

CITY OF WEST TORRENS



Confidential Report Item 21.1

of the

COUNCIL MEETING

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 19 JUNE 2018
at 7.00pm**

Pursuant to Section 83 (5) of the Local Government Act 1999 the Confidential Item for the Council meeting is delivered to the Council Members upon the basis of my recommendation that the matters to which the Agenda relates be received, considered and discussed by the Council in confidence under Part 3 of the Act.

**Terry Buss PSM
Chief Executive Officer**

City of West Torrens Disclaimer

Please note that the contents of these Council and Committee Agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision.

INDEX

21	Confidential	1
21.1	Divestment of Council Property	1

Released

21 CONFIDENTIAL

21.1 Divestment of Council Property

Reason for Confidentiality

The Council is satisfied that, pursuant to Section 90(3) (b)(i) and (b)(ii) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (b)(i) information the disclosure of which - could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council.
- (b)(ii) information the disclosure of which - would, on balance, be contrary to the public interest.

RECOMMENDATION

It is recommended to Council that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.1 Divestment of Council Property, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3) (b)(i) and (b)(ii) because it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible price for the land to be divested. In addition, Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to secure the best possible price for the land for the benefit of the Council and its community and consequently, Council considers the disclosure of this information would, on balance, be contrary to the public interest.
2. At the completion of the confidential session the meeting be re-opened to the public.

Brief

The City of West Torrens has recently purchased a new property at Morphett Road North Plympton (Adelaide Airport) to house its City Operations and City Property Departments and, as a result, the old City Works Depot at Marion Road Brooklyn Park is surplus to requirements and is set for disposal. This agenda report addresses matters pertaining to divestment of the Marion Road site.

RECOMMENDATION

It is recommended to Council that:

1. The CEO be authorised to commission an initial environmental assessment of the site to inform Council and potential purchasers during the sale process of the environmental status of the site.
2. The CEO be authorised to finalise the Plan of Division for the site including the excise of the existing land that currently forms part of the Keswick Creek.
3. An Expression of Interest process be utilised to divest the site from Council ownership.

4. The Administration undertake all the necessary preliminary works and investigation in the first half of the 2018/19 Financial Year to ready the site for sale and then take the site to the market via an Expression of Interest process in the second half of the 2018/19 Financial Year to secure and finalise the sale.
5. The CEO be authorised to prepare the appropriate Expression of Interest documentation for endorsement by Council prior to the site being offered to the market for divestment in early 2019.

FURTHER

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the Council orders that the Item 21.1 Divestment of Council Property, the Minutes arising, attachments and any associated documentation, having been considered by the Council in confidence under Section 90(3) (b)(i) and (b)(ii), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible price for the land to be divested. In addition, Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to secure the best possible price for the land for the benefit of the Council and its community and consequently, Council considers the disclosure of this information would, on balance, be contrary to the public interest..
2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

Introduction

The property under consideration is situated at 112 Marion Rd, Brooklyn Park.

Part of the property, fronting Marion Rd, has been owned and occupied by Council and its predecessors for more than 100 years. In its present configuration (and as expanded over time), it has been occupied as a works depot for approximately 50 years. Site area is some 8,570 sqm, with street frontages on its eastern and western boundaries. It is held under seven separate Certificates of Title.

The property abuts Keswick Creek on its southern boundary and has been identified as being flood prone

Zoning is Commercial and, more specifically, 'Policy Area 2 – District Commercial', although one allotment on Marion Rd is zoned Residential. Envisaged uses include bulky goods, consulting room, light industry, office, petrol filling station, service trade premises and warehouse. Current improvements comprise offices, workshops, stores and vehicle canopies, and cover an area of some 2,700 sqm. The majority of on-site infrastructure dates to 1960 or earlier, although the covered parking and some newer stores came later. Sited centrally on the Marion Rd frontage is the former Council Civic building, which dates to 1888 and is a Local Heritage item.

The property is to be sold in vacant possession.

Discussion

Preparation for Sale

There are two matters which need to be addressed prior to the property being offered for sale.

Firstly, the present title configuration is such that one of the titles (CT 5861/944) takes in portion of Keswick Creek. A re-subdivision of this title has been commenced to excise this portion of the creek from the land to be sold. The excision covers some 530 sqm, thereby reducing total site area to circa 8,040 sqm (**Refer Attachment 1**).

Secondly, there needs to be at least a baseline external review of the site's environmental status. This is because of its land use history as a works depot, including the presence of underground fuel tanks and the prospect of other activities of a potentially polluting nature having occurred over time, and having the potential to create a 'resistance point' for prospective purchasers. A first round environmental assessment, including desk-top review of site history and integrity testing of underground fuel tanks, will likely take 4-5 weeks from commissioning and cost in the order of \$10,000 to \$15,000. Without this latter work being undertaken, there is a real risk that any offers received will be conditional on completion of such environmental investigations. It is therefore recommended that these environmental investigations be commissioned as a precursor to the property being placed on the market for sale.

Current Market Value

Over the last several months, Council has been in discussion with Meals on Wheels (MoW) regarding an off-market transaction; whereby MoW proposed to acquire the site for purposes of allowing its re-development as the organization's head office and its principal kitchen for the Adelaide metropolitan area.

As part of this discussion, both parties have had the site independently valued – with JLL instructed by Council and Knight Frank by MoW. Both valuations treat the site as a development proposition, with no value ascribed to existing improvements. However, as initially presented, the two valuations revealed a wide disparity of opinion, coming in at \$4.45mill and \$3.38mill respectively – a difference of over \$1mill, or more than 30%. Such a substantial difference of opinion is quite unusual, particularly in the valuation of a development site.

In light of this disparity, discussions ensued and both valuers were asked to review their reports. The Knight Frank (MoW) figure has since been revised to \$3.66mill, reflecting a modest increase over its initial report. Complicating matters, both of the original valuations and Knight Frank's revised valuation reflect the site area before the excision of portion of Keswick Creek. Applying Knight Frank's revised rate of \$450 per sqm to the excised area, its valuation should now be reduced by circa \$240,000, to say \$3.42 million.

JLL has subsequently reduced its valuation to \$4.265 million, reflecting the reduced site area however; they have stayed with the rate per sqm of \$520 (**Refer Attachment 2**).

So as it stands, we have a potential purchaser suggesting a value of \$3.42 million (at \$450 per sqm) and Council's valuation suggesting a value of \$4.265 million (at \$520 per sqm), a difference of \$845,000.

However, the disparity remains, and points to there being a lack of clarity around the property's true worth. Which of the two valuations is closer to the mark will only be fully tested by its exposure to the market and, in the end; it cannot be guaranteed that the figure advised to Council by JLL will be achieved.

As a final comment on value, it is noted that the presence of a heritage building on the main road frontage may have a particularly adverse effect on development potential for some uses and therefore, on the price that will be offered (or not) by parties considering such uses.

Divestment Process

Council has choices as to how it proceeds with the sale of the property including:

1. It could simply offer the property for sale and wait for the associated marketing campaign to deliver a purchaser. This would be a relatively passive approach.
2. It could auction the property but, given its size, and its as yet unknown environmental status, the heritage constraint and the potential complexity of planning issues for some uses, this approach may scare off some purchasers. It would also require that Council show its hand to prospective purchasers (via the auction process) as regards price expectations.
3. It could offer the property by tender, which would be a relatively formal approach, within which there may be restricted capacity to engage and negotiate with potential purchasers.
4. It could offer the property via an expression of interest, which is a hybrid of the 'for sale' approach and a tender, in that the property is offered for sale within a controlled time frame, thereby creating an imperative to act within the time frame mandated by the sale process but, from the vendor's viewpoint, without the negotiating constraints imposed by a tender.

On balance, it is recommended that Council proceed via an expression of interest process.

Divestment Programme

The divestment programme needs to be viewed through the filter of, firstly, the process itself and, more specifically, the time required to prepare, market and negotiate; and, secondly, the pending council elections, including the caretaker period that will come into effect on September 18 – and which will preclude Council from making any decision to accept a preferred offer until around November 18.

