



Dear TWRA Member

*This is the last of our series of emails to inform our members about our assessment of the key issues we consider to be important as we form our views about the Stockland Development Application for Twin Waters West. Our previous emails have provided information about Context, Traffic, Character, Fauna & Locking in the DA and finally, the Flood Issues. In this email, we want to pull all of our thoughts together and run through an item-by-item assessment of the Conditions Precedent which were negotiated between TWRA, Stockland and Council and which was the basis of the Twin Waters West Planning Amendment approved in 2017. As you know, all of this can be summed up in brief terms by our mantra - is it "equal to or better than Twin Waters".*

*In the Review of Agreed Outcomes (July 2015) and Stockland's DA [\[click here to see the table\]](#), we have tried to be as frank and as informative as we can be. We don't think everything has been achieved as we would like, but we have to acknowledge that Stockland has made a serious attempt to respond to the Conditions Precedent that were set back in 2015. Also, we should acknowledge that Council has also adopted our mantra of "equal to or better than Twin Waters" and this has been the basis for many questions that were put back to Stockland in Council's Information Request to Stockland at the end of January. We have provided two scales for assessment - whether the particular CP item is "Satisfied" in the DA and then to provide some more "shade & light" by giving a score for each CP out of 10.*

*No CP attains a score of 10/10 because nobody's perfect! But there are several 9/10 scores, in our opinion. The lowest score is 7/10 for the heading Lot Sizes. (In 2019, we would probably have called this item Density, as there is actually more to it than just Lot Sizes). This is the CP that we are least happy about. There are many dimensions to it, not just Lot sizes. It also includes site cover ratio, private open space as well as the front, rear and side setbacks. All of these contribute to "Density". We have addressed this in some detail in one of our earlier emails. We would have preferred that Stockland had adopted the conditions of the 2014 Sunshine Coast Planning Scheme on all of these items. (We should acknowledge that, as a result of Council's January IR to Stockland, they have conceded on quite a number, but not all of them.) This score on this CP item is a point we will make to Council when we prepare our final submission.*

*Our next steps will now be to review any feedback that we receive from members on any of our emails and to compile a draft submission to Council from the TWRA in response to Stockland's DA. As you probably know, the Council actually counts the number of submissions received as an indicator of public response. A single submission from TWRA, no matter how much work we have put into it and no matter how many of our members comment to us about it, still counts as a single submission. Bizarre, but*

*true! This is why, once we finalise our draft TWRA submission, we will be strongly encouraging every member to make their own individual submission to Council as well. The latest date for submissions is 5 July but we will be in touch again well before then with our proposed draft submission. This may help you with your own submission in due course.*

*Our emails have had the intention to inform our members about our assessment in an open and transparent manner. We hope they have been of assistance to members as you consider the Stockland DA and consider your response to Council.*

*Regards*

*Tony.*

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