

Advice for Minister for Transport and Main Roads

Subject: Mooloolaba Spit Development Opportunity

Document ID: MBN23001

- The Department of Transport and Main Roads' (TMR) marine operations base at the Mooloolaba Spit has been developed over time for a range of uses. This has led to an inefficient use of land, and aging improvements (one building remains uninhabitable due to workplace, health and safety issues).
- TMR has commenced preliminary investigations into future options for potential redevelopment of the site. Investigations do not extend beyond the Marine Operations base and adjoining underutilised water area.
- Prior to commencing these investigations, TMR engaged with Sunshine Coast Regional Council (SCRC), at officer level, which confirmed SCRC support for progressing a redevelopment of the site and ideally achieving a unique and prestigious tourism focussed integrated development over a number of levels (up to four storeys has been discussed).
- TMR released a Request for Quote to three suppliers to undertake the investigations for the site and provide advice to TMR. The Request for Quote contained confidentiality requirements. TMR is investigating how information about the tender has been provided to the media.
- TMR's focus on progressing these investigations is to identify whether the functions of the boat harbour controllers, Maritime Safety Queensland, Queensland Police Service (Water Police), and Brisbane marine pilots can be upgraded, consolidated and incorporated into a redevelopment on the site.
- The preliminary investigations are focussed on understanding if these functions can be delivered through private investment, at no cost to the state, with the balance area being made available for commercial development and increased public access.
- A preliminary feasibility report has identified redevelopment for an integrated commercial and government use facility would need to exceed existing height limits to be commercially viable. Indicatively, this would require minimum building heights of four to five storeys.
- TMR recognises the sensitivities with any proposal for an alternate land (and water) use along the Mooloolaba Spit. As a result, prior to progressing any decision regarding future redevelopment on the site, TMR would engage with the SCRC, State agencies and undertake extensive community consultation to guide decision making.

Action Officer/Approved by:	Endorsed by GM	Endorsed by DDG	Endorsed by DG
Brad Chandler	Tony Philp	Julie Mitchell	Mike Stapleton
Executive Director (Strategic Property Management)	General Manager (Portfolio Investment and Programming)	Deputy Director-General (Policy, Planning and Investment)	A/Director-General
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Date: 18 November 2019	Date: 20 November 2019	Date: 20 November 2019	Date: 25/11/19.

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- If progressed, any proposal for redevelopment would be assessed against the SCRC Planning Scheme.

Minister's comments:

Is there any more info re para
4 underlined?

Noted / Not Noted

Minister's signature.....

Date 6, 3, 20

Released under RTI - DIMR