

REPORT FOR

COUNCIL MEETING

MEETING DATE

12 APRIL 2022

RECORD NO:

D22/18555

REPORT OF:

OFFICE OF THE CHIEF EXECUTIVE OFFICER

TITLE:

**UNSOLICITED PROPOSAL - COUNCIL RESERVE - 13 AND
21-27 VALIANT ROAD, HOLDEN HILL**

PURPOSE

To provide Council with the opportunity to consider an unsolicited proposal received from Rafnix Pty Ltd to acquire the use of the Council reserve (through either purchase or lease) located at 13 and 21-27 Valiant Road, Holden Hill, against the evaluation criteria in Council's Unsolicited Proposal Policy.

RECOMMENDATION

Option A – Potential Sale

That Council resolves to:

- a) **Provide “in principle” support to proceed with the community land revocation and the potential disposal of Allotment 16 in D9917 in Certificate of Title 5274/794 and Allotment 22 in D9918 in Certificate of Title 5274/798, of O-Bahn Linear Park South located at 13 and 21-27 Valiant Road, Holden Hill, as identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, pending the outcome of negotiations with Rafnix Pty Ltd.**
- b) **Authorise the Chief Executive Officer to enter into a Deed of Undertaking with Rafnix Pty Ltd for the recovery of Council's costs associated with the community land revocation and land transfer process of the land identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022.**
- c) **Authorise the Chief Executive Officer to obtain a formal valuation for the portion of O-Bahn Linear Park South identified in Attachment 1 as identified in**

Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, to determine the current market value of the land, and to present the valuation to Council for consideration .

- d) Request the Chief Executive Officer to prepare a Community Engagement Strategy for the statutory consultation required under section 198 of the Local Government Act 1999 for the revocation of the community land identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, and to present the strategy to Council for further consideration prior to community engagement. .**
- e) Request the CEO to consult with SA Water regarding their requirements prior to a Community Engagement Strategy being presented to Council for consideration.**
- f) Authorise the Chief Executive Officer to prepare a detailed survey plan for the portion of O-Bahn Linear Park South identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, for the purposes of the community land revocation process, and to present this to Council with the Community Engagement Outcomes Report.**
- g) Request the Chief Executive Officer to seek legal advice to ascertain the most appropriate mechanism to ensure the land identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, is developed as proposed post settlement, and that if the development does not proceed in accordance with Council’s agreed expectations the land reverts back to Council’s ownership without financially disadvantaging the Council.**

OR

Option B – Potential Lease

That Council resolves to:

- a) Provide “in principle” support to proceed with the potential lease of Allotment 16 in D9917 in Certificate of Title 5274/794 and Allotment 22 in D9918 in Certificate of Title 5274/798 of O-Bahn Linear Park South located at 13 and 21-27 Valiant Road, Holden Hill, as identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, pending the outcome of negotiations with Rafnix Pty Ltd.**
- b) Authorise the Chief Executive Officer to enter into a Deed of Undertaking with Rafnix Pty Ltd for the recovery of Council’s costs associated with the Community**

Land Management Plan amendment and drafting of a lease agreement for the land identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022.

- c) Authorise the Chief Executive Officer to prepare a lease agreement for the portion of O-Bahn Linear Park South identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, having negotiated the proposed terms with Rafnix Pty Ltd, and to present the draft agreement for Council’s further consideration.**
- d) Request the Chief Executive Officer to prepare a Community Engagement Strategy for the statutory consultation required under sections 198 and 202 of the Local Government Act 1999 for the amendment to the Community Land Management Plan and long-term lease of the land identified in Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022, and to present the strategy to Council for further consideration.**
- e) Request the CEO to consult with SA Water regarding their requirements prior to a Community Engagement Strategy being presented to Council for consideration.**

OR

Option 3 – Not proceed

That Council resolves to:

- a) Not proceed further with the unsolicited proposal from Rafnix Pty Ltd, as contained within Attachment 1 of the report titled “Unsolicited Proposal – Council Reserve – 13 and 21-27 Valiant Road, Holden Hill,” and dated 12 April 2022 for the following reason/s:**
 - ☒ **Insert reason/s**
- b) Inform Rafnix Pty Ltd of Council’s decision to not proceed.**

1. BACKGROUND

Council has received an unsolicited proposal from Rafnix Pty Ltd to purchase or lease portion of Council's O-Bahn Linear Park South Reserve located at 13 Valiant Road and 21-27 Valiant Road, Holden Hill (subject land), to facilitate the expansion of the Supashock Advanced Technologies operations at 2-6 Ardtornish Street, Holden Hill. This report considers the proposal and the implications / opportunities it presents for our community and outlines the next steps if Council resolves to proceed further.

Rafxix is the Family Trust of Mr Oscar Fiorinotto whilst Supashock is privately owned by Mr Oscar Fiorinotto (51%) with Rheinmetall Defence Australia Pty Ltd a minority shareholder (49%). Rafnix is the owner of the premises at 2-6 Ardtornish Street, Holden Hill. Supashock leases the premises from Rafnix.

Details of the subject land are:

- ☒ Allotment 16 in D9917 in Certificate of Title 5274/794 (13 Valiant Road)
- ☒ Allotment 22 in D9918 in Certificate of Title 5274/798 (21 - 27 Valiant Road).
- ☒ The land has a total site area of 3,207m².
- ☒ Classified as Community Land and known as part of O-Bahn Linear Park South
- ☒ Both sites are within the Employment Zone of the Planning and Design Code.
- ☒ A council drainage pipe traverses the reserve which will require an easement.
- ☒ Council's records indicate SA Water infrastructure is located on Allotment 22.



Figure 1 – Location of portion of O-Bahn Linear Park South for potential purchase/lease.

1.1 The Proposal

Rafnix (the proponent) is seeking the exclusive use of the reserve to develop a car park for the Supashock premises, which will facilitate the company's expansion on their site at 2-6 Ardtornish Street.

Supashock plans to expand its fabrication and machining operations to consolidate with its engineering and product development activities in Holden Hill, and to expand its artificial intelligence capability. These initiatives will require an expansion of more than 5000m² of production, showroom and office floor space on the Ardtornish Street site, as well as an increased work force of up to a further 100 employees.

The proponent advises that at least 100 parking spaces will be required for existing and additional staff associated with the proposed expansion on the Ardtornish Street property. Following the development and expansion only 35 parking spaces can be provided on the existing Ardtornish site, resulting in a shortfall of 65 spaces.

Supashock has not yet sought Development Approval under the *Planning, Development and Infrastructure Act 2016*, as it is first seeking Council's "in-principle" support for the exclusive use of the land for a car park prior to lodging a development application.

As the subject land is Community Land, the two mechanisms that can facilitate the exclusive use request are:

- ☒ Option A – revocation of community land status and disposal of the subject land
- ☒ Option B – amendment to the Community Land Management Plan (CLMP) for a long-term lease (which is a maximum 42 years under the *Local Government Act 1999*).

The proponent has indicated a clear preference for purchasing the land, with a preparedness to offer "market value."

The proposal in full can be viewed in Attachment 1.

1.2 Process

In order for the proposal to progress, the following processes (some of these required by legislation) need to occur. Note that steps 2 and 3 may occur concurrently but step 3 is conditional on the outcome of step 2.

- Step 1 – Council to consider whether to proceed with the unsolicited proposal, and which option is preferred by Council.
- Step 2 – Revocation of community land process (disposal option) or update to the CLMP (lease option) under the *Local Government Act 1999*. Both processes

include community engagement. Note that the land does not need to be rezoned.

Step 3 – Development application for the Supashock expansion at 2-6 Ardtonish Street and associated car park on subject Council reserve (*Planning, Development and Infrastructure Act 2016*).

Step 4 – Settlement and land transfer (disposal) or execution of lease agreement.

Step 5 – Construction of Supashock expansion and car park.

The purpose of this report is to assist Council with undertaking Step 1 i.e. evaluating the proposal against Council's relevant policies and then to consider whether to proceed to Step 2.