In a practical sense, this would require that Council make a decision to enter into a contract at its final meeting (September 4) before the Caretaker Period commences.

Elections aside, the sale programme might ordinarily run as follows:

- June – formally resolve to divest;
- July – commission environmental review, complete land division, call for agents;
- August – receive environmental review, engage agent, prepare marketing campaign;
- September – launch marketing campaign;
- October – receive and evaluate market responses, negotiate with preferred party or parties;
- November – refer heads of agreement with preferred party to council for endorsement, commence contract documentation;
- December – finalize and resolve to execute contract.

As is immediately apparent, this means marketing the property while Council is effectively prorogued and unable to make a decision. Under this scenario, the agreed contract would have to be kept in abeyance, and the purchaser held close, until the newly elected council returned to the chamber and was able to make a decision, probably in January, unless it was the first item of business for the new Council in December.

This scenario holds true even if the programme is compressed somewhat. Assuming a resolution to proceed to sale on June 19, a market launch in mid-July, followed by a 4 week marketing campaign, this would leave insufficient time to negotiate and document an agreement to the point that Council could resolve to sign a contract on September 4.

The practical ramification of this is that the marketing of the property may have to be held over until late this year or even into the New Year. Ideally, an active marketing campaign would not be interrupted mid-stride by the Xmas/New Year break, which can extend through much of January. A pre-Xmas launch would therefore have to be in October in order to give sufficient time to conduct and close out the campaign before Xmas, even if contract negotiations then followed into the New Year. A contract could then be presented early in the life of the new council, without the sale process having to be put on a very protracted hold.

The alternative is to hold the marketing campaign over until February, which would allow all pre-sale work and preparation to be completed before Xmas and still give time to complete a sale in the 2018/19 financial year.

On balance, there are risks in trying to compress the marketing campaign too tightly and the latter approach is preferred – that is, prepare for marketing pre-Xmas, go to the market post-Xmas.

Conclusion

With the acquisition of new premises at North Plympton (Adelaide Airport) for Council's City Operations Department, the former Marion Road Depot site is surplus to needs and has been earmarked for sale.

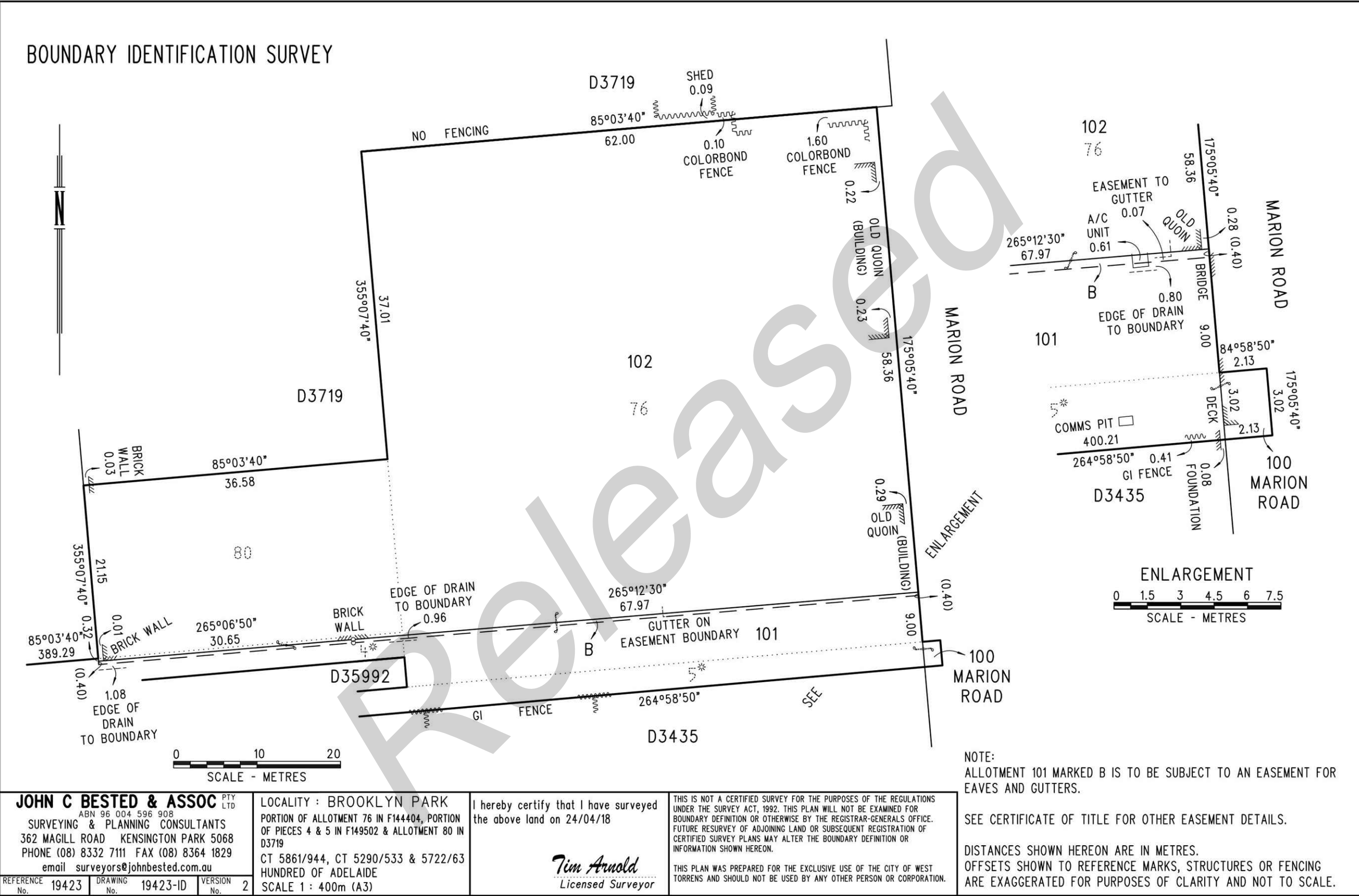
Prior to presenting the site to the market for sale/divestment, two matters need to be addressed being consolidation of the site into one title and excising that portion of the site that is Keswick Creek as well as undertaking an environmental assessment of the site to inform ourselves and potential purchasers of existing site and possible site contamination issues.

