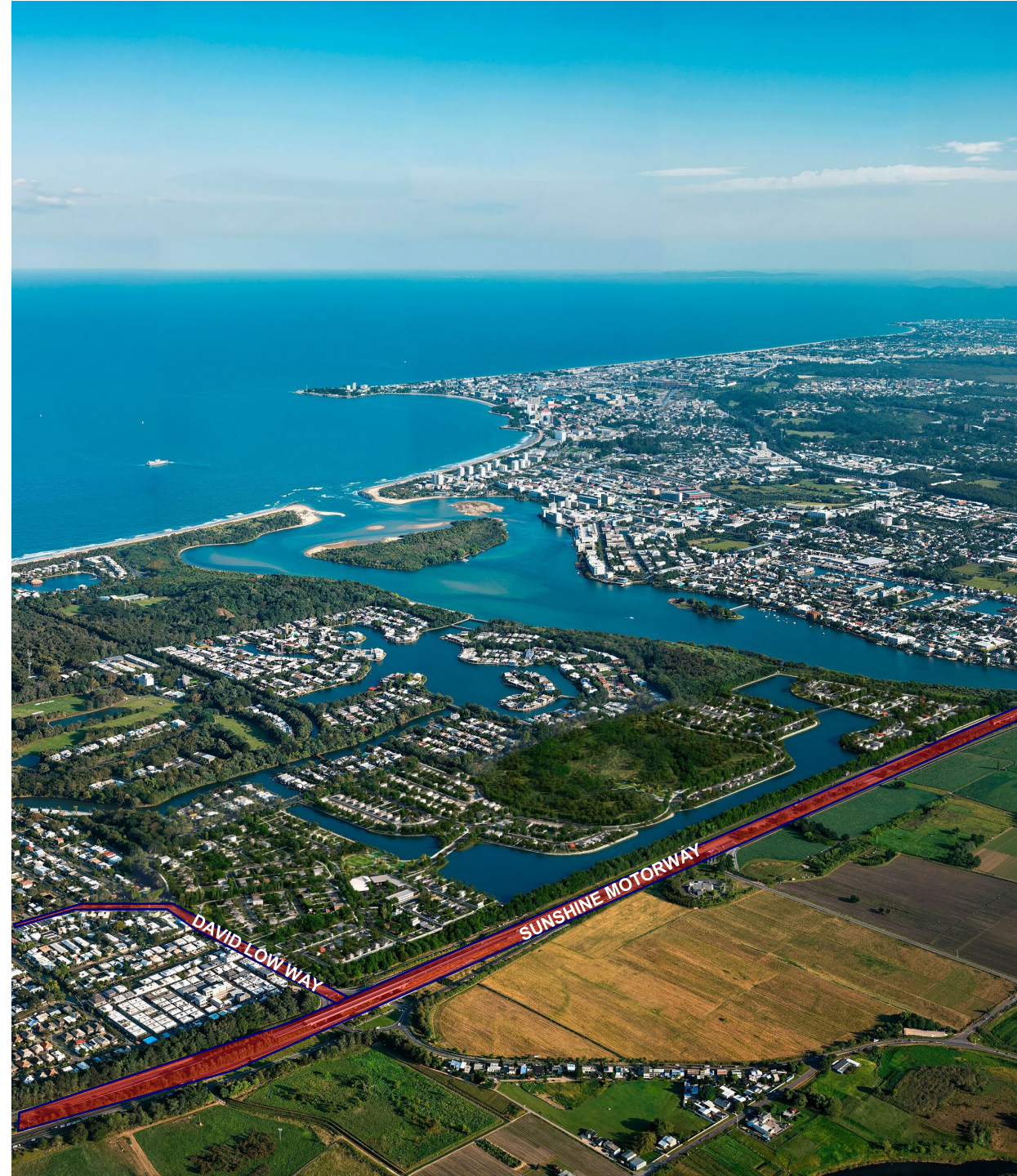
Development Name

Stockland Twin Waters:

- Masterplan aligns with existing Twin Waters neighbourhood character, reflecting similar densities and housing types (as requested by the community and required by approval conditions)
- Integrates with existing Twin Waters local road network, active transport links, and lake system
- Already widely recognised by the community as Twin Waters West

Proposed suburb boundary amendment:

- David Low Way provides a logical and easily understood boundary edge between Twin Waters and Pacific Paradise (this is typical to define suburb boundaries)
- Proposed amendment supports simpler wayfinding and more efficient service delivery (including postal, essential, and emergency services)
- Stockland consulted with potentially affected property owners, Pacific Paradise Progress Association and TWRA – no objections received
- Proposal was endorsed by Council and is now with Qld Government for decision
- There is no proposed change to the existing 4564 postcode that covers four suburbs being Marcoola, Mudjimba, Pacific Paradise, and Twin Waters



