

Late item 8.2.3

Ordinary Meeting

Thursday, 8 November 2018

commencing at 9:00am

Council Chambers, 1 Omrah Avenue, Caloundra

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8 REPORTS DIRECT TO COUNCIL**8.2 BUSINESS PERFORMANCE****8.2.3 BRISBANE ROAD CAR PARK – VALUATION DATA****File No:** Council meetings**Author:** Manager Business Development
Business Performance Group**Appendices:** App A - Land Valuation - *Confidential**Conf 5/5*

PURPOSE

The purpose of this report is to seek Council approval to release valuation data for the Brisbane Road Car Park site.

EXECUTIVE SUMMARY

Council owns a property known as the Brisbane Road Car Park. The site consists of 9 separate titles, totaling 6,778m², with triple street frontage along Brisbane Road, First Avenue and Smith Streets, Mooloolaba. Council owned or acquired the sites over an extended period from the 1950's onwards. None of the sites were resumed and no available information from Title searches places any limitations on future uses.

The site has primarily been used as a Council car park with 176 car parking bays currently available on site.

Council identified the site as being underutilised and sought an improved community outcome from an integrated development. Following an Expression of Interest process, a Development Approval was obtained for the site, which incorporates a 704 bay Council owned car park and other integrated uses including, a hotel, retail, residential and retirement living.

At the Ordinary Meeting of 11 October 2018 Council resolved:

That Council proceed with the calling of Expressions of Interest for the site known as Brisbane Road Car Park, Mooloolaba in accordance with section 228 of the Local Government Regulation 2012, noting that the calling for expressions of interest would be in the public interest for the following reason:

- *the process will allow Council to call for and consider a variety of development proposals, including those that generally align to the existing Development Approval; with a view to identifying the solution that best aligns with the interests of the public and Council.*

Throughout the course of this project, Council has sought updated valuation data for the site based on the current development approval and other development scenarios. This information is contained in Appendix A.

OFFICER RECOMMENDATION**That Council**

- receive and note the report titled "Brisbane Road Car Park – Valuation Data**
- approve the public release of the valuation data in Appendix A.**

FINANCE AND RESOURCING

The cost to obtain the valuations for the Brisbane Road Car Park site have been accommodated within the existing project budget.

PROPOSAL

Council owns a property known as the Brisbane Road Car Park. The site consists of 9 separate titles, totaling 6,778m², with triple street frontage along Brisbane Road, First Avenue and Smith Streets, Mooloolaba. Council owned or acquired the sites over an extended period from the 1950's onwards. None of the sites were resumed and no information from Title searches places any limitations on future uses by Council.

The site has primarily been used as a Council car park with 176 car parking bays currently available on site.

Council identified the site as being underutilised and sought an improved community outcome from an integrated development.

In 2015, Council commenced an Expression of Interest (EOI) and subsequent Tender process to identify a partner to realise higher and better uses on the site. The EOI and Tender sought Hotel, Residential and Retail offerings, along with a significantly increased volume of Council car parks.

At the conclusion of the Tender process, Abacus was selected as the Preferred Respondent and negotiations commenced to finalise a contract. These negotiations did not reach finalisation and the matter is now at an end. Prior to finalisation, Abacus sought and obtained a Development Approval for the site, incorporating the following uses.

- Retail
- Residential
- Hotel
- Retirement and
- 704 Council-owned publicly accessible car parks.

Following finalisation of the previous EOI and Tender processes, Council directed the Chief Executive Officer to prepare a brief detailing options for future development of the site.

At the Ordinary Meeting of 11 October 2018 Council resolved:

That Council proceed with the calling of Expressions of Interest for the site known as Brisbane Road Car Park, Mooloolaba in accordance with section 228 of the Local Government Regulation 2012, noting that the calling for expressions of interest would be in the public interest for the following reason:

- *the process will allow Council to call for and consider a variety of development proposals, including those that generally align to the existing Development Approval; with a view to identifying the solution that best aligns with the interests of the public and Council.*

Throughout the course of this project, Council has sought updated valuation data for the site based on the current development approval and other development scenarios. This information is contained in Appendix A.

On 5 July 2018, when it was announced that Abacus had withdrawn from negotiations, the Mayor indicated that Council would publicly release the updated valuation for the Brisbane Road Car Park when it was available.

Legal

In line with the contractual obligations that exist with the service provider, Council has obtained approval to release the valuation data that appears in Appendix A.

Policy

The proposals contained in this report do not conflict with Council endorsed policies.

Risk

The release of the valuation data will assist in providing greater clarity around the significance of this Council asset to the region.

Previous Council Resolutions**Ordinary Meeting 11 October 2018 (OM18/175)**

That Council proceed with the calling of Expressions of Interest for the site known as Brisbane Road Car Park, Mooloolaba in accordance with section 228 of the Local Government Regulation 2012, noting that the calling for expressions of interest would be in the public interest for the following reason:

- *the process will allow Council to call for and consider a variety of development proposals, including those that generally align to the existing Development Approval; with a view to identifying the solution that best aligns with the interests of the public and Council.*

Special Meeting 29 June 2018 (SM18/12)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session in relation to Brisbane Road Car Park, Mooloolaba.

Special Meeting 17 May 2018 (SM18/6)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of the project to develop the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 25 January 2018 (OM18/10)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of the project to develop the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 8 December 2017 (OM17/252)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of the project to develop the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 17 August 2017 (OM17/165)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of the project to develop the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 15 June 2017 (OM17/118)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of tenders for the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 18 May 2017 (OM17/92)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of tenders for the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 8 December 2016 (OM16/242)

That Council authorise the Chief Executive Officer to proceed as discussed in confidential session on the matter of tenders for the site known as Brisbane Road Car Park, Mooloolaba.

Ordinary Meeting 10 November 2016 (OM16/216)

That Council delegate authority to the Chief Executive Officer to progress actions identified as per confidential discussions in relation to Interim Parking Arrangements.

Ordinary Meeting 28 January 2016 (OM16/11)

That Council:

- (a) receive and note the report titled "Brisbane Road Car Park "*
- (b) authorise the Chief Executive Officer to initiate tenders from the higher ranked respondents who submitted expressions of interest for the site known as Brisbane Road Car Park, Mooloolaba and*
- (c) note that a further report will be provided to Council for consideration of tenders received.*

Ordinary Meeting 23 July 2015 (OM15/127)

That Council proceed with the calling of Expressions of Interest for the site known as Brisbane Road Car Park, Mooloolaba in accordance with section 228 of the Local Government Regulation 2012, noting that the calling for expressions of interest would be in the public interest for the following reason:

- (a) the process will allow Council to evaluate submissions with a view to identifying the solution that best aligns with the interest of the public and Council.*

Special Meeting 30 March 2015 (SM15/3)

That Council proceed as discussed in confidential session.

Ordinary Meeting 11 December 2014 (OM14/187)

That Council:

- (a) develop a draft Place Making Visioning Plan for Mooloolaba that will include accessibility and parking initiatives for reporting to Council and future public consultation and*
- (b) authorise the Chief Executive Officer to undertake the actions as directed in confidential session.*

Ordinary Meeting 7 December 2011 (OM11/304)

That Council request the Chief Executive Officer to commence a detailed design process for the site, with full consideration of the broader urban precinct, including a design and development brief for consideration by Council, aimed at achieving the development of the site for a mixed use outcome including the provision of significant additional carparking for the precinct.

Related Documentation

- Place Making Mooloolaba Master Plan 2015
- Sunshine Coast Planning Scheme 2014

Critical Dates

There are no critical dates associated with this report.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will approve the public release of the valuation data in Appendix A.