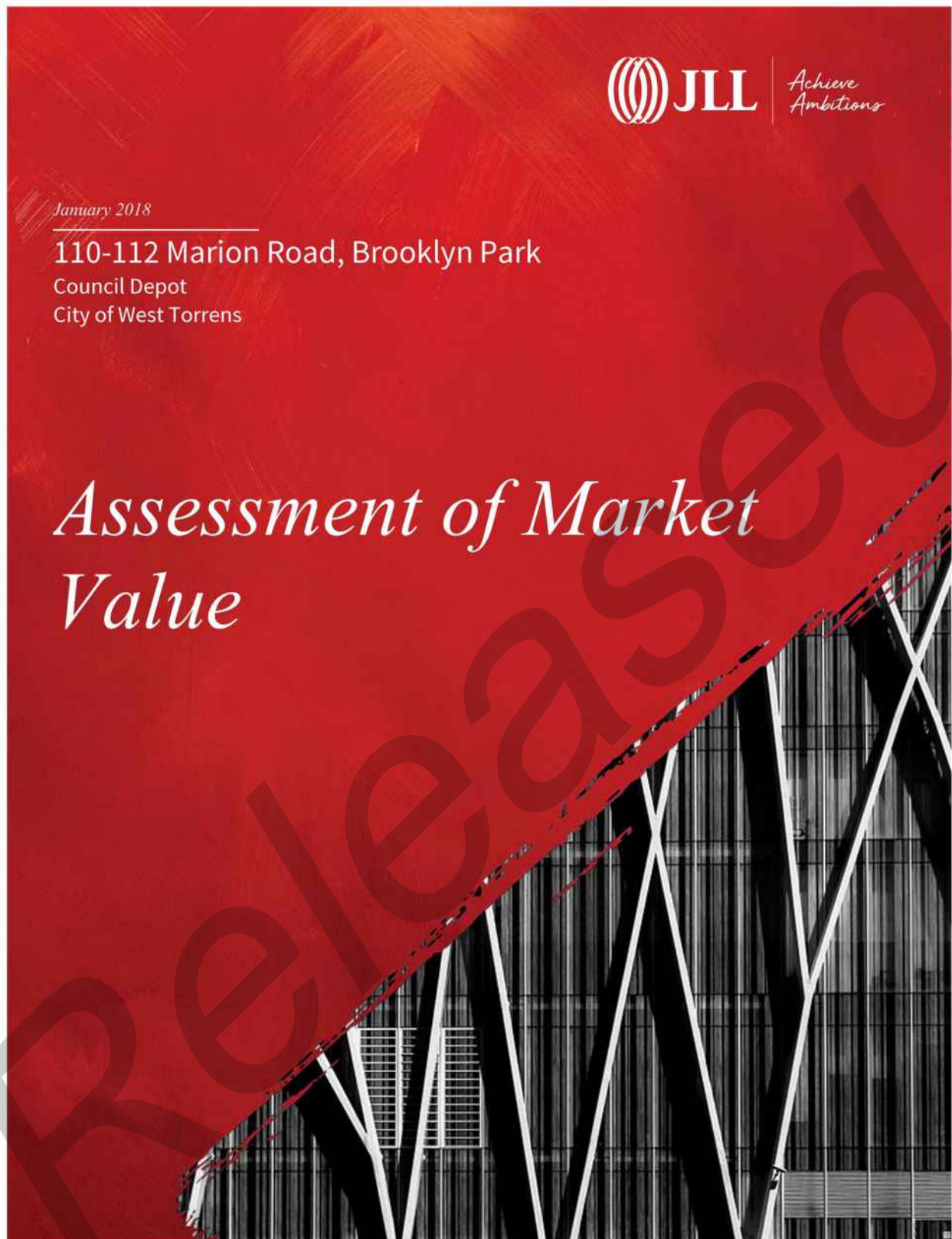
Council elections later this year in November somewhat complicate the continuity of the disposal process specifically the Council Caretaker Period that commences September 18 and runs for approximately 8 weeks. During this time Council is unable to make "designated" decisions and a decision on finalising the sale to a potential purchaser fits into this category of decision.

All things considered, it is recommended that Council utilise the Expression of Interest process as the divestment process for the site and that Council undertake all the necessary preliminary works and investigations in the first half of the 2018/19 FY to ready the site for sale and then take the site to the market in the second half of the 2018/19 FY to secure and finalise the sale.

Attachments

- 1. Certificate of Title**
- 2. JLL Market Valuation Report**





Contents

1 Executive Summary	3
2 Introduction.....	4
3 Basis of Valuation	4
4 Legal Description.....	4
5 Identification	5
6 Heritage	5
7 Zoning.....	6
8 Location.....	7
9 Contamination.....	7
10 Statutory Assessments.....	8
11 Description of Property.....	8
12 Valuation Considerations	9
13 Valuation	10
14 Declaration	12
15 Disclaimer	13
16 Certification	14

Appendices

- 1 Certificates of Title
- 2 Heritage Places Database Search
- 3 Extract City of West Torrens Development Plan
- 4 Locality Map
- 5 Aerial Photograph
- 6 Cadastral Plan

1 Executive Summary

The Subject Property	<p>The subject property comprises the City of West Torrens Council Depot located at 110-112 Marion Road, Brooklyn Park and described as:</p> <ul style="list-style-type: none"> ■ Portion Allotment 76 in FP 144404 CT 5861/944 ■ Allotment 77 in DP 3719 CT 5721/775 ■ Allotment 78 in DP 3719 CT 5727/286 ■ Allotment 79 in DP 3719 CT 5728/110 ■ Allotment 80 in DP 3719 CT 5722/63 ■ Allotment 84 in DP 3719 CT 5443/556 ■ Allotment 85 in DP 3719 CT 5670/395 <p>The property will have a total land area in the order of 8,202 square metres following necessary boundary realignments occurring prior to sale.</p>
Instructions and Client	In accordance with instructions provided on 21 December 2018 by Mr Geoff Hayter, Managing Director of Property & Advisory Pty Ltd on behalf of the City of West Torrens.
Registered Proprietor	The whole of the subject property is in the ownership of the City of West Torrens.
Purpose of Valuation	To determine the current Market Value of the subject property to assist in Council's decision making processes and for potential sale.
Zoning	The majority of the subject property is zoned Commercial by the City of West Torrens and is more specifically located within Policy Area 2 – District Commercial. Allotment 84 is zoned Residential and is more specifically located within Policy Areas 20 – Low Density.
Property Description	The subject property comprises seven individual parcels of land which together form a large contiguous holding with wide easterly frontage to Marion Road and westerly frontage to Edwin Street. The property is currently disposed as the Council's Works Depot and comprises extensive bituminised hardstand and car parking areas along with depot improvements including an administration building, workshops, canopies and shedding. The property has a total land area in the order of 8,569 square metres currently however this area will reduce to 8,202 sqm following boundary realignments with the adjoining Keswick Creek.
Heritage Listing	The façade and certain portions of the former West Torrens Council Chambers building situated at the eastern road frontage are subject to a Local Heritage listing and this represents a restriction on the development of the land.
Date of Valuation	29 January 2018
Assessment of Market Value	Four Million Two Hundred and Sixty Five Thousand Dollars (\$4,265,000) Exclusive of GST

Report Author

JLL Infrastructure Advisory Pty Ltd

Peta Mantzarapis

Head of Infrastructure Advisory

BBus Property (Val) FAPI

Certified Practising Valuer

Peta.Mantzarapis@ap.jll.com

+61 8233 8825

This Executive Summary should be read in conjunction with our detailed Valuation Report which follows and should not be relied upon in isolation.

City of West Torrens
Assessment of Market Value
110-112 Marion Road, Brooklyn Park
COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserve


Page 3

2 Introduction

The following report has been prepared in accordance with written instructions provided by Mr Geoff Hayter, for Property & Advisory Pty Ltd on behalf of the City of West Torrens on 21 December 2017.

The said instructions were to determine the current Market Value of the subject property to assist in the City of West Torrens' decision making processes and to facilitate a potential sale of the property. The subject property comprises the City of West Torrens Works Depot located at 110-112 Marion Road, Brooklyn Park.

A roadside inspection of the subject property was undertaken on 29 January 2018 following previous more detailed inspections of the site and subsequent enquiries, investigations and deliberations have enabled us to report as follows.

3 Basis of Valuation

The Australian Property Institute has adopted the International Valuation Standards Council definition of Market Value as follows:

'The estimated amount for which an Asset should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.'

4 Legal Description

The subject property is legally described as follows:

- Portion of Allotment 76 within Filed Plan 144404 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5861 Folio 944. A boundary realignment is proposed to occur between A76 and the adjoining land to the south resulting in the land area of A76 decreasing by 379sqm.
- Allotment 77 within Deposited Plan 3719 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5721 Folio 775.
- Allotment 78 within Deposited Plan 3719 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5727 Folio 286.
- Allotment 79 within Deposited Plan 3719 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5278 Folio 110.
- Allotment 80 within Deposited Plan 3719 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5722 Folio 63. A boundary

realignment is proposed to occur between A80 and the adjoining land to the south resulting in the land area of A80 increasing by 12sqm.

- Allotment 84 within Deposited Plan 3719 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5443 Folio 556.
- Allotment 85 within Deposited Plan 3719 in the area named Brooklyn Park, Hundred of Adelaide. More specifically this land is held within Certificate of Title Register Book Volume 5670 Folio 395.

There are no easements or endorsements noted on any of the Certificates of Title relating to the subject property and the Registered Proprietor of all Certificates of Title is the City of West Torrens.

