

OSCAR President

From: OSCAR President <president@oscar.org.au>
Sent: Wednesday, 7 November 2018 15:04
To: 'Rick.Baberowski@sunshinecoast.qld.gov.au'
Subject: Brisbane Road Carpark proposal

Dear Rick

I know this is a late request but OSCAR would welcome your support for Cr Connolly's rescind motion on the matter (Item 9.1 NOTICES OF RESCISSION) and then further support for a variation of his motion under Item 9.2 NOTICES OF MOTION that accepts the broad parameters of his proposal but with further business and community input into how exactly the lots comprising the site are divided.

We believe this would be a prudent course of action for the following reasons:

- The Abacus deal was not viable; if this represented a good deal for ratepayers (which we strongly doubt), it clearly was not perceived to be so by the developer. We see no evidence that it will be attractive to another developer unless the Council is prepared to offer even more. OSCAR was never opposed to a multi-use development of this site but subsequent information derived from the material provided to us via our RTI application on the Brisbane Road Carpark reinforces our view that it was not going to provide an adequate solution to the most pressing requirement for this site – ie the provision of adequate unencumbered parking lots, despite the costs to be incurred by Council (ie the ratepayers) in terms of in-kind financial contribution to the developer (the value of the land), the direct amount to be paid to the developer and the other commitments made in the "business plan" in an attempt to get this deal done.
- Cr Connolly has conducted extensive consultation with the business community in Mooloolaba. Although this did not include community consultation despite several approaches from OSCAR to Cr Connolly to include such input, we believe his current broad proposal does represent the views of businesses in the area and we would be inclined to defer to their expertise on this matter.
- Our member organisation in the area, the Mooloolaba Spit Protection Association's (SPA) position would be to support the division of the existing site into separate parcels for car parking and potential accommodation development, but they are not attracted to the detailed proposal by Councillor Connolly without more details of the plans for accessing the proposed car park. It is their belief that a range of options for splitting up the site needs to be considered. This is a position OSCAR would concur with.
- The timeframe for such an outcome is likely to take much less time than the EIO process voted for at last month's Ordinary Meeting and will result in an outcome that satisfies the need for additional parking in Mooloolaba in a significantly quicker timeframe and at reduced cost to ratepayers, and which keeps the project in the hands of the Council.

We hope you will give our views your consideration prior to tomorrow's vote.

Best wishes ... Greg

Greg Smith
President, OSCAR
(Organisation Sunshine Coast Association of Residents)

T: 0417 577 881

E: president@oscar.org.au

W: <https://www.oscar.org.au/>