2. DISCUSSION

As the proposal involves Council land, the evaluation criteria for the proposal is drawn from two Council policies:

1. [Unsolicited Proposals Policy](#)
2. [Disposal of Land and Assets and Acquisition of Land Policy](#).

Assessment of the criteria is discussed below.

2.1 Unsolicited Proposal Policy

Council's *Unsolicited Proposals Policy* reinforces Council's willingness to consider unsolicited proposals from private entities to explore innovative ideas that support local economic growth, contribute to the best use of public assets and deliver a high quality of service to the community in line with Council's Strategic Plan, vision and aspirations.

In determining whether an unsolicited proposal displays sufficient merit to progress and enter into exclusive negotiations, Council must have regard to the Principles of Consideration in the *Unsolicited Proposals Policy*.

An evaluation was conducted on 16 March 2022 by a panel of key staff. A number of clarifications were sought from the proponent and the updated submission was further considered by the panel. Table 1 outlines the panel's evaluation.

Table 1 - Evaluation against Principles of Consideration in Council's Unsolicited Proposals Policy

Evaluation Criteria	Comments by the Evaluation Panel
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Community Need/Council Priority The proposal should be consistent with the Council's objectives outlined in its Strategic Plan and provide a positive economic, social, cultural or environmental outcome for the Council.	• Supports Strategic Plan via: <i>Objective 3.3 - A local economy that is resilient and thrives, where businesses are supported to grow and prosper, provide local jobs and sustain our community and visitors and utilise technology to improve the liveability of our City.</i> • Growth of 100 additional jobs once development complete, construction and supply chain jobs – Highly specialised industry field, unclear how many jobs will be filled by local residents. • Removes need for ongoing maintenance costs of reserve • Reduces number of vehicles parking in the street • Contributes to the profile of City of Tea Tree Gully as a location of choice for industry
Value for Money The proposal should represent value for money for Council and the community when any form of financial contribution or risk sharing with Council is proposed.	• The proponent prefers a purchase option. • In the submission no financial offer had been provided by the proponent at the time of the evaluation. • Proponent has however indicated willingness to pay market value for the land. • Council will need to seek an independent market valuation. • The land is already zoned Employment Zone, so the value will reflect the possible uses for the land (not just a reserve). • Financial support is not required however legislative support in relation to Council's procedures would be required.

Capacity and Capability of proponent The proponent should demonstrate it has the capacity and capability to deliver the proposal in a timely manner.	• The proposal reflects capacity and incentive to deliver the proposal. • Has spent considerable funds to date in design of expansion. • The proponent has secured a Federal grant to expand and has a timeline on this. • Third parties have been involved in the project including architects and planning consultants.
Council's Land and Assets Policy In the case of land and assets, the proposal should be considered against the principles and considerations outlined in Council's <i>Disposal of Land and Assets and Acquisition of Land Policy</i>.	• See Table 2 below for evaluation against the <i>Disposal of Land and Assets and Acquisition of Land Policy</i>.
Uniqueness of Proposal The proposal should exhibit sufficient uniqueness to justify a departure from the competitive bidding process.	• The proponent owns the premises of the Supashock facility on Artornish Street therefore this is seen as an advantage. • The integration/interdependence of the car park and the Supashock expansion is unique. • Supashock has Federal Government support and has been recognised by as a world-class manufacturer. • It's considered a combination of these factors that make the proposal unique and cannot be readily delivered by others.
No competing proposals The subject matter of the proposal should not already be under consideration by Council via an existing or planned procurement process.	• None known. • In this case, no weightings were applied to the criteria as there was only one proposal to consider and therefore no comparison necessary.

2.2 Disposal of Land and Assets and Acquisition of Land Policy

As the unsolicited proposal involves a potential land sale, the evaluation must also consider Council's *Disposal of Land and Assets and Acquisition of Land Policy*. Table 2 below outlines the matters that should be considered prior to disposal of community land.

Table 2 - Evaluation against the Disposal of Land and Assets and Acquisition of Land Policy.

Principles for Council to have regard	Comments by the Evaluation Panel
The usefulness of the Land or Asset	Classified as "Amenity Area." No site improvements and is not used for active or passive recreation.
The intention for the use of the Land	Car park for Supashock expansion.
The current market value of the Land or Asset	Valuer General valuation: \$320,000 – 13 Valiant Road, Holden Hill \$295,000 – 21-27 Valiant Road, Holden Hill
The total estimated value of the Disposal	Independent valuation to be obtained to determine current market value.
The annual cost of maintenance	Minimal (approx. \$1,140pa) Basic maintenance only.
Any alternative future use of the Land including the inclusion of affordable housing	Remain as a reserve.
The number of known potential purchasers of the Land	One – proponent.
Any duplication of the Land or Asset or the service provided by the Land or Asset	Other amenity reserves within close proximity closer to residential areas.
Any impact the Disposal or Acquisition of the Land or Asset may have on the community	Pros - Increase in jobs due to expansion - Supashock cars off the street - Would provide funding to improve other community assets / reduce debt.

	Cons • Removal of trees / reduced tree canopy • Potential lower level of amenity for residential properties opposite the reserve to the south-west.
Any cultural or historical significance of the Land or Asset	• None known
The positive and negative impacts the disposal of the land or asset may have on the operations of the Council	• Negligible impact • No maintenance requirement.
The long-term plans and strategic objectives of the Council	• Long Term Financial Plan • Strategic Plan - <i>Objective 3.3 - A local economy that is resilient and thrives, where businesses are supported to grow and prosper, provide local jobs and sustain our community and visitors and utilise technology to improve the livability of our City.</i>
The remaining useful life, particularly of an Asset	• Amenity reserve, 91% of trees are in good condition.
A benefit and risk analysis of the proposed Disposal	• See section 6 of the report.
The results of any community consultation process	• Community engagement to occur as required under Local Government Act.
The opportunity to promote local economic growth and development	• Will provide an opportunity for Supashock to expand in Holden Hill.
Any restrictions on the proposed Disposal and Acquisition	☒ Expected that restrictions / requirements of both parties would be clarified through Heads of Agreement. ☒ Reliant on community land revocation and development approval.
The content of any Community Land management plan (CLMP)	• Community land revocation proposed if sale is pursued. • CLMP will need to be updated if lease option is pursued.

Delegation limits, taking into consideration accountability, responsibility, operation efficiency and urgency of the Disposal or Acquisition	Presented to Council as per <i>Unsolicited Proposals Policy</i> and relevant delegations.
Potential revenue from disposal – impacted by topography and physical attributes including above and below ground infrastructure; preferred development outcomes such as housing density and development design; and current property market	- Proponent identified a willingness to pay market value, however no financial amount had been provided at the time of the evaluation. - Independent valuation will provide an indication of potential revenue.
Compliance with statutory and other obligations	<i>Local Government Act</i> – Community Land revocation if sold or CLMP amended if leased - Disposal contingent upon Development Approval under the PDI Act.
Any potential land contamination or remediation costs	Unknown at this stage, however the land is proposed to be used as a car park, not a sensitive land use.
Any other relevant policies of the Council	- Unsolicited Proposals Policy - Open Space Policy - Community Engagement (Public Consultation) Policy - Tree Management Policy
Assessment Criteria	Comment
Ecological Value	Eucalyptus species on site provide some habitat and contribute to “stepping stone” corridors for birds. No native understorey present. Pepper trees are not native and provide little habitat value to fauna.
Trees and vegetation	- Total 82 trees on the subject land - One regulated tree (Claret Ash) located on 21-27 Valiant Road. 91% of the trees are in good health. 4% are in fair health. 5% are in poor health. - The proposal would potentially require 57 trees to be removed (depending on final car park design).