We have been advised that recent survey has revealed that the southern eaves and gutters of the buildings located on the subject property do encroach upon the adjoining Council owned land comprising Keswick Creek. In order to rectify this encroachment, an easement will be registered in favour of the subject property over the Keswick Creek land prior to sale.

A copy of the abovementioned Certificates of Title is included in this report and marked Appendix 1.

5 Identification

The subject property has been identified by reference to the Certificates of Title, cadastral plans and aerial photography along with a roadside physical inspection of the site. However, as we are not qualified surveyors we are unable to warrant that there are no encroachments on, to or from the subject property.

6 Heritage

Review of the City of West Torrens Development Plan has confirmed that portions of the former West Torrens Council Chambers building are Local Heritage listed. A Heritage Places database search has confirmed the extent of the listing as follows:

“extent of earliest section of building including rendered mouldings to window and door openings and parapeted frontages to Marion Road, and masonry sections of buildings behind including early chimneys, walls and other original elements. Later additions and extensions do not form part of the listing.”

This listing was noted in the 1988 Heritage Survey with Reference BP04.

The Local Heritage listing of portions of this building and its location on the site will significantly impact upon the redevelopment opportunities of the property. A purchaser of the land will be required to retain and maintain the heritage listed portions of the building.

A copy of the Heritage Places Database Search is included in this report and marked Appendix 2.

7 Zoning

The majority of the subject property is zoned Commercial by the City of West Torrens and is more specifically located within Policy Area 2 – District Commercial.

The primary objectives of the Commercial Zone are as follows:

1. A zone accommodating a range of commercial and business land uses.
2. Development that minimises any adverse impacts upon the amenity of the locality within the zone.

Land uses that are encouraged within this locality include a bulky goods outlet, consulting room, light industry, motor vehicle related business, office, petrol filling station, service trade premises, shop with a gross leasable area of 250 square metres or less, store or warehouse.

More specifically the District Commercial Policy Area has the following objectives:

1. A policy accommodating major servicing, storage, wholesaling and associated activities including road transport terminals.
2. Development that contributes to the desired character of the policy area.

In addition, Allotment 84 is zoned Residential by the City of West Torrens and is more specifically located within Policy Area 20 – Low Density.

The Primary objectives of the Residential Zone are as follows:

1. A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
2. Dwellings of various types at very low, low and medium densities.
3. Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
4. Development that contributes to the desired character of the zone.

In addition, the Low Density Policy Area specifies that "Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage."

Given the provisions of both the Commercial Zone and District Commercial Policy Area along with the location and attributes of the subject property it is anticipated that the property will be purchased for redevelopment for commercial purposes with proposed uses including a potential bulky goods development, medical centre or similar.

The relevant extracts of the City of West Torrens Development Plan consolidated 19 December 2017 are included in this report and marked Appendix 3.

8 Location

The subject property is located in the suburb of Brooklyn Park, approximately 5 kilometres west of the Adelaide Central Business District via Sir Donald Bradman Drive. The suburb of Brooklyn Park is bound by Henley Beach Road along its northern side, Marion Road along its eastern side and extends slightly south of Sir Donald Bradman Drive to the southern side. May Terrace runs along the western boundary of the suburb which is intersected by Airport Road with the majority of the locality being residential in nature.

More specifically the subject property has wide easterly frontage to Marion Road, westerly frontage to Edwin Street and is bound by the Keswick Creek along its southern side. Marion Road is a busy main road with two lanes of traffic in each direction and surrounding properties adjoining along Marion Road and located opposite are all residential in nature. A more recently developed Caltex service station and Hungry Jacks fast food outlet are situated slightly further south from the subject property at the western side of Marion Road. Edwin Street bounds the rear eastern side of the property and is a quiet residential street comprising predominantly single detached homes. The eastern boundary of the subject property is fenced with a substantial brick fence to provide privacy and separation from the Works Depot to these residential homes.

A Locality Map is included in this Report and marked Appendix 4.

9 Contamination

The Environment Protection Authority in South Australia does not currently maintain a list nor register of contaminated sites. The EPA does however provide a public register directory in the form of a Site Contamination Ground Water Notification Index. This index is a list of notifications of actual or potential contamination which have been received by the EPA since 1 July 2009 (referred to as s83A notifications under the Environment Protection Act 1993). These are notifications only and are not evidence that contamination has been confirmed. Our enquiries indicate that the subject property is **not included** in this Site Contamination Ground Water Notification Index.

While there are no visible signs of contamination to the subject property we do note that the property has been used as a Council Works Depot for many years. There are, therefore, likely to be some contaminant issues associated with fuel tanks, workshop areas, storage of materials and other uses associated with a property of this nature. No soil analysis, geological studies or contamination report were ordered or made in conjunction with this report and as such it is assumed that there are no environmentally hazardous materials on, in or near the property that would cause loss in value outside of the normal expectations for a property of this nature. This valuation has been proceeded with upon this basis. Should an environmental audit report prove otherwise then we reserve the right to re-assess our opinion of value.

10 Statutory Assessments

The following are the Valuer-General's assessments of the subject property as at 1 January 2017. These statutory assessments are intended for rating and taxing purposes and have been included herein for general information only.

Property	Improvements	Land Area (sqm)	Site Value	Capital Value
Allotment 77	Car park	762	\$280,000	\$280,000
Allotment 84	Office, workshop	718	\$240,000	\$260,000
Allotments 76, 78, 79, 80 & 85	Office, works depot	6,089	\$2,125,000	\$2,125,000
TOTAL		7,569	\$2,645,000	\$2,665,000

In addition, Allotments 76 and 85 have been assessed separately as follows:

Property	Improvements	Land Area (sqm)	Site Value	Capital Value
Allotments 76 & 85	Museum car park	1,072	\$425,000	\$1,000,000

It is noted that our review of the Certificates of Title relating to the subject property has indicated that the total land area of 7,569 square metres as reported by Valuer-General information for the Works Depot is incorrect however it is assumed that the Site Values and Capital Values for this property have been prepared on the basis of the land areas detailed above.

11 Description of Property

The subject property comprises seven individual rectangular shaped parcels of land which together form a larger contiguous holding with a current land area in the order of 8,569 square metres. Prior to sale, certain boundary realignments will occur between Allotments 76 and 80, being the two southernmost parcels of land, and the adjoining land to the south comprising Keswick Creek. Individually each of the seven parcels of land along with the proposed adjustments have the following areas:

■ Allotment 76	3,895.00 sqm	To be reduced by 379sqm	3,516.00 sqm
■ Allotment 77	760.65 sqm		760.65 sqm
■ Allotment 78	759.65 sqm		759.65 sqm
■ Allotment 79	760.65 sqm		760.65 sqm
■ Allotment 80	760.65 sqm	To be increased by 12sqm	772.65 sqm
■ Allotment 84	683.60 sqm		683.60 sqm
■ Allotment 85	949.10 sqm		949.10 sqm
Total Land Area	8,569.30 sqm		8,569.30 sqm
Say	8,569 sqm		8,202 sqm

The property has wide easterly frontage of approximately 87 metres to Marion Road along with wide westerly frontage in the order of 83 metres to Edwin Street. Both the northern and southern boundaries are irregular. Three access points are provided to the site from the eastern Marion Road frontage and an additional three

access points are provided from the Edwin Street frontage. The whole of the southern portion of the property is improved by bituminised hardstand areas with depot improvements including an office building, workshop, shedding, wash bay and vehicle canopy areas. The northern allotments being Allotments 77, 84 and 85 comprise smaller shedding improvements and bituminised car parking areas.

While the improvements located on site are quite extensive in nature they were established some time ago and are therefore dated. The industrial nature of these improvements suggests that a potential purchaser of the site would likely move to demolish and redevelop the land. This proposal is however frustrated to some extent by the existence of the former West Torrens Council Chambers building; portions of which are Local Heritage listed. This building is located centrally along the Marion Road frontage in the north-eastern corner of Allotment 76.