Indicative Development Timeline (subject to change)



Stage 1 including David Low Way intersection, Settlers Park and Lakeside Park
Commence: Mid 2026
Complete: Mid/Late 2027
First Residents: Mid/Late 2028

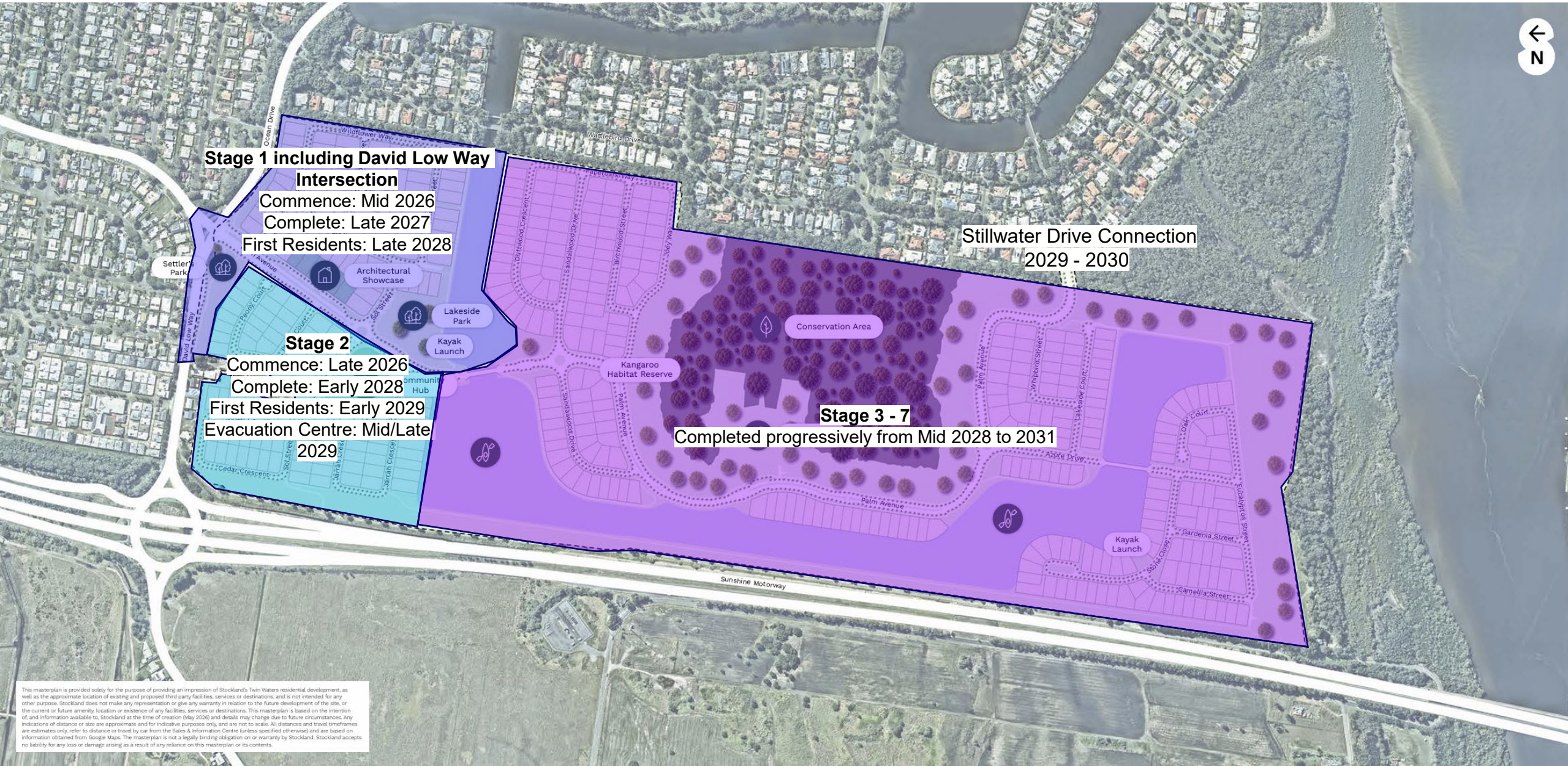
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Indicative Development Timeline (subject to change)



