

Information Sheet

Proposed sale of land on Valiant Road,
Holden Hill to Supashock for a car park



Background

Council has received a request from Rafnix Pty Ltd to purchase reserve land from Council on Valiant Road in Holden Hill to develop a car park for their Supashock operations, and to facilitate the company's expansion at their site at 2-6 Ardtornish Street, Holden Hill.

Supashock is a designer and manufacturer of advanced suspension systems for road vehicles, ranging from racing cars through to defence equipment. The company plans to expand its fabrication and machining operations to consolidate 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. This expansion would lead to an increased workforce of up to a further 100 employees.

Supashock has advised Council that at least 100 parking spaces will be required for existing and additional staff associated with the proposed expansion, as the expansion will result in a shortfall of parking spaces at the Ardtornish Street site.

The reserve land proposed for sale is 3,207m² and is part of O-Bahn Linear Park South Reserve located at 13 and 21-27 Valiant Road (see map on page 3). The land is undeveloped with natural grasses, one regulated tree and other small trees and shrubs, and is not used for active or passive recreation.

What's being proposed

Supashock has developed an indicative concept plan for the proposed car park which would be fenced and gated (see plan on page 4). The proposed design of the car park seeks to replace existing trees with more drought tolerant trees better suited to the area, as well as incorporate water sensitive urban design techniques which would aim to reduce water run-off and ensure water caught on the land is treated and used onsite.

The price paid for the portion of reserve land would be based on an independent commercial market evaluation. Proceeds from the sale of this land would be used for upgrades in the local area.

Change of Community Land Classification and approvals

As O-Bahn Linear Park South Reserve is classified as Community Land, the Community Land Classification of this portion of the reserve needs to be changed (or 'revoked') before any sale can occur. The revocation process requires that before making a decision Council must consult with the community. If Council decides to proceed with this change, final approval from the State Government's Minister for Planning is required. Development approval will also be required under the *Planning, Development and Infrastructure Act 2016* in order for the Supashock expansion and the car park works to proceed. This is a separate process to this consultation process.

Short term approval (lease or permit)

Should Council approve the sale of this reserve land, after considering the views of the community, Council may also look at issuing a short-term lease or permit (less than two years) to Supashock to allow site works to commence while the land transfer process is occurring. Granting a short-term lease for the construction of a car park would mean changing the [Community Land Management Plan](#) that relates to this reserve, as this use is not currently envisaged in the plan.

Rafnix Pty Ltd will be responsible for all costs associated with the community and stakeholder engagement process, as well as other costs to purchase the site, development of the site, etc. Council may also consider entering into a separate deed with Supashock, that in the event Supashock ever wished to dispose of the car park land, Council would have first option to purchase the land on agreed terms.

Have your say

Before we take any further steps, we would like to hear from the community, including local residents and businesses, about their views on this proposal.

To find out more and provide your feedback:

- Visit haveyoursay.cttg.sa.gov.au/valiant
- Review the information available
- Complete the online feedback form.

If you would like a hard copy feedback form, please pick one up from Civic Centre Reception (571 Montague Road, Modbury) or call us on 8397 7444 and we'll post this to you.

We value your comments and would appreciate your feedback **by 5pm, Monday 25 July 2022.**

All feedback received on this proposal will be presented to Council for consideration before any further decisions are made. Those who provide feedback will be advised of the Council meeting date when the matter will be considered and following this, advised of the Council's decision.

Questions

If you have any questions about this proposal you can use the Question & Answer tool at haveyoursay.cttg.sa.gov.au/valiant or please contact Rosa Gagetti, Property & Projects Facilitator on 8397 7444.