An Aerial Photograph showing the configuration and layout of the subject property is included in this report and marked Appendix 5. In addition a Cadastral Plan showing the layout of each of the individual parcels without aerial overlay is included in this report and marked Appendix 6. Please note that these plans show the current configuration of the site prior to boundary realignments that will occur prior to the sale of the property.

12 Valuation Considerations

The subject property is situated over seven Certificates of Title which together form a large contiguous holding of approximately 8,202 square metres in area. A landholding of this size is likely to be quite highly sought after in this location given its high level of exposure to Marion Road, proximity to the city, rear street access and the zoning of the land which makes it suitable for commercial uses.

In determining the current Market Value of the subject property it is firstly necessary to give consideration to the highest and best use of the property if offered for sale on the open market. Highest and best use is defined as:

“the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued”.

In considering highest and best use, we have firstly given consideration to the improvements located on site and we have concluded that as a result of the age, extent, condition and industrial use of these improvements a purchaser would seek to demolish them and clear the site. The highest and best use of the subject property is therefore as a substantial redevelopment site.

The local heritage listing of portion of the existing former Council Chambers building, as noted previously within this report, will impede upon the development potential of the property as the purchaser of the land will be required to retain and maintain these portions. It is therefore considered likely that any redevelopment of the site would incorporate these assets within any new construction.

While the commercial zoning provides various redevelopment opportunities, surrounding properties are residential in nature and a proposed alternative use may result in some level of objection. Given the attributes of the property and its wide dual road frontages, a mixed use development with commercial premises fronting Marion Road and residential development to the rear fronting Edwin Street may be considered.

It is further noted that the subject property is currently configured over seven individual parcels held within seven certificates of title. This configuration does provide flexibility and options with regard to boundary realignments and the ability for a purchaser of the whole property to develop or subsequently dispose of individual parcels separately.

13 Valuation

In order to determine the current Market Value of the subject property we have used the Direct Comparison Method of valuation and have therefore investigated and analysed sales of somewhat comparable properties that have occurred along main roads in the City of West Torrens Local Government Area and beyond over the past 12 to 24 months. This sales analysis has included predominantly improved land with main road frontages in similar zones to the subject property. Many of these sites have been purchased for use of the existing improvements and several have been cleared subsequent to purchase to make way for redevelopment. The comparable sales evidence relied upon in determining current Market Value of the subject property includes, but is not limited to, the following:

571 Marion Road, South Plympton

Sale Price:	\$1,800,000	Sale Date:	20 July 2017
Land Area:	2,475 sqm	Rate/sqm:	\$727
Site Value 1/1/17	\$1,000,000	Capital Value 1/1/17	\$1,050,000

This property comprises a large regular shaped commercial site configured over two contiguous parcels of land. At the time of sale, the site was predominantly improved by bitumen hardstand areas and had warehouse improvements of approximately 675 square metres at the rear. These improvements comprised large metal deck sheds and a concrete block constructed retail/ showroom building was constructed to the road frontage. This site is zoned Commercial – Marion Road Policy Area 1 by the City of Marion and would suit a variety of commercial end-uses including bulky goods. The property was formerly used as a car yard and is located approximately 6 kilometres south of the subject property with wide westerly frontage to Marion Road. Since its sale, all improvements have been cleared and the whole of the property has been redeveloped as a new child care centre.

341-359 Port Road, Hindmarsh

Sale Price	\$4,000,000 - \$4,500,000	Sale Date	Late 2017
Land Area	8,927 sqm	Rate/sqm	\$450 - \$500
2017 Site Value	\$970,000	2017 Capital Value	\$970,000
Vendor	Industrial Engineers and Spring makers Pty Ltd		
Purchaser	Unknown		
Zoning	District Centre and Industry		

This property is in the ownership of Industrial Engineers and Spring Makers Pty Ltd and is currently being offered for sale as a large contiguous redevelopment site. The property has an advertised land area of 8,927 square metres and incorporates properties fronting Ridley Street, properties fronting Port Road and portion of Scammell Lane. The improvements are extensive yet old and the land covers both the District Centre and Industry Zones with the most likely purchaser being for a mixed use redevelopment. The high profile nature of this property suggests that a service station, retail outlets, commercial premises or similar would be the most suitable land uses. A contract was recently entered into for the purchase of this property with a sale price just short of \$5,000,000 being achieved however this contract fell over during due diligence. A subsequent contract has now been entered into with a rate in the order of \$450 to \$500 per square metre being achieved resulting in a sale price in the order of \$4,000,000 to \$4,500,000.

265 Richmond Road, Richmond

Sale Price:	\$2,500,000	Sale Date:	21 January 2015
Land Area:	5,111 sqm	Rate/sqm:	\$489
Site Value 1/1/16	\$2,100,000	Capital Value 1/1/16	\$2,400,000

This property comprises a regular shaped site located on the corner of Richmond Road and Sanders Lane. At the time of sale, the office/warehouse/showroom of 3,432 square metres was approximately 45% leased to various tenants. Improvements are dated and in poor condition and this property is considered a development site. This property is located within the Commercial zone in the City of West Torrens local government area. This sale occurred in 2015 and is therefore quite dated.

85-89 Smart Road, Modbury

Sale Price:	\$5,300,000	Sale Date:	28 June 2016
Land Area:	9,796 sqm	Rate/sqm:	\$541
Site Value 1/1/16	\$1,800,000	Capital Value 1/1/16	\$1,875,000

This property comprises an irregular shaped site with northerly frontage of approximately 79 metres to Smart Road. A bituminised carpark covers the whole site and scattered trees are situated throughout. The site is to be developed into a retirement living centre. This property is located within the Urban Core zone in the City of Tea Tree Gully local government area.

154 - 156 Grange Road, Flinders Park

Sale Price:	\$1,600,000	Sale Date:	9 June 2015
Land Area:	2,619 sqm	Rate/sqm:	\$610
Site Value 1/1/16	\$1,175,000	Capital Value 1/1/16	\$1,175,000

This property comprises an irregular shaped site located on the corner of Grange and Holbrooks Road. The site comprises 3 titles and has subdivision potential. At the time of sale, it was leased to Midas tyre shop with a current passing rental of \$55,533.93 on a 5 year term which expires 30 November 2018 with a 5 year option to renew. The lease contains a redevelopment clause which allows for a purchaser to provide 12 months notice to vacate the premises for demolition of existing improvements and construction of a new commercial building. This property is located within the Mixed Use zone (Precinct 47) in the City of Charles Sturt local government area.

429 Goodwood Road, Westbourne Park

Sale Price:	\$870,000	Sale Date:	02 November 2016
Land Area:	1,379 sqm	Rate/sqm:	\$630
Site Value 1/1/16	\$660,000	Capital Value 1/1/16	\$660,000

This property comprises a slightly irregular shaped corner site with frontages to both Goodwood and Angas Road. The site was unimproved and cleared at the time of sale. This property is located within the Mixed Use (Goodwood Road) zone in the City of Unley Local Government Area.

21 Nile Street, Port Adelaide

Sale Price	\$1,400,000	Sale Date	29 March 2017
Land Area	3,238 sqm	Rate/sqm	\$432
Site Value 1/1/17	\$970,000	Capital Value 1/1/17	\$970,000

This property comprises an irregular shaped site with westerly frontage to Nelson Street, southerly frontage to Nile Street and easterly frontage to Robe Street. Despite these 3 street frontages, access is only available to the site from the southern and eastern road frontages. This site is located within the McLaren's Wharf precinct of the Renewal SA 'Our Port' plan with this precinct encouraging tourism, cafes, markets and shops around Lighthouse Square which is situated further east. This site is located at the far western end of the McLaren's Wharf precinct and is zoned Regional Centre.

The property comprised a flat bituminized open air car park at the time of sale with development now underway on site. EPC Pacific is a real estate investment, development and management company and has entered into a 15-year pre-commitment agreement with the State Government to develop a new commercial office building on this site. The \$45m project involves construction of a 6 storey office building offering 6,000 square metres of office space, 380 square metres of retail space and 151 car parking spaces. Development is due for completion in April 2018.

