



12 June 2018

CEO Michael Whittaker
Sunshine Coast Regional Council
Email: michael.whittaker@sunshinecoast.qld.gov.au

Dear Mr Whittaker

Subject: Brisbane Road Carpark Development – supplementary clarification

Thank you for your 8 June response to our 10 April letter on this matter.

We appreciate your invitation to seek further information. Accordingly, we would like clarification on the responses you provided to us on the following questions:

Question 5

What figure was Council using as the valuation of the subject land prior to the 22 February 2018 Ordinary Meeting? What were the assumptions relating to land use on which this initial valuation was based?

Response 5

The Brisbane Road Car Park site is 6,778 m² and was valued in Council's asset register as a car park at \$14.5 million as at 30 June 2017.

On 22 November 2016, Savills provided a valuation report which will be released following finalisation of the Heads of Agreement.

Clarification: Based on your response we assume the value of the site as recorded in the Council's asset register at 30 June 2017 is different than that provided by Savills. If that the case, will the November 2016 valuation report be made publically available following finalisation of the Heads of Agreement (HoA)?

Question 6

Has a fresh valuation been undertaken that takes into account the changed circumstances of the land - ie the new approved use of the site based on the Council decision of 22 February 2018 (MCU17/2169)?

Response 6

A fresh valuation was not obtained following issue of the Development Approval (MCU17/2169). Council remains cognisant of the site's value and has at all times kept that front of mind in decision making as this matter has progressed.

Clarification: What is the notional value of the asset being "kept that front of mind" by Council when it assesses the cost benefit analysis for this development in the interest of SCRC ratepayers?

Question 8

Excluding the value of the land how much ratepayers' money is being paid to Abacus, as a Council contribution, to develop the site?

Response 8

Council's contributions will be finalised as part of the negotiation of the Heads of Agreement with Abacus.

Clarification: When do you expect the HoA to be finalised and will Council's contribution to the developer be made public at that stage?

Question 10

How many car parks in the proposed development will be free to the public, even if limited to the first 2-3 hours for example?

Response 10

704 car spaces will be available in a council owned public car park.

Clarification: Your response did not answer our question – ie how many of the 704 car spaces you refer to will be free to users when this project is completed?

We look forward to your response.

Yours sincerely



Greg Smith
President