	☒ Potential to include replacement tree plantings in design.
Character and appeal	☒ Originally set aside as an amenity area for industrial park. The southern part of the reserve offers a visual buffer between residential properties to the south-west and industrial area.
Accessibility	☒ N/A not used for active or passive recreation.
Recreational value	☒ Nil. No recreation facilities present.
Cost of maintenance	☒ Approximately \$1,140 per annum.
Contamination	☒ No known contamination.
Climate change	☒ Would increase climate impacts by reducing green space and increasing hard surfaces (e.g. heat island as a result of hard surfaces). This risk can be managed through choice of appropriate material when constructing the carpark and planting of trees. ☒ Increase surface run-off from rain water and increasing the demand on existing stormwater infrastructure, creeks and waterways. Appropriate water sensitive urban design can mitigate against this risk. This could be considered in the Deed of Undertaking.

3. FINANCIAL

The following sections detail the financial implications of each option:

3.1 Option A – Proceed to the next stage of the disposal option

At this point in time, an independent valuation has not been obtained to identify the current market value of the subject land as zoned Employment Zone.

As a rough guide, Council has on record the current Valuer General valuation of the two allotments making up the subject land:

- ☒ \$320,000 – 13 Valiant Road, Holden Hill
- ☒ \$295,000 – 21-27 Valiant Road, Holden Hill.

If Council wishes to proceed with Option A, it is recommended that staff commission an independent market valuation to present back to Council after negotiating with the proponent. This will provide Council with an opportunity to consider the purchase offer prior to deciding whether to proceed further and commence community engagement.

3.2 Option B – Proceed to the next stage of the lease option

The *Local Government Act 1999* enables the lease to be granted over community land for a maximum term of 42 years. Note that this does not prevent a new lease being granted at the expiration of 42 years, subject to relevant legislation at the time.

Given the size of the subject land and its proposed exclusive use, tenure of the subject land could generate an income of at least \$30,000 per annum with a potential annual increase of 3% per annum over the term of the lease and future leases.

If Council wishes to proceed with Option B, it is recommended that staff commission an independent market valuation and present back to Council after negotiating the lease terms with the proponent. This will provide Council with an opportunity to consider the exact terms of the lease prior to proceeding further and commencing community engagement.

3.3 Option C – Do not proceed

If Council resolves to not proceed with the unsolicited proposal for 13 and 21-27 Valiant Road, Holden Hill, the status quo will remain in terms of ongoing maintenance costs and current use of the road network for overflow parking.

Supershock will need to reconsider its plans to expand its operations as detailed in the proposal as additional parking cannot be accommodated on the site with the current proposal.

3.4 Recovery of Costs

Both the *Unsolicited Proposals Policy* and *Disposal of Land and Acquisition of Land and Assets Policy* include Council's ability to recover the costs of any application for land purchase from the proponent. Rafnix has advised they are willing to enter into a Deed of Undertaking to pay all associated costs incurred by Council in preparing for, commencing and carrying out the processes required under the *Local Government Act 1999* to dispose of or lease the land.

"Associated costs" includes, but is not limited to, advertising costs, statutory and administration charges, survey costs, service relocation (e.g. stobie poles, water, sewer, gas mains, Telstra cables), fencing, valuation, legal and conveyancing costs or any other costs that the CEO deems appropriate to recover.

The proponent will also be responsible for the development of the car park and ongoing maintenance costs in the case of the lease option.

The proponent will be responsible for covering all cost associated with creating an easement for the existing stormwater infrastructure on 13 Valiant Road, Holden Hill and 21-27 Valiant Road, Holden Hill.

4. STRATEGIC OBJECTIVES

Strategic Plan

The following strategic objectives in Council's Strategic Plan 2025 are the most relevant to this report:

Objective	Comments
Community	
<i>People can have a say in decisions that affect them and the key decisions of the Council</i>	If the proposal proceeds to the next step, community engagement will be undertaken in accordance with Council's <i>Community Engagement (Public Consultation) Policy</i>
Environment	
<i>Environmentally valuable places and sites that are flourishing and well cared for</i>	Opportunity to consider additional upgrades in the area if surplus funds are available.
<i>We are resilient to climate change and equipped to manage the impact of extreme weather events</i>	The proposal would reduce green space and increase hard surfaces, and therefore contribute to the heat island as a result of hard surfaces. Which may be offset in part by the planting and establishment of trees as part of the car park
<i>Our tree canopy is increasing</i>	The proposal would likely result in approx. 57 trees being removed, albeit some replacement trees are expected to be included in the car park design, however it will take time for canopy coverage to establish.
Economy	
<i>A local economy that is resilient and thrives, where businesses are supported to grow and prosper, provide local jobs and sustain our community and visitors</i>	A car park is proposed on the site to support the expansion of the Supashock facility, creating approximately 100 additional jobs, plus will support

<i>and utilize technology to improve the livability of our city</i>	construction and post construction supply chain employment.
Places	
<i>Neighbourhoods are easy to move around and are well connected with pedestrian and cycle paths that offer an alternative to cars</i>	The future design of the car park will consider safe pedestrian connectivity to the Supashock site.
<i>Buildings and places are energy efficient, well designed and display a uniqueness of character and identity</i>	A development application for the Supashock expansion and car park will need to be assessed against the Planning and Design Code.
<i>Infrastructure and community facilities are fit for purpose, constructed using sustainable practices and well maintained</i>	
Leadership	
<i>Leadership and advocacy is focused on the long term interests of the community</i>	Land sales/leases generate economic stimulus in the construction industry and associated sectors.
<i>Planning considers current and future community needs</i>	Site is considered to be strategically suitable for disposal.
<i>Delivery of services is sustainable and adaptable</i>	The Long Term Financial Plan 2019-2030 has a guiding principle that states Council will “continue to review assets for possible sale with proceeds being reinvested into city and community.”
<i>Decision making is informed, based on evidence and is consistent</i>	The outcome of community engagement will be reported to Council, including verbatim comments.
<i>Major strategic decisions are made after considering the views of the community</i>	Community engagement will be undertaken if Council proceeds to the next step.

Organisation Plan

Our Strategic Plan is supported by an Organisation Plan which focuses on four key themes of organisational excellence. The themes most relevant to this report are: Future Capability and Sustainable Operations.

Community Land Management Plans

The subject portion of Council land is included in the Community Land Management Plan (CLMP) for Holden Hill: O-Bahn Linear Park South (see Figure 2). A car park for private enterprise is not listed in the current CLMP.

The lease option will require an amendment to the CLMP, and the sale option of the subject Council reserve will require the revocation of the community land classification prior to the disposal or sale of the land.

Either option will require community consultation and Council to follow the relevant steps set out in its public consultation policy in accordance with the *Local Government Act 1999*.



Figure 2: O-Bahn Linear Park South Reserve

Policies / Strategies

Unsolicited Proposals Policy

Refer Section 2.1 of this report.

Disposal of Land and Assets and Acquisition of Land Policy

Refer Section 2.2 of this report.

Open Space Policy

All of O-Bahn Linear Park South is classified as an “Amenity Area” under the Council’s *Open Space Policy*. Amenity areas are defined as:

“Areas of planting with a focus on improving the visual appeal and functionality of a space. These areas may include:

- ☒ *traffic control devices including median strips, round-a-bouts and pedestrian refuges*
- ☒ *carparks including garden beds and kerb and gutter*
- ☒ *areas of isolated roadside landscaping including median strips, verges and nature strips*
- ☒ *landscaped areas around community buildings*
- ☒ *high amenity streetscapes e.g. main roads throughout the Modbury Precinct Areas and Montague Road and the Clovercrest shopping area.”*

Tree Management Policy

Council’s *Tree Management Policy* recognises Council’s position in regard to increasing canopy cover through the effective management of trees under Council’s care and control. The removal of trees for development benefit will need to be considered under this policy once a development application is lodged.

Community Engagement Public Consultation Policy

Refer Section 12 Community and Stakeholder Engagement of this report.