Sales analysis indicates that similarly sized commercial properties with main road frontage generally achieve prices in the order of \$450 to \$650 per square metre on an unimproved basis, with these sales comprising a mixture of redevelopment sites and properties currently improved with basic facilities.

Of particular note is the sale of the property at 571 Marion Road, South Plympton which settled in July 2017 and showed a higher rate of \$727 per square metre. This site is located with similar zoning to the subject property but is within the City of Marion local government area. It comprises a smaller site of 2,475sqm and has westerly frontage to Marion Road of approximately 56 metres. The subject property has frontage of 95 approximately metres and is configured over several individual titles, being slightly irregular in shape. In addition, there are restrictions inherent with the development of the subject property as a result of the impact of the Local Heritage listings of some components of the existing improvements.

The value of the subject property is best determined by considering the alternative uses to which the land may be put and the attributes of the site in relation to these uses. Following due consideration of the market evidence available to us, we have determined the current Market Value of the subject property as follows:

8,202 square metres at \$520 per square metre

= \$4,265,040

Say: \$4,265,000

Exclusive of GST

14 Declaration

The valuer has no pecuniary interest past, present or prospective in the subject assets and the valuation is free from any bias.

15 Disclaimer

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation.

Contaminants such as asbestos, chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. We advise the valuer is not qualified to detect such substances, quantifying the impact on values, or estimate the remedial costs. Therefore unless otherwise stated in this report, the extent of hazardous substances, which may or may not be represented on or in the property, was not considered by the valuer in the conclusion of value.

We also emphasise we have not carried out a structural survey of the improvements nor have we examined them for signs of timber infestation, concrete cancer and the like and accordingly cannot be responsible for the consequence of such defects. Furthermore, no soil analysis or geological studies were ordered or made in conjunction with this report.

This valuation has been prepared on the basis that full disclosure of all information and facts which may affect the valuation has been made to us. We do not accept any liability or responsibility whatsoever for the valuation if full disclosure has not been made. Furthermore, we do not accept responsibility for any consequential error or defect in the valuation which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents.

Where land and buildings have been valued on a market basis it should be noted the Privacy Act prevents the disclosure of vendors and purchasers names and this information has been excluded from the Government sales data provided to us. Whilst we have made reasonable efforts to eliminate sales from our analysis which do not conform to the definition of the value contained herein, we cannot verify the accuracy of sales upon which our judgements are based.

Government sales data provided may include GST. We have made reasonable efforts to determine if GST or the Margin Scheme has been applied and made allowance for such amounts if applicable. We cannot verify the accuracy of sales upon which our judgements are based.

This valuation is solely for the use of the party by whom we were instructed and for no other purpose. We owe no duty of care to any third party who become aware of this valuation and, without our knowledge, chooses to act or rely on the whole or any part of it.

Reliance on this valuation report is permitted only:

1. by a party expressly identified by the report as being permitted to rely on it;
2. when the given party has received the report directly from JLL; and
3. for a purpose expressly identified by the report as being a permitted use of the report.

16 Certification

I, the undersigned, of JLL Infrastructure Advisory Pty Ltd, Property Consultants and Valuers, of Level 18, 25 Grenfell Street, Adelaide SA 5000, DO HEREBY CERTIFY that the subject property has been inspected and having made all necessary enquiries and investigations I have determined that the market value of the subject property located at 110-112 Marion Road, Brooklyn Park is as follows:

Four Million Two Hundred and Sixty Five Thousand Dollars

(\$4,265,000)

Exclusive of GST

Valuers' Details

JLL Infrastructure Advisory Pty Ltd



Peta Mantzarapis

Head of Infrastructure Advisory

B Bus Property (Valuation) FAPI

Certified Practising Valuer

Date of Valuation

29 January 2018

Date of Inspection

29 January 2018

Date of Report

31 January 2018

Liability limited by a scheme approved under Professional Standards Legislation

City of West Torrens

Assessment of Market Value

110-112 Marion Road, Brooklyn Park

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserve



Page 14

**JLL**

Level 18, 25 Grenfell Street
Adelaide SA 5000

Peta Mantzarapis
Head of Infrastructure Advisory
Advisory & Consulting Services - Australia

+61 8 8233 8825
Peta.Mantzarapis@ap.jll.com

www.ap.jll.com

Jones Lang LaSalle

© 2017 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.



Photographs

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.

Photographs

110-112 Marion Road, Brooklyn Park



City of West Torrens
110-112 Marion Road, Brooklyn Park
COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved



City of West Torrens
110-112 Marion Road, Brooklyn Park
COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved



Appendix 1

Certificates of Title

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5861/944)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5861 Folio 944

Parent Title(s) CT 181/139

Creating Dealing(s) CONVERTED TITLE

Title Issued	12/12/2001	Edition	1	Edition Issued	12/12/2001
--------------	------------	---------	---	----------------	------------

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 76 FILED PLAN 144404
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

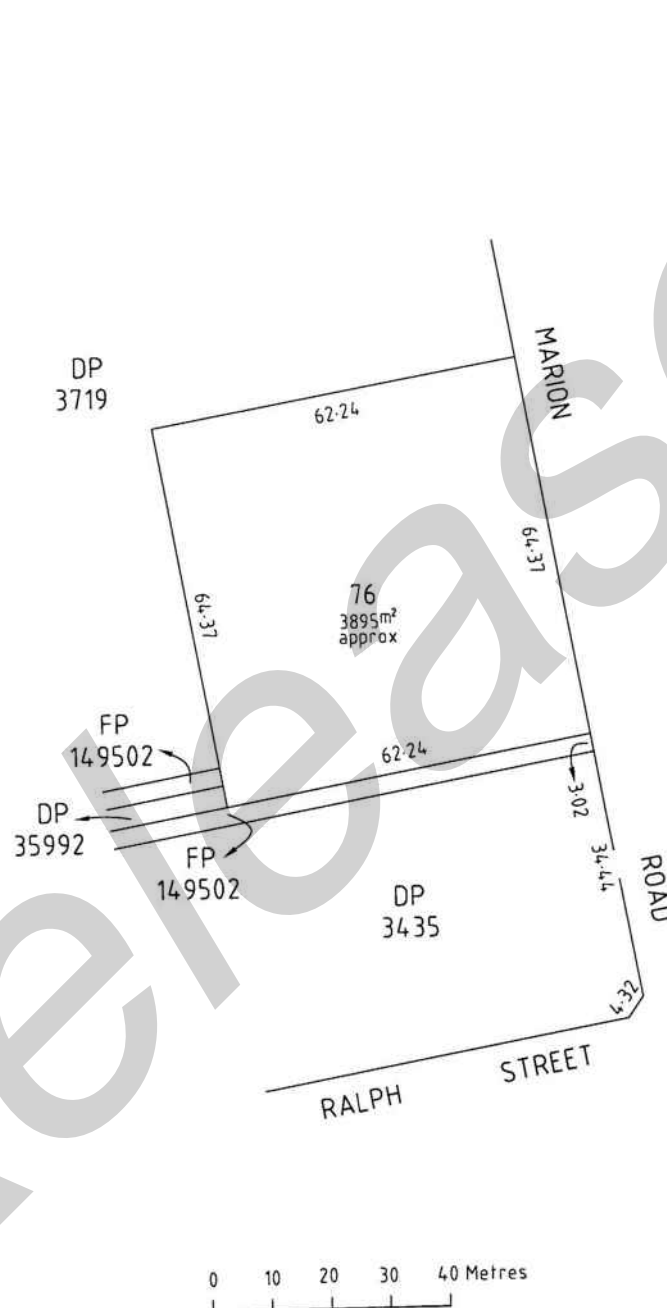


Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5861/944)
11/01/2018 02:45PM
WTC Brooklyn Park
20180111008684
\$197.75

