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**Subject: PALMVIEW URBAN DEVELOPMENT INVESTIGATION AREA**

OSCAR continues to concur with the information contained in the 20 July 2018 Assessment Report for the Palmview Urban Development Investigation Areas, following the 19 July 2018 Ordinary meeting where the Draft Determination and associated Officer's recommendations were supported by majority vote of Councillors; we particularly draw attention to the Executive Summary from the Officer's report and its concluding paragraph: *"It is recommended that Urban Development Investigation Areas B North, B South and Area C be retained for conservation purposes under the Palmview Structure Plan."*

We agree with the recommendation to keep the parcels as Ecologically Important Areas and for hydrological functions ie flood mitigation/storage and conveyance.

We note, and respect, the views of the Sippy Downs and Districts Community Association and believe that community has been let down in relation to the historical provision of community and sporting facilities (we concede this is not solely the fault of Council). We are also not convinced that Council has presented sufficient evidence for OSCAR to be persuaded that the provision of equivalent facilities can be achieved within Sippy Downs and we believe that this community has the right to expect such facilities.

Nevertheless, we remain of the view that the environmental values of the area, coupled with OSCAR's consistent opposition to development on flood prone land anywhere in the LGA, outweigh the legitimate desires of the Sippy Downs community. We also remain concerned about the cost to ratepayers, associated with creating a "fit for purpose" community facility if this development was to proceed, even allowing for the contribution of the landowners to the financing of such facilities.

We appreciate the fact that the Council has included OSCAR as a stakeholder in this process and has kept us well informed. We do have concerns about the process however. These relate firstly, to the lack of sufficient time between the draft determination report being publically released and the Councillor vote at their Ordinary Meeting giving the community little opportunity for consideration of the report's content and to provide feedback to their elected representatives and secondly, to the lack of a meeting at which all stakeholders were present and able to express their views at the same time. OSCAR would have found such an opportunity to be valuable and perhaps it is still possible that this could occur if the other stakeholders view this as desirable.

Yours sincerely

Greg Smith  
**President – OSCAR Inc (Organisation Sunshine Coast Association of Residents)**