



26 November 2024

Att: Kieran Fordham / Matthew Bourke

Directors

MakCorp and Lockbridge

Unit 2, 101 Northbourne Avenue, Turner ACT 2612
PO Box 6251, O'Connor ACT 2602

Dear Kieran and Matthew,

Re: Riverside Plaza parking capacity in relation to DA 2023.062

Elanor Funds Management Limited (ABN 39 125 903 031) acts as the trustee and manager of the Riverside Plaza Syndicate. The Riverside Plaza Syndicate is the current owner of Riverside Plaza located at 131 Monaro Street in Queanbeyan NSW.

We understand that an application has been lodged under DA 2023.062 to develop the site at 50 Morrisett Street which currently contains 196 public car parks. We have been provided with a copy of the TIA Report (Traffic Impact Assessment) prepared by Quantum Traffic to support the application DA 2023.062.

We have reviewed the existing carparking demand data in relation to Riverside Plaza and confirm that it is consistent with our observation of general occupancy rates. We are in support of the observations and conclusions within the TIA.

Best regards,

Matt Healy

Head of Retail, Development & Mixed Use
Elanor Investors Group

Elanor Funds Management Limited (ABN 39 125 903 031/ AFSL 398196) as trustee and manager of the Riverside Plaza Syndicate (the Syndicate)