Stage 1 including David Low Way Intersection

Commence: Mid 2026

Complete: Late 2027

First Residents: Late 2028

Stage 2

Commence: Late 2026

Complete: Early 2028

First Residents: Early 2029

Evacuation Centre: Mid/Late 2029

Stage 3 - 7 Completed progressively from Mid 2028 to 2031

Stillwater Drive Connection
2029 - 2030

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Bulk Earthworks

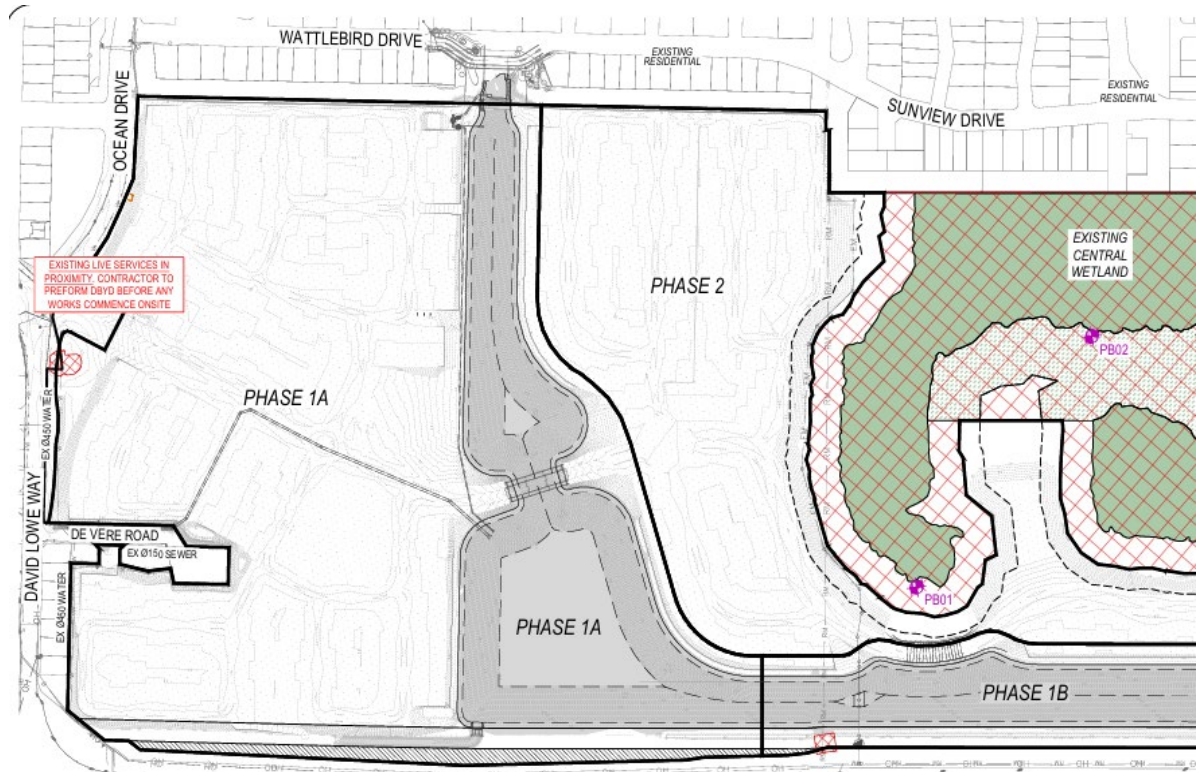


Current status and next steps

- Bulk earthworks to commence July/Aug
- Contractor will identify which properties require precondition surveys based on construction methodology
- Contractor will contact property owners directly to arrange inspections – likely end of June, pending appointment and will be completed prior to works commencing
- Site compound will be established providing amenities for onsite workers with compounds typically serviced daily with food vans

Construction phasing

- Commencing with Stage 1A and delivered progressively via staged construction
- Lake edges and revetment walls will be sequenced alongside bulk earthworks program
- Stage 1 of the lake to be completed including filling in line with Stage 1 delivery
- Full lake completion anticipated in late 2030



Construction Management



- All works will be managed by the contractor in accordance with Council conditions and industry requirements
- Works restricted to approved construction hours being 6.30am - 6.30pm Monday to Friday, with occasional Saturday activities as required
- Equipment selection, staging and monitoring will be used to minimise impacts
- All activities undertaken as per approved Environmental Management Plan
- Active dust suppression measures will be in place for full duration of the works (e.g. water carts, surface stabilisation)
- Real-time monitoring in place to ensure control measures are effective

Lake System Maintenance and Wetland Protection



- Stockland is required to monitor water quality within the lake for 3 years and meet the approved parameters (same as existing Twin Waters lake) before Council will take over management of the asset.
- Stockland has established a sinking fund with Council for the maintenance of the lake system (including all associated infrastructure) for a period of 80 years.
- Extensive work has gone into preserving the central wetland and conservation park – total 1.6km of vinyl sheet pile will be installed to protect wetland from groundwater intrusion, as well as a freshwater recharge system including treated stormwater from bioretention basins and an irrigation system to preserve the wetland during severe drought.
- Central wetland will also be fenced to prevent domestic disturbance.