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 181/139



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5721/775)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5721 Folio 775

Parent Title(s)	CT 1803/152		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	23/12/1999	Edition	1
		Edition Issued	23/12/1999

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 77 DEPOSITED PLAN 3719
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

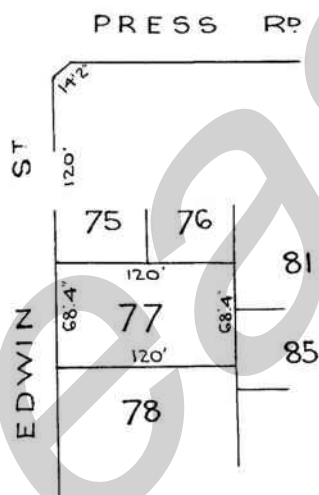
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5721/775)
11/01/2018 02:45PM
WTC Brooklyn Park
20180111008684
\$197.75



100 50 0 100 FEET

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5727/286)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5727 Folio 286

Parent Title(s)	CT 1707/159		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	24/01/2000	Edition	1
		Edition Issued	24/01/2000

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 78 DEPOSITED PLAN 3719
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

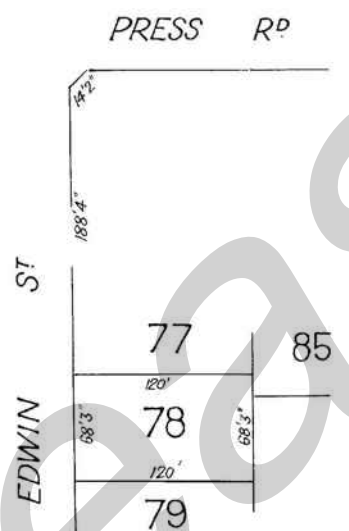
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5727/286)
11/01/2018 02:45PM
WTC Brooklyn Park
20180111008684
\$197.75



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5728/110)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5728 Folio 110

Parent Title(s)	CT 1698/112		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	25/01/2000	Edition	1
		Edition Issued	25/01/2000

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 79 DEPOSITED PLAN 3719
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

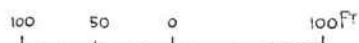
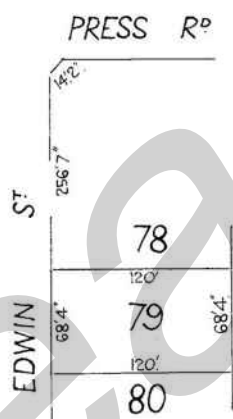
Notations

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5728/110)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5722/63)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5722 Folio 63

Parent Title(s)	CT 1797/101		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	24/12/1999	Edition	1
		Edition Issued	24/12/1999

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 80 DEPOSITED PLAN 3719
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

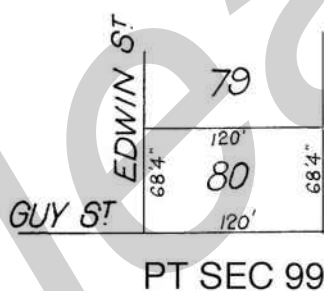
Notations

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5722/63)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5443/556)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5443 Folio 556

Parent Title(s) CT 4306/731

Creating Dealing(s) CONVERTED TITLE

Title Issued 20/08/1997 Edition 3 Edition Issued 07/05/2008

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 84 DEPOSITED PLAN 3719
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

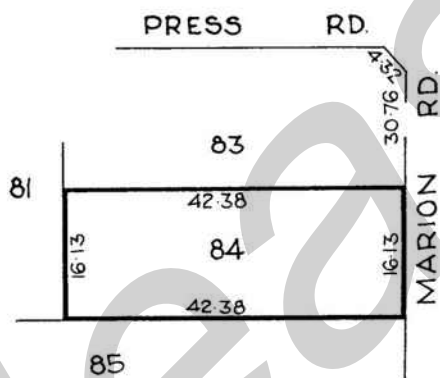
Registrar-General's Notes NIL

Administrative Interests NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5443/556)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75



0 7.5 15 22.5 30 Metres



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Register Search (CT 5670/395)
Date/Time	11/01/2018 02:45PM
Customer Reference	WTC Brooklyn Park
Order ID	20180111008684
Cost	\$197.75

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 5670 Folio 395

Parent Title(s) CT 2396/42

Creating Dealing(s) CONVERTED TITLE

Title Issued	12/07/1999	Edition	1	Edition Issued	12/07/1999
--------------	------------	---------	---	----------------	------------

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF WEST TORRENS
OF 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033

Description of Land

ALLOTMENT 85 DEPOSITED PLAN 3719
IN THE AREA NAMED BROOKLYN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

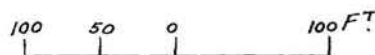
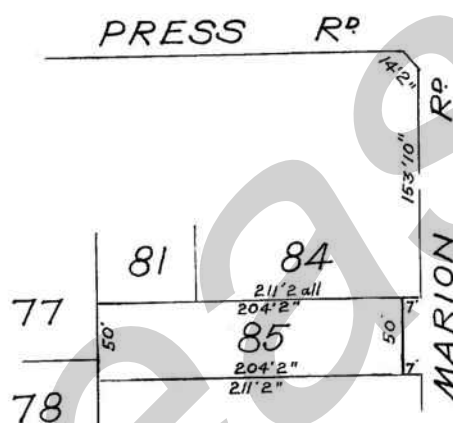
Administrative Interests NIL



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5670/395)
11/01/2018 02:45PM
WTC Brooklyn Park
20180111008684
\$197.75



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Appendix 2

Heritage Places Database Search

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.

1/25/2018

The South Australia Heritage Places database

HERITAGE PLACES DATABASE SEARCH

Search by Location
Search by ID
Search by Keywords
Extract by Development Plan
About Heritage Places

HERITAGE PLACES

Heritage Place Details

LOCATION

Map [Show Map](#)

Address 112-120 Marion Road BROOKLYN PARK

Accuracy H - high level confidence

Development Plan West Torrens Council

Polygon Type P - parcel (from DCDB)

DESCRIPTION

Details Former West Torrens Council Chambers

Extent of listing Extent of earliest sections of building including rendered mouldings to window and door openings and parapeted frontages to Marion Road, and masonry sections of buildings behind including early chimneys, walls and other original elements. Later additions and extensions do not form part of the listing. 1998 Heritage Survey Ref. BP04

Class Local

Local Heritage Place Class Type

STATUS

Authorisation Date 02-OCT-2008

REFERENCE

LGA West Torrens

Heritage Number 21075

Council Reference 108

SECTION 23 INFORMATION

Section 23 a - it displays historical, economic or social themes that are of importance to the local area
c - it has played an important part in the lives of local residents
d - it displays aesthetic merit, design characteristics or construction techniques of significance to the local area

DISCLAIMER

While due care has been taken to ensure that the Heritage Places Database accurately reflects the South Australian Heritage Register and listings of Local Heritage Places in Development Plans, the State of South Australia does not accept liability for the use of the Heritage Database for any purpose. Users should consult the [Department of Environment, Water and Natural Resources - State Heritage Branch](#) to confirm the listing of State Heritage Places and the relevant [Development Plan](#) for Local Heritage Places/Contributory Items.

In the majority of cases, the maps of State Heritage Places on this web site show the footprints of the most significant structures on a registered Place. However, sometimes they simply indicate the complete area of land comprising the Place. Work is proceeding to further refine the mapping of such places. It is also important to note that development control is not limited to the registered structures but extends to their setting and structures nearby (what is termed 'development affecting' a State Heritage Place). Hence it is vital that exact details of the listed place and implications for any proposed development be discussed with Heritage Branch staff, as they cannot be deduced solely from the information on this web site. The inclusion of a place in the SA Heritage Register gives no right of public access. Permission to visit properties must be sought from the owners. The accuracy of the mapping of State Heritage Places is not guaranteed. Please contact the Heritage Branch (www.environment.sa.gov.au/heritage) if you believe there is an error.