5. LEGAL

Local Government Act 1999

Council must comply with the requirements of the *Local Government Act 1999* (the Act) when proposing to the sale or disposal of community land. Essentially, if Council is considering sale or disposal of land classified as community land it must adhere to the requirements of section 194(2)(a) of the Act and follow the relevant steps set out

in its public consultation policy. Ministerial approval for the proposal is subsequently required (section 194(3) of the Act), following which Council must formally resolve to revoke the community land classification. The revocation process is to be completed prior to sale or disposal of the land.

Section 202(3)(1) of the Act states that *A council may grant a lease or licence over community land* and section 202(3)(2) states that before Council grants a lease or licence relating to community land it must follow the relevant steps set out in its public consultation policy.

Planning, Development and Infrastructure Act 2016

In order for the Supashock expansion and the car park to proceed development approval will be required under the *Planning, Development and Infrastructure Act 2016*. The Council Assessment Panel is likely to be the relevant authority for the decision on whether to grant planning consent.

6. RISK – IDENTIFICATION AND MITIGATION

Option A – Proceed to the next stage of the disposal option

Benefits

- ☑ Provides long-term certainty to the proponent and confidence to undertake expansion
- ☑ Additional jobs created in the area in construction and post construction.
- ☑ Council eliminates the maintenance and administrative costs associated with ownership of the land.

Risks

- ☑ There is no guarantee that the Supashock development will go ahead even after gaining development approval
- ☑ Council is unable to control the use of the land once it is in private ownership; it could be sold on and used for other purposes as per the Employment Zone
- ☑ Council can require an additional legal instrument (such as a Land Management Agreement) to ensure that the subject land and the Supashock site at 2-6 Ardtornish Street are linked
- ☑ No control over the trees as only one is identified as a Regulated Tree and is subject to planning controls under the PDI Act.

Measures to mitigate development uncertainty are discussed in section 6.1 below.

Option B – Proceed to the next stage of the lease option

Benefits

- ☑ Council can control the land use and maintenance standards, including trees and vegetation

- ☒ Provides ongoing income for Council
- ☒ Additional jobs created in the area in construction and post construction
- ☒ Council can benefit from future capital gains associated with increased land value
- ☒ The subject land can revert to Council occupation at the conclusion of the lease period with the lease holder responsible for remediation.

Risks

- ☒ Maximum 42 year lease may not provide sufficient long-term certainty for the proponent as there is no guarantee another lease will be granted upon expiration
- ☒ Council to administer the lease.

Option C – Do not proceed to the next stage of the process

Benefits

- ☒ Status quo remains – the land remains in Council ownership and all trees are retained in the “amenity area.”

Risks

- ☒ Supashock will not be able to undertake its expansion as planned, and may move out of Council area
- ☒ Potentially, opportunity for additional employment in the area will be lost
- ☒ Potentially, opportunity to address overflow parking in the area will be lost.

6.1 Certainty of development outcome

The unsolicited offer has been made by Rafnix with a commitment to develop the site to facilitate the Supashock expansion. Council’s understanding and expectation would be that the use of the reserve is to be conditional on development of this proposal outlined by Rafnix. This is also likely to be what the community expect.

Firstly, if after Council provides “in principle” support for either a disposal or lease, the Supashock expansion does not receive Development Approval under the Planning, Development and Infrastructure Act 2016, then the disposal or lease will not proceed.

Secondly, even if the Supashock expansion does receive Development Approval, there is no guarantee the development will go ahead post-settlement (for the disposal option).

It is recommended that in order to mitigate potential risks of the land being used for purposes other than this proposal, special conditions of contract for sale should be pursued to ensure the development of the land proceeds as proposed in a timely manner, and to ensure that if the development does not proceed in accordance with Council’s agreed expectations, the land will revert back to Council’s ownership

without financially disadvantaging the Council. Risk will also be mitigated by the Council conducting a thorough process of due diligence prior to entering a future binding commitment.

7. ACCESS AND INCLUSION

N/A

8. SOCIAL AND COMMUNITY IMPACT

If the project proceeds with a land sale or lease, there will be a loss of an amenity area due to it being converted to a car park, albeit landscaping will be incorporated into the car park design. Although the reserve currently accommodates low usage level, there will be a loss of visible open space.

The community will directly and indirectly benefit through economic stimulus of the Supashock expansion and associated jobs growth.

9. ENVIRONMENTAL

The development of the car park will result in a loss of green space and approximately 57 trees (depending on car park design). One tree has been identified as a regulated tree (highlighted at “Tree Number 3” in Figure 3). The indicative car park design does not extend as far south as the regulated tree indicating the proponent’s intention to retain the tree.

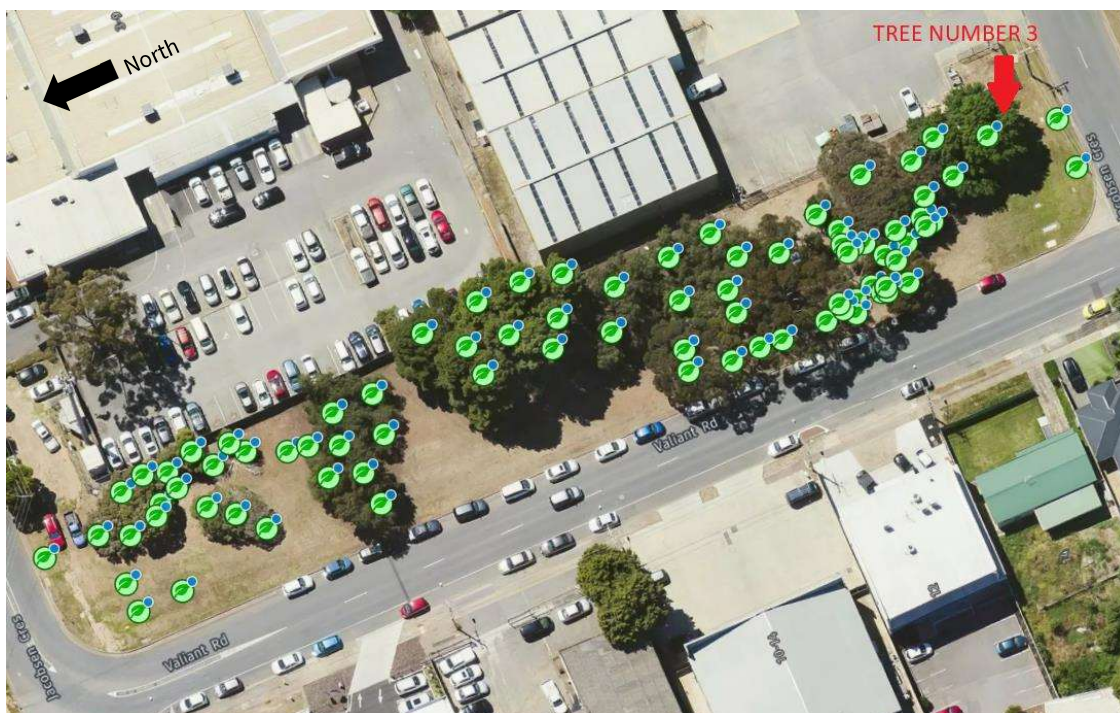


Figure 3: Location of trees on the subject land. “Tree Number 3” indicates the Regulated Tree.

There is an opportunity to establish a new street tree canopy, incorporate soft landscaping and water sensitive urban design techniques in the design of the car park.

10. ASSETS

The reserve is assigned a “basic” maintenance quality standard. This is the lowest acceptable maintenance standard due to its asset class and low level of utilisation. It has been estimated that maintenance of this reserve costs Council approximately \$1,140 per annum. This will no longer be required if development of a car park proceeds. The proponent will be responsible for future maintenance.

There is a 300mm Council drainage pipe that runs parallel to the eastern boundary of 13 Valiant Road (see Figure 4). An easement in favour of Council will be required to protect and access this asset, which will be established at the proponent’s cost.