Lake Hydrology

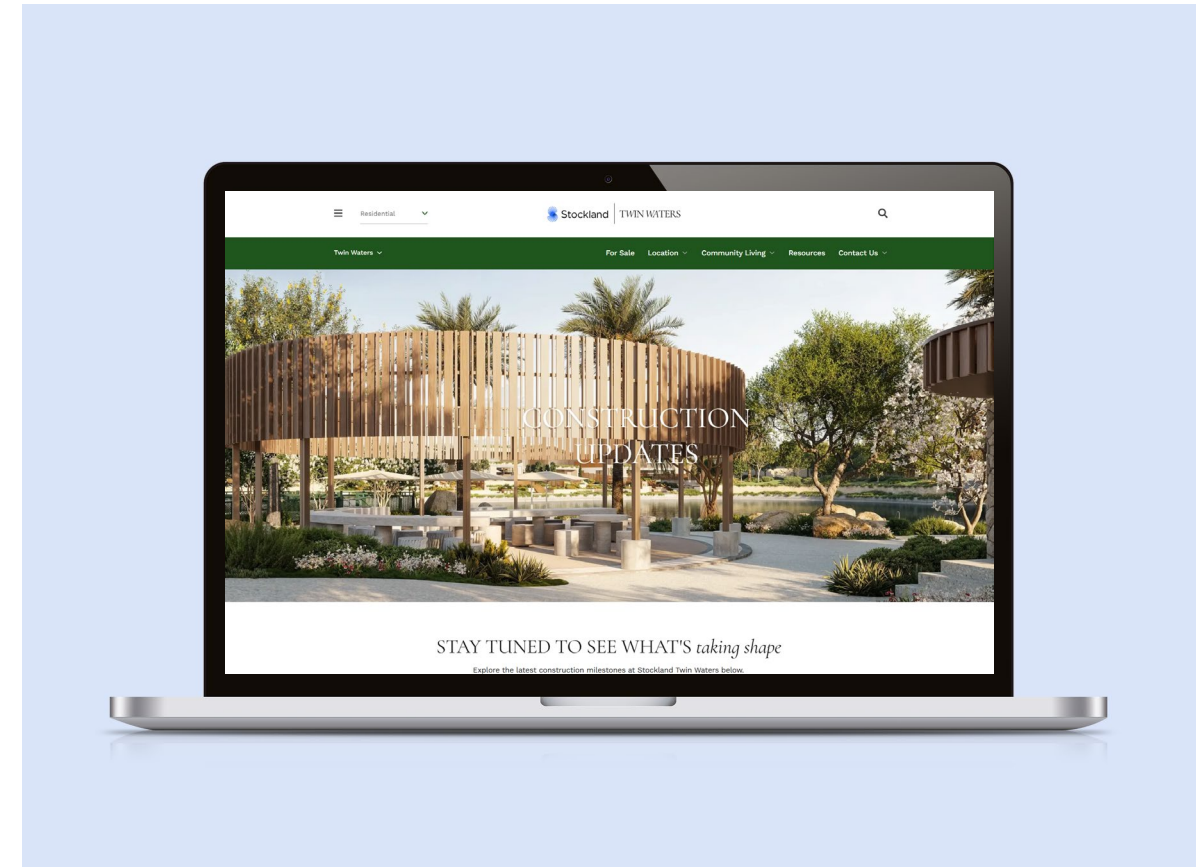


- Lake design including flood monitoring and water quality has undergone extensive modelling by independent hydrology experts. This considers both local and regional effects in line with Council's policy and was subsequently approved by Council.
- Stockland held in-depth information session with TWRA sub-committee and hydrology experts in late 2025, providing detailed information on the performance of the lake system (including storage, monitoring and water quality).
- Small amounts of overtopping at the northern weir (and through fish ladder) will occur at HAT events but will not impact levels within the existing Twin Waters lake system (in line with Council policy).
- Home sites are modelled to sit at a minimum 3.48m AHD above mean sea level (RL 0.0m AHD). This level is established to provide a minimum 0.5m buffer to the modelled peak water level from a 1 in 100 AEP + climate change flood event (800mm sea level rise + 20% increase in rainfall) in accordance with Council policy.
- Stormwater discharged into the lake system is treated via bioretention systems. At the southern end of the new lake, a rehabilitation area is being established for mangroves and saltwater plant species which will also serve as a fish habitat.

Stay connected



- Visit our website to keep informed as the project takes shape:
www.stockland.com.au/residential/qld/twin-waters
- We welcome community enquiries at any time – please email us directly at:
twinwaters@stockland.com.au



Stockland Corporation Limited

ACN 000 181 733

Stockland Trust Management Limited

ACN 001 900 741; AFSL 241190

As a responsible entity for Stockland Trust

ARSN 092 897 348

25th Floor, 133 Castlereagh Street

SYDNEY NSW 2000

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