GIS FILES

To access downloadable GIS files, go to [Data.SA](#).

[Disclaimer](#) | [Copyright](#) | [Accessibility Statement](#)
http://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=21075

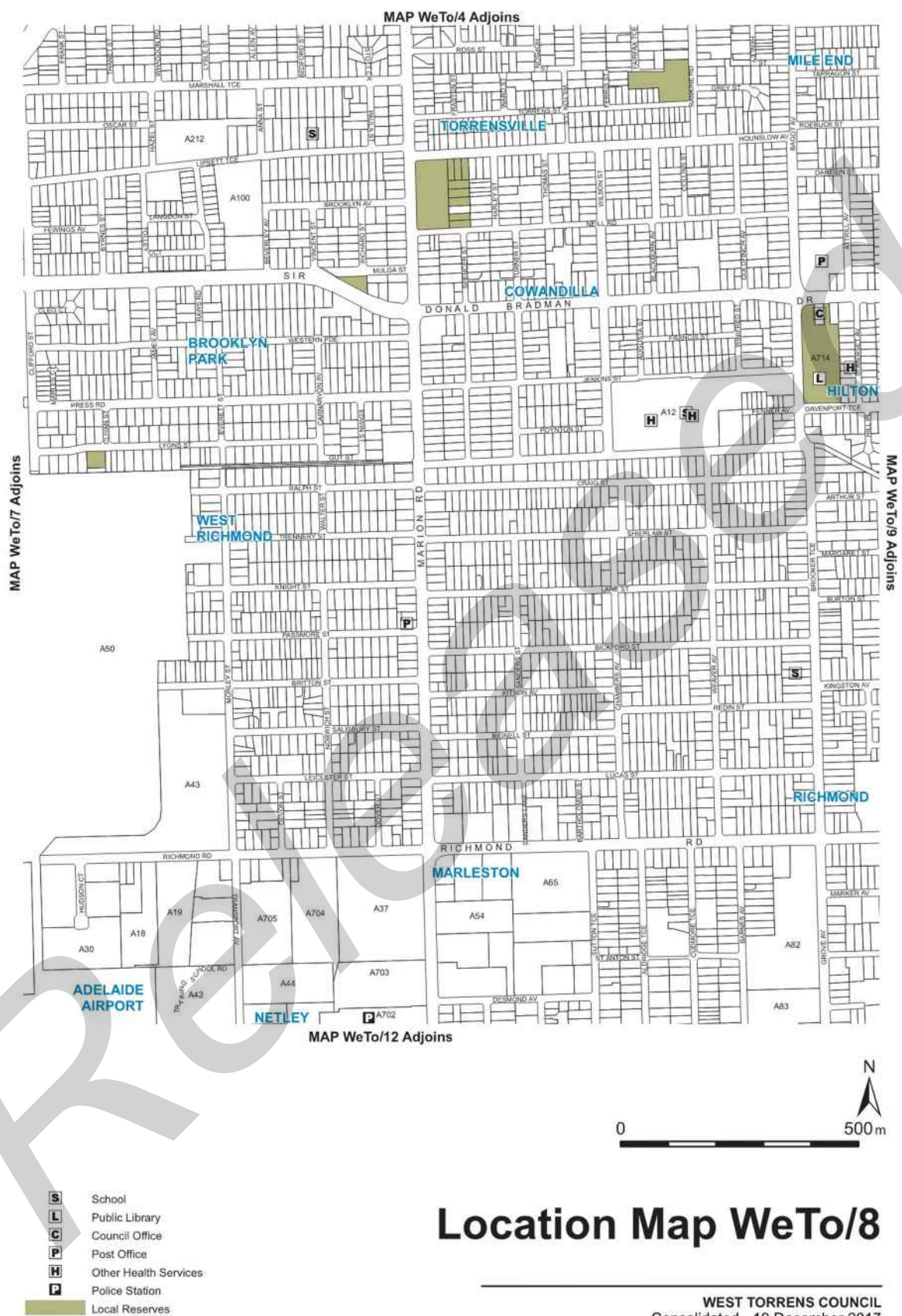
1/1

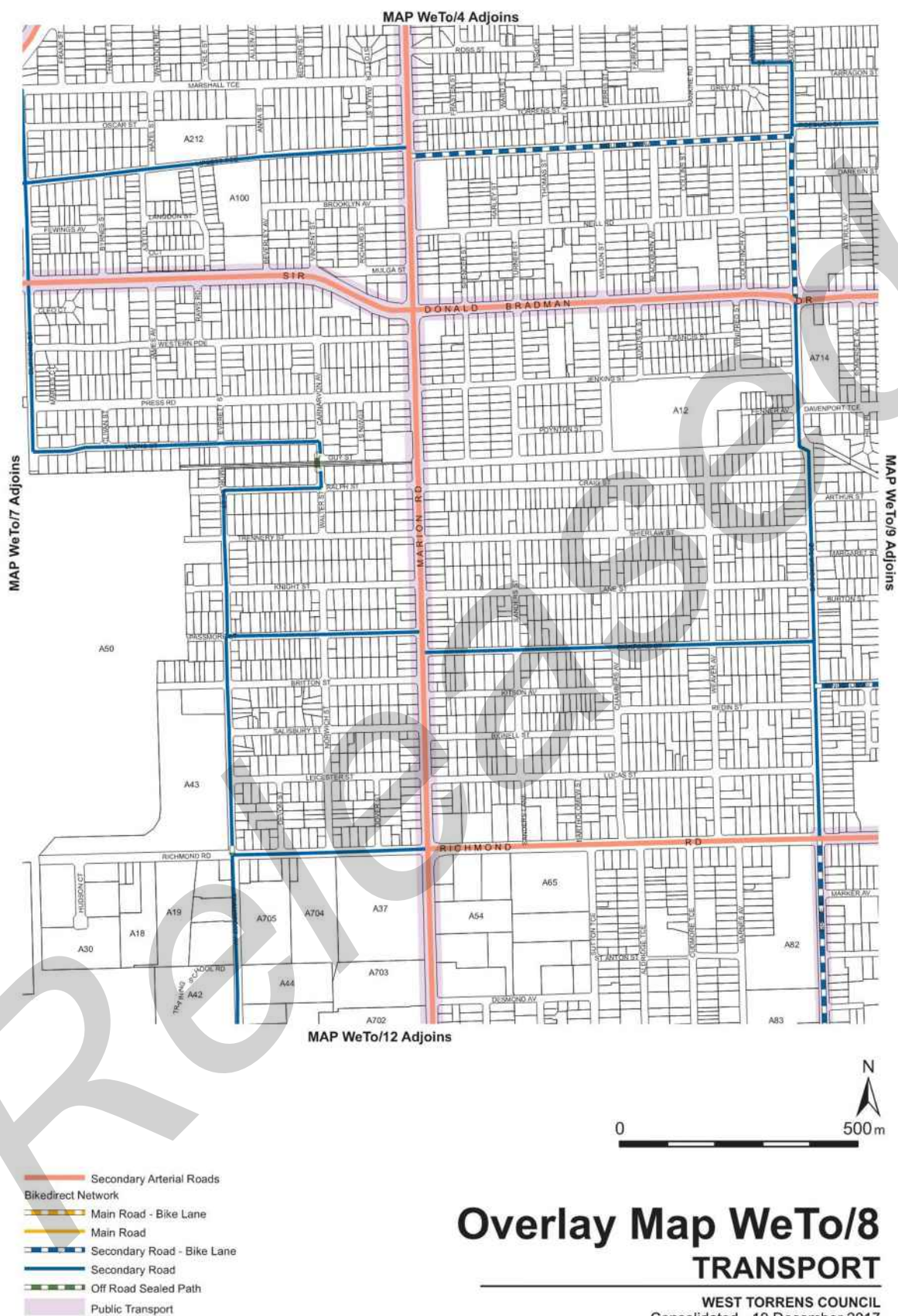