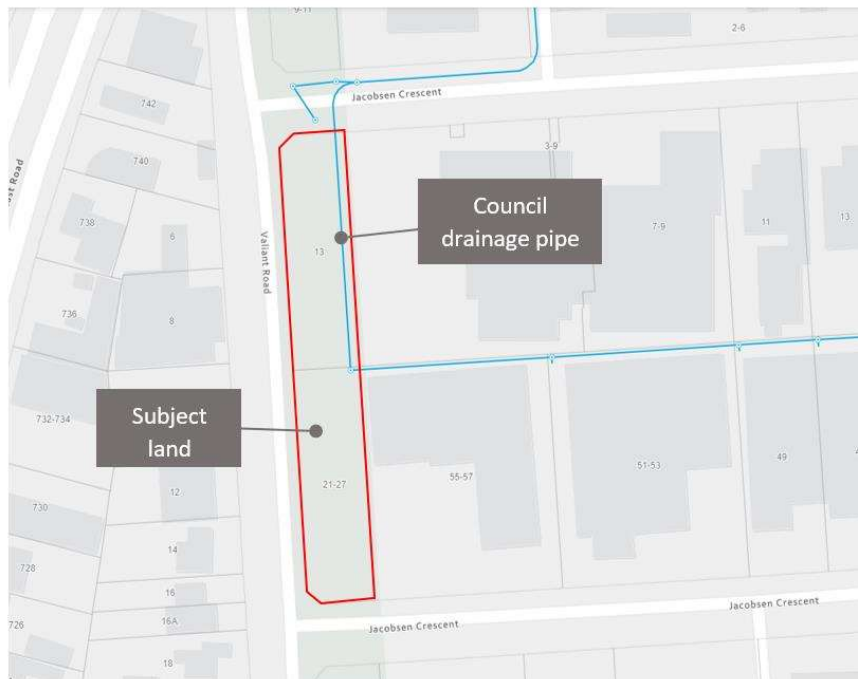


Figure 4: Location of Council pipe

11. PEOPLE AND WORK PLANS

If the project were to proceed to the next stage, the engagement process and commission of the survey and valuation will be managed by staff, utilising consultants and accommodated in staff work plans.

12. COMMUNITY AND STAKEHOLDER ENGAGEMENT

If the project were to proceed to the next stage, a community engagement strategy will be presented to Council at the next available meeting after further negotiations have taken place regarding Council's preferred option of a sale or lease.

SA Water will need to be consulted on the proposal as Council records indicate there is a water main running east-west through the southern property.

13. COMMUNICATIONS OF COUNCIL DECISION

The proponent will be notified of Council's decision on whether to progress the proposal to the next step.

14. INTERNAL REPORT CONSULTATION

The following staff have been included in the consultation process in the preparation of this Report.

Name	Position	Consulted about
Deana Taglierini	Governance Advisor	Recommendation
Justin Robbins	Manager Finance & Rating Operation	Evaluation panel member and potential income from lease
Gabby D'Aloia	Manager Civil Assets	Evaluation panel member
Jonathan Foong	Group Coordinator, Water Waste & Environment	Evaluation panel member
Chelsea Tully	Team Leader Planning	Development application
Rosa Ggetti	Property & Projects Facilitator	Community Land Management Plan
Sarah McDougall	Community Engagement Officer	Community engagement
Matthew Nisbet	Team Leader Street Tree Development	Number of trees and condition

Attachments

1. [Rafnix/Supashock unsolicited proposal - Valiant Road, Holden Hill - 23 March 2022](#)77

Report Authorisers

Cherie Gill	
Senior Strategy Planner	8397 7352
Victoria Masterman	
Team Leader Planning Strategy	8397 7300

Item 12.1

Ingrid Wilkshire
Manager City Strategy

8397 7292

Rafnix Pty Ltd

ACN 627195340

And



Unsolicited Proposal to Tea Tree Gully Council

To Purchase or Lease Council Owned Land at 13 & 21-27 Valiant Road Holden Hill

2-6 Ardtornish St
Holden Hill SA 5088

23 March 2022

Proposal

Rafnix Pty Ltd ('Rafnix') is submitting this unsolicited proposal to purchase or lease the two Reserve allotments currently owned by the City of Tea Tree Gully ('the land'). This unsolicited proposal is linked to and should be considered in conjunction with a proposal to Council by Rafnix to increase the current undercover floor space of the company's premises at 2-6 Ardtornish Street Holden Hill to accommodate expansion activity by our tenant, The Dynamic Engineering Solutions Pty Ltd (T/A Supashock). It must be emphasized that failure to secure Council approval for the building extension at Ardtornish Street will render the proposal by Rafnix to purchase or lease the land redundant.

Certificates of Title and Deposited Plans for both allotments are attached. Details of the land are:

- Reserve Allotment 16 in D9917 in CT 5274/794 (13 Valiant Road Holden Hill). Allotment 16 has an area of 1,622 square metres.
- Reserve Allotment 22 in D9918 in CT 5274/798 (21 - 27 Valiant Road Holden Hill). Allotment 22 has an area of 1,585 square metres.

The land has a total site area of 3,207 square metres.

Zoning: Employment Zone

The land, outlined in red below, is currently set aside by Council as reserve, however the site adjoins and is surrounded by industrial properties and Valiant Road. The company's Ardtornish Street headquarters is outlined in blue on Figure 1. The only exception is a pair of semi-detached dwellings at 16 and 16A Valiant Road, situated on the western side of Valiant Road and facing generally towards Jacobsen Crescent and the most southerly end of the land. These dwellings are situated in the General Neighbourhood Zone.

The land is not used for active or passive recreation purposes but is informally and regularly used by surrounding businesses for employee parking.



Figure 1: Site context, [Source: MetroMaps 5 February 2022]

The land in relation to the Supashock headquarters at the corner of Jacobsen Crescent and Ardtornish Street is shown on the Site Identification Plan attached to this submission.

Rafnix proposes to convert and develop the land into a car park to accommodate required parking for the Supashock premises at 2-6 Ardtornish St, Holden Hill, to facilitate the company's expansion on this site. At least 100 parking spaces will be required to provide car parking for existing and additional staff associated with the proposed expansion on the Ardtornish St property and relocation and growth of Supashock fabrication, light manufacture and assembly operations from Edinburgh to Holden Hill. It is expected that not more than 35 parking spaces can be provided on the Ardtornish site following redevelopment and expansion, resulting in a shortfall of 65 spaces.

Proposed expansion of the Ardtornish Street headquarters is shown on the attached Site Plan prepared by Woolcock Construction.

Two service easements for sewerage purposes are in favor of SA Water. The easements are 3.0 metres wide and run east-west towards Valiant Road and are located at the northern and southern ends of the land. Rafnix would be pleased to consult with SA Water, if Council agrees to further examine the merits of this proposal, to ensure that the agency has no objection to the development of the land for employee parking purposes.

Rafnix will apply for Development Approval to Council for the Ardtornish Street expansion. The 2 applications are linked, with the requirement to secure additional land for carparking contingent on securing Development Approval for expansion at Ardtornish Avenue.

Supashock seeks to expand its fabrication and machining operations to consolidate with its engineering and product development activities in Holden Hill, and to expand its artificial intelligence capability. These initiatives will require an expansion of more than 5000 square metres of Production, Showroom and Office floor space as shown on the Site Plan, as well as additional employment expansion for up to a further 100 employees (from the current level of 65 FTEs to around 165 FTEs).

The company also operates a second site incorporating a final assembly and final testing facility at 40 Cavan Road Dry Creek. The Cavan Road site is required due to the heavy nature of the activity involved and the need for high inwards and outwards traffic flow and overhead cranes. Our large systems, including truck and tank suspension systems and large-scale loading systems, will be consolidated at the Cavan Road site following expansion of the Ardtornish Street premises.

Alternative Sites

Many millions of dollars have been invested into the Ardtornish Street site to make it fit for purpose, for advanced technology research and development. Further substantial investment is now required to accommodate the extensions necessary to grow the business.

There are no privately owned sites within safe and convenient walking distance to the Ardtornish Street headquarters of equivalent size to Allotments 16 and 22 for employee parking purposes. Indeed, the entire Employment Zone at Holden Hill on both sides of the O'Bahn Busway corridor is almost fully developed for industrial and commercial purposes.

It is apparent from Figure 1 that the entire industrial estate west of the O'Bahn Busway corridor is fully developed.

Supashock Background

Supashock is a world class designer and manufacturer of advanced dynamic motion and vibration control systems located in Holden Hill, Adelaide. The Company was established in 2005 with a focus on delivering innovative, high-quality solutions into the international motor sports sector that improve safety and performance. Since that time, the company has developed and patented high-end IP and invested in state-of-the-art computing capability, including advanced engineering and simulation together with artificial intelligence and machine learning, and extensive advanced manufacturing capability. These initiatives have enabled the business to grow its market reach.

The company now supplies advanced suspension and vibration control solutions globally to defence, autonomous vehicles, OEM 4x4 vehicles, mining vehicles and motorsports. Overseas markets represent approximately 80% of Supashock's annual revenue and are expected to grow dramatically with the company recently securing work from Germany, Hungary and Czechoslovakia.

Supashock systems are state of the art and unique, providing bespoke active and passive suspension solutions to applications across a range of industries, with a focus on defence. Our business model involves product development and customisation around patented core technology and know-how followed by prototyping, in-field testing and evaluation, and scale manufacturing.

Supashock is currently perceived as the Global Centre of Excellence for Design and Development of Advanced Vibration Control Systems for Rheinmetall Defence worldwide.

The company currently operates across two sites:

- 2-6 Ardtornish Street, Holden Hill: Head Office with management and administration, procurement, QA, engineering and design as well as machining and assembly. Currently, approximately 65 people work at Holden Hill; and
- 40 Cavan Road, Dry Creek 5094: Fabrication, manufacturing, and assembly of large-scale systems. 20 employees.

The company is seeking to expand the Holden Hill site to focus on precision engineering and design and development of advanced systems, including autonomous systems. This will require additional undercover workshop, showroom and office accommodation which will more than double the floor area current building by around 6,880 square metres including loading bays, as detailed on the attached Site Plan. This building expansion will mean the business will need to use a number of existing employee car parking spaces which in turn will require additional off-site carparking to accommodate the expansion.

Rafnix Pty Ltd (ACN 627195340) ATF The Rafnix Property Trust (ABN 34 128 007 253) is the current owner of the Ardtornish Street property and will be the proponent for purchase or lease of the land facing Valiant Road. Some 5138m² of the total site undercover area of 5,784 square metres within the Ardtornish Street property is leased to Supashock until 30 April 2024 with further options for extensions to 30 April 2034. The balance of the Ardtornish Street property is leased to Rheinmetall Electronic Systems design and engineering. Overall site use is best described as Research and Development.

Rafnix is the Family Trust of Mr Oscar Fiorinotto while Supashock is privately owned by Mr Oscar Fiorinotto (51%) with Rheinmetall Defence Australia Pty Ltd a minority shareholder (49%).

Rafnix has also leased the separate free-standing Administration Office (646m²) within the Ardtornish Street site to Rheinmetall Electronic Solutions, who also employ around 20 skilled engineers on site.

Car Parking Requirements

The attached Site Plan by Woolcock Construction shows the extensions planned for the Ardtornish Street site. In summary, the existing building of 5,335 square metres will more than double in size, with the addition of a new warehouse of 5,620 square metres, a new showroom of 210 square metres and a new Level 1 office of 1,050 square metres.

The current Ardtornish Street site has undercover facilities of 1175m² of office area and 4,463m² of warehouse floor area. Under the previous Development Plan this equates to a requirement of 67 car park spaces - 39 spaces and 28 spaces respectively. There are currently 81 car parks on the Ardtornish Street site.

Supashock has requested Rafnix to deliver an additional 6,880m² of floor space to enable it to expand its activities on site to meet identified export and Australian orders. This additional floor space will be the subject of a separate Development Application to Council but will give rise to a requirement for additional off street employee parking, bringing the total requirement at Holden Hill to at least 100 spaces to service the expanded development.

Supashock estimates that in building an additional 6,880m² of floor space, it will only be possible to accommodate 35 parking spaces on the Ardtornish Street site. To make up the shortfall, Rafnix seeks approval to lease or purchase the land at Valiant Road and develop it for off street parking. It is estimated that at least 74 car parking spaces could be developed on the Valiant Road site, with the ability to retain healthy native trees to enhance the environmental condition and appearance of the land.

Allotments 16 and 22 are on the opposite side of the road from 2-6 Ardtornish Street but on a bend in the road where vehicle speeds are slow. Rafnix would be pleased to assist with the installation of a zebra crossing in accordance with Council's requirements to facilitate safe and convenient employee access across Jacobsen Crescent.

Environmental and Interface Impacts

With a combined site area of 3,207 square metres, and the existence of mature trees on the land, the opportunity exists to design the car park to retain at least some of these trees, preferably the eucalypt trees but not the pepper trees which are not native and can be removed. If Council is prepared to progress consideration of the proposal, a Features Survey will be commissioned which identifies where the trees are located, and the carpark will be redesigned accordingly so that as many healthy eucalypt species as possible can be retained and incorporated into the employee carpark design.

If sufficient space is available, it may also be possible to incorporate stormwater detention in association with the retention of native vegetation on any parts of the land not required for employee parking purposes.

The proposal is unlikely to have a negative interface impact because all surrounding properties (other than a pair of semi-detached dwellings at 16 and 16A Valiant Road) are used for commercial and industrial purposes. The southern end of the reserve opposite the semi-detached dwellings (Reserve Allotment 16 at 13 Valiant Road) is the most distant part of the land from the Supashock premises. This end of the site offers the greatest potential to be used for stormwater detention in association with the retention of healthy and mature native vegetation.

Principles Guiding Council's Disposal of Assets

The following addresses Rafnix's response to Council's "Unsolicited Proposals: Guide for Proponents" document.

1 Preliminary Meeting

Supashock's Founder and Chief Executive Officer Oscar Fiorinotto, other company executives and their project team met with the Council's Chief Executive Officer Mr John Moyle, Cherie Gill (Senior Strategy Planner) and Chelsea Tully (Senior Development Assessment Officer) at the Ardtornish Street premises on Wednesday 23 February 2022.

It was agreed at that meeting that the company should formally request Council's consideration of its proposal to lease or acquire 13 & 21-27 Valiant Road Holden Hill for employee parking purposes to underpin the planned expansion of the Ardtornish Street site.

2 Alignment with Council's Strategic Plan and Objectives

Rafnix and Supashock believe its proposal is consistent with Council's Strategic Plan 2025 and in particular Council's aspirations for a strong, vibrant, and prosperous city. This objective is one of the critical "wellbeing pillars" in the TTG Strategic Plan.

Supashock is a rapid growth global company exporting technology products to Europe, the US and Asia. Annualized growth is around 30% pa over the past 3 years and projections are for this to increase further. Employment in the company has grown from 11 people in 2016 to approximately 85 people in 2020. However, the next decade will see employment in the company grow by an estimated 157 new people to around 220 FTEs, making Supashock one of the largest advanced manufacturing employers in the State.

Most importantly, the objective of the proposed site expansion at the Ardtornish Street property that triggers the need for further carparking in the nearby Valiant Road allotments is the need for additional space to accommodate overseas contracts from Rheinmetall in Germany and from an Autonomous Vehicle manufacturer in the US. This expansion will underwrite additional employment on the Ardtornish St site together with additional work in Supashock's local supply chain (of an estimated further 63 jobs in our local supply chain) and hence, contribute to the economic growth and vibrancy in the Tea Tree Gully Council area.

It should be noted that Supashock's expansion objectives clearly align with the SA Government's economic priorities, namely:

- sustainable economic growth.
- focus on the defence industry.
- export market development of 'technology based' competitive products.
- growth of skilled employment.
- partnership with all 3 SA based Universities and the Defence Science and Technology Group; and
- focus on the application of advanced Industries 4.0 technologies in both engineering and manufacturing.

3 Value for Money

Rafnix and Supashock are requesting that Council consider the offer for either purchase or long-term lease of the land, conditional on Council agreeing to support an application to develop the site as a fully functional and secure employee car park for Supashock staff. The proposal is also conditional on Council approval of the proposed building expansion at Ardtornish Street. Rafnix has a clear preference for outright purchase of the property.

Supashock will commission an independent property valuation of 13 & 21-27 Valiant Road. The valuation will be commissioned within ten (10) business days of Council agreeing to enter into exclusive negotiations with Supashock.

The Supashock proposal offers Council the opportunity to turn a negative cost asset in the form of an unused reserve that requires on-going maintenance costs, into a positive revenue stream through payment from Rafnix of either a one-off purchase price or an annual lease payment. If the land is purchased, Council will receive rates revenue from the land based on its improved value.

4 Fair Dealing

Supashock is not aware of any interest from other businesses or groups within the area in the purchase and subsequent development of the land. Importantly, in addition to funding the purchase cost of the land the company will be funding removal of several (and predominantly non-native) trees, leveling and grading of the land, construction of a security fence (mesh weld), and laying dolomite in order to minimize dust and mud. The car park will furthermore be landscaped to ensure that it has an attractive presentation to all public road frontages. It may also be possible to incorporate stormwater detention facilities on the land to manage stormwater runoff from the sealed surface.

Rafnix and Supashock firmly believe the proposed disposal of the reserve allotments will have no negative impact on the community because the land is in an industrial area and zoned Employment. The land is furthermore informally used for ad-hoc parking by employees from surrounding businesses.

6 Probity and Accountability

It is Rafnix and Supashock's understanding that to date, no other surrounding businesses have requested access to 13 & 21-27 Valiant Road.

Rafnix will pay market price for the site, established by an independent, qualified and reputable property valuation company.

7 Opportunities to Enhance the Area

The Valiant Road and Jacobsen Crescent locality currently suffers from traffic congestion due to the high number of cars parked on side streets. Further pressure on street parking because of Supashock's employment expansion will only worsen this situation.

The proposal by Rafnix and Supashock will provide secure off-street parking for at least 74 vehicles on the Valiant Road site in an orderly and well-maintained fashion. The area currently suffers from a lack of adequate carparking and poor representation of certain businesses from a streetscape perspective. The Holden Hill industrial estate is one of the few "industrial" concentrations in the TTG Council area and the proposal by Supashock to expand in this employment hub will further enhance the nature of the Holden Hill estate as an advanced manufacturing, high-value facility, rather than a low-value manufacturing estate.

8 Uniqueness of the Proposal

Supashock has unique assets as a high-value engineering and manufacturing company with globally registered IP and know how. The company operates internationally and exports over 80% of its sales to some 12 countries including Germany and the US. Importantly, Supashock is now a key supplier to global defence giant Rheinmetall Defence as the Centre of Excellence in Advanced Vibration Control Systems for Defence.

The on-site building expansion on Ardtornish Avenue and the acquisition and development of an employee car park at Valiant Road will accommodate substantial new work and significantly increased employment at the Holden Hill premises and within our supply chain. It will furthermore consolidate Supashock's international growth with its Head Office located in the Tea Tree Gully Council area. The company's Head Office will entertain international visitors and national and State political leaders as a showcase for advanced engineering in Australia and internationally.

9 Benefits and Risks to Council

The Rafnix proposal:

- Removes the need for and cost to Council of on-going maintenance of an underused and undeveloped reserve.
- Facilitates the expansion with the significant flow-on employment growth of a major technology-based manufacturing and engineering business in the Tea Tree Gully Council area.
- Will generate growth of over 100 additional jobs on site, accompanied by further growth in our local supply chain of a further 63 jobs in supporting Supashock's expansion. The proposal supports the Council's strategic priority of a prosperous community with access to employment, education and training.
- Removes vehicles from on-road parking, thereby relieving road congestion and enhancing the appearance and functionality of the Holden Hill estate.
- Provides for the retention of healthy native vegetation and if the opportunity exists, the development of a stormwater management and detention system to manage stormwater runoff from the land.
- Has minimal risk given Supashock's record in project management and delivery, and our unique relationship with Rheinmetall.
- The Supashock expansion is being supported by a substantial Commonwealth Government grant that has specific timeframes for the Supashock expansion of capacity and employment at Holden Hill. While this reduces the risk associated with the expansion, it does increase the need for early indication of Development Approval.
- In addition to the investment by Rafnix in the building expansion, Supashock will be investing over \$12.4 million over the period to end 2021 to March 2024 on state-of-the-art new capital equipment (robotic cells, CNC machining, additive manufacturing equipment, etc.), high end computing (simulation, virtual reality, CAD, etc.) and training that will see sales grow in response to overseas defence and autonomous vehicle contracts.
- Supashock is a global player in state-of-the-art vibration control and suspension systems for a wide range of industries. Its employees are highly trained and experienced engineers, and the company is fast becoming a skilled engineering hub. Although predominantly in defence and autonomous vehicles, going forward the company is well positioned to participate in vibration control systems for the space industry. Again, this hub will contribute to the profile of the City of Tea Tree Gully as a location of choice for industry.

**CERTIFICATES OF TITLE
AND
DEPOSITED PLANS**



Product	Register Search (CT 5274/794)
Date/Time	22/03/2022 01:38PM
Customer Reference	52751
Order ID	20220322007461

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5274 Folio 794

Parent Title(s) CT 3932/197

Creating Dealing(s) TG 7829719

Title Issued 23/06/1995

Edition 1

Edition Issued

23/06/1995

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF TEA TREE GULLY
OF PO BOX 571 MODBURY SA 5092

Description of Land

ALLOTMENT (RESERVE) 16 DEPOSITED PLAN 9917
IN THE AREA NAMED HOLDEN HILL
HUNDRED OF YATALA

BEING A RESERVE

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED EASEMENT B ON DP 9917 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Registrar-General's Notes NIL

Administrative Interests NIL



Product	Historical Search
Date/Time	22/03/2022 01:38PM
Customer Reference	52751
Order ID	20220322007461

Certificate of Title

Title Reference:	CT 5274/794
Status:	CURRENT
Parent Title(s):	CT 3932/197
Dealing(s) Creating Title:	TG 7829719
Title Issued:	23/06/1995
Edition:	1

Dealings

No lodged Dealings found.



Product	Register Search (CT 5274/798)
Date/Time	22/03/2022 01:39PM
Customer Reference	52751
Order ID	20220322007503



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5274 Folio 798

Parent Title(s)	CT 3932/197		
Creating Dealing(s)	TG 7829719		
Title Issued	23/06/1995	Edition 1	Edition Issued 23/06/1995

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF TEA TREE GULLY
OF PO BOX 571 MODBURY SA 5092

Description of Land

ALLOTMENT (RESERVE) 22 DEPOSITED PLAN 9918
IN THE AREA NAMED HOLDEN HILL
HUNDRED OF YATALA

BEING A RESERVE

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED EASEMENT B ON DP 9918 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



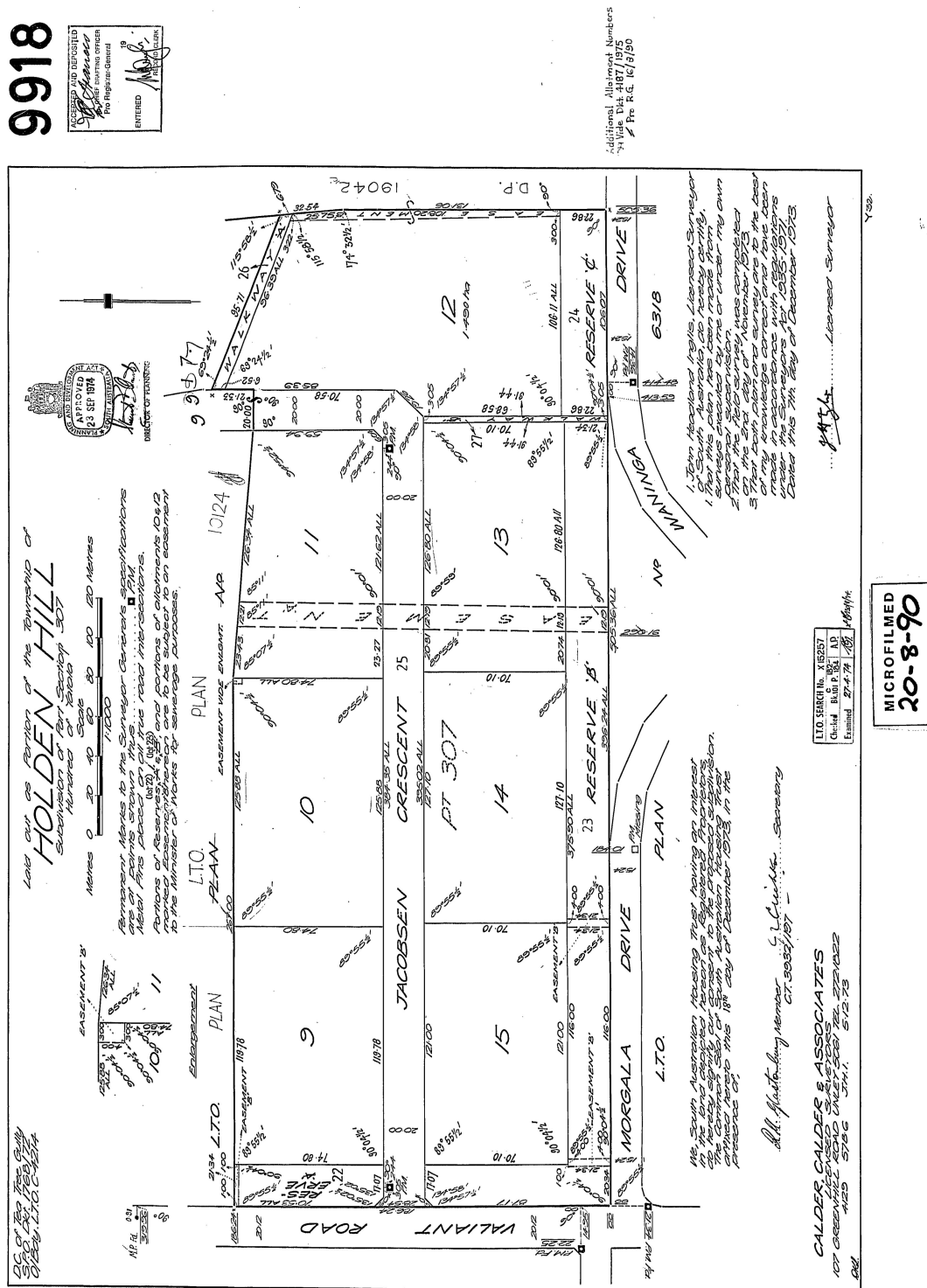
Product	Historical Search
Date/Time	22/03/2022 01:39PM
Customer Reference	52751
Order ID	20220322007503

Certificate of Title

Title Reference: CT 5274/798
Status: CURRENT
Parent Title(s): CT 3932/197
Dealing(s) Creating Title: TG 7829719
Title Issued: 23/06/1995
Edition: 1

Dealings

No lodged Dealings found.



**SITE IDENTIFICATION
PLAN PREPARED BY
MASTERPLAN**



- Supashock Headquarters (2-6 Ardtornish Street)
- Reserve for proposed employee car parking (indicative carpark layout shown)

Site Identification Plan

13 & 21-27 VALIANT ROAD
HOLDEN HILL

FOR RAFNIX PTY LTD

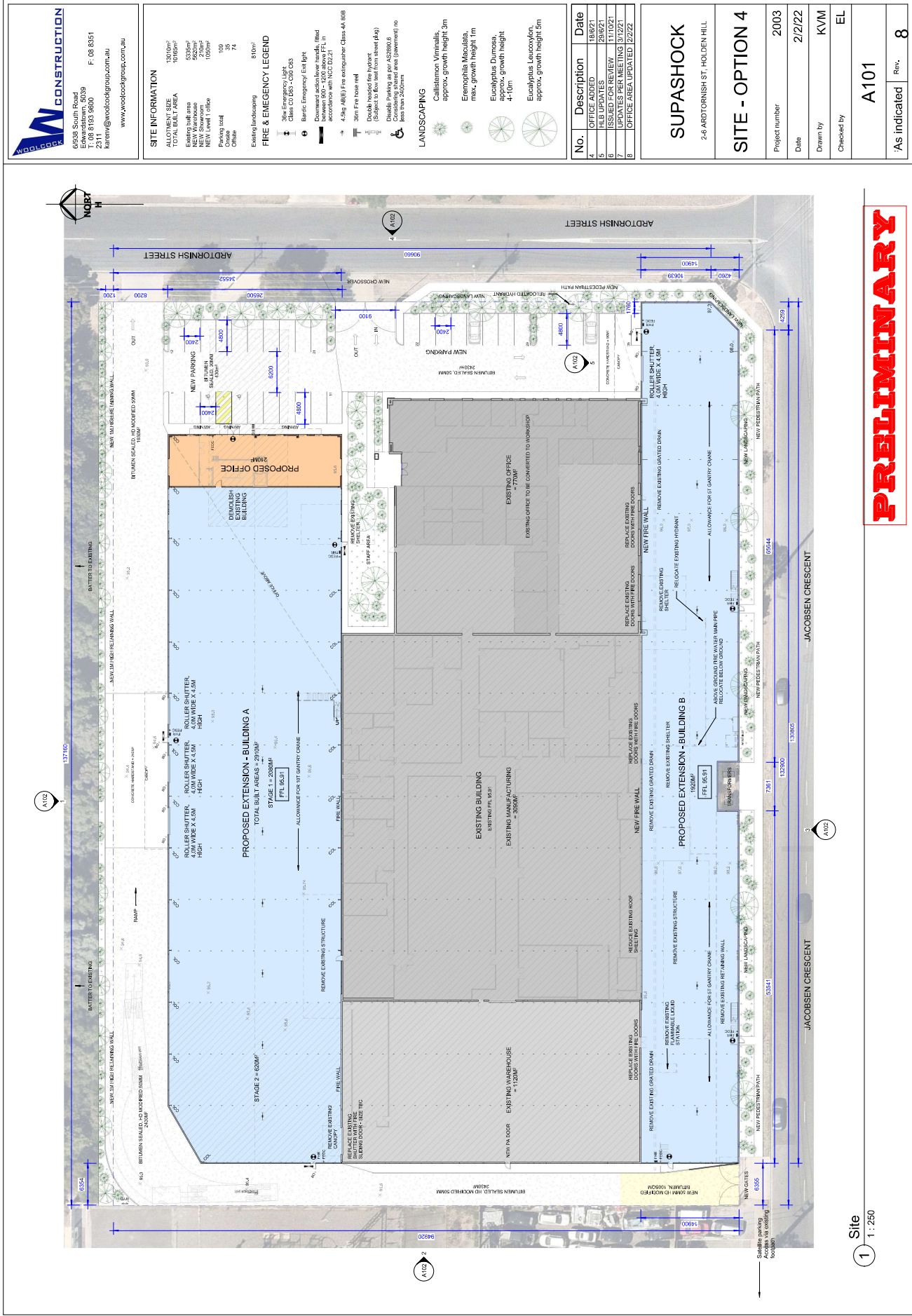


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**SITE PLAN PREPARED BY
WOOLCOCK CONSTRUCTION**



1 Site
1 : 250

PRELIMINARY