

Dear Mayor and Councillors (via email, 27 August)

At our monthly OSCAR General Meeting of members last Thursday 22 August, discussion about item 8.8 Accommodation Hotel Incentive Package (Officers Report and Associated documents) was a major issue for members.

We feel that given:

- no community consultation was considered necessary
- that this proposal is intended to be back-dated to 1 July 2024 - (does this mean there are applications already in the system and that commitments have been made to the applicants?)
- no environmental considerations or consultations were made
- no projected financial impact statement was included
- and that there was just one single measure of success

that these and other issues raised by our members should be brought to your attention.

OSCAR recommends the following:

OSCAR RECOMMENDATION relating to Item 8.8 being Accommodation Hotel Incentive (AHI) Package (officers report); App A AHI Strategic Policy; and App B AHI Temporary Local Planning Instrument (TLPI) Incentive Measures, incl Schedule 1 – Map.

That consideration of item 8.8 in the Agenda for OM 29 August 2024, be refused and deferred until such time as an Options analysis and transparent community consultation has been undertaken to allow Councillors to make an informed decision.

Such new reports and associated papers should include:-

- 1) options that could meet the desired outcome (with KPIs identified) i.e. TLPI vs Limited amendment to plan based on specific sites now.*
- 2) financial analysis of costs to budget if policy successful (this should be an absolute requirement in any policy paper).*
- 3) evidence of real consultation with Stakeholder, Industry and the community. This should identify feedback given and response by council on how issues identified are mitigated (e.g. Turtle lighting).*
- 4) clear sunset mechanisms for policy and no grandfathering of existing approved projects.*
- 5) clarity of actual areas impacted and not an all-region initiative (as it could be with fees and infrastructure).*
- 6) remedial action to be taken by Council on not performing i.e. captured in development deeds and claw back of incentives with penalty.*

The attached document includes the Recommendations and Expanded Commentary of Selected Key Points.

Should you wish to discuss this recommendation with us please email mail@oscar.org.au or phone 0433 214 320 (Melva Hobson). We are happy to discuss this item with you.

Regards,
Melva Hobson PSM
President OSCAR (Organisation Sunshine Coast Association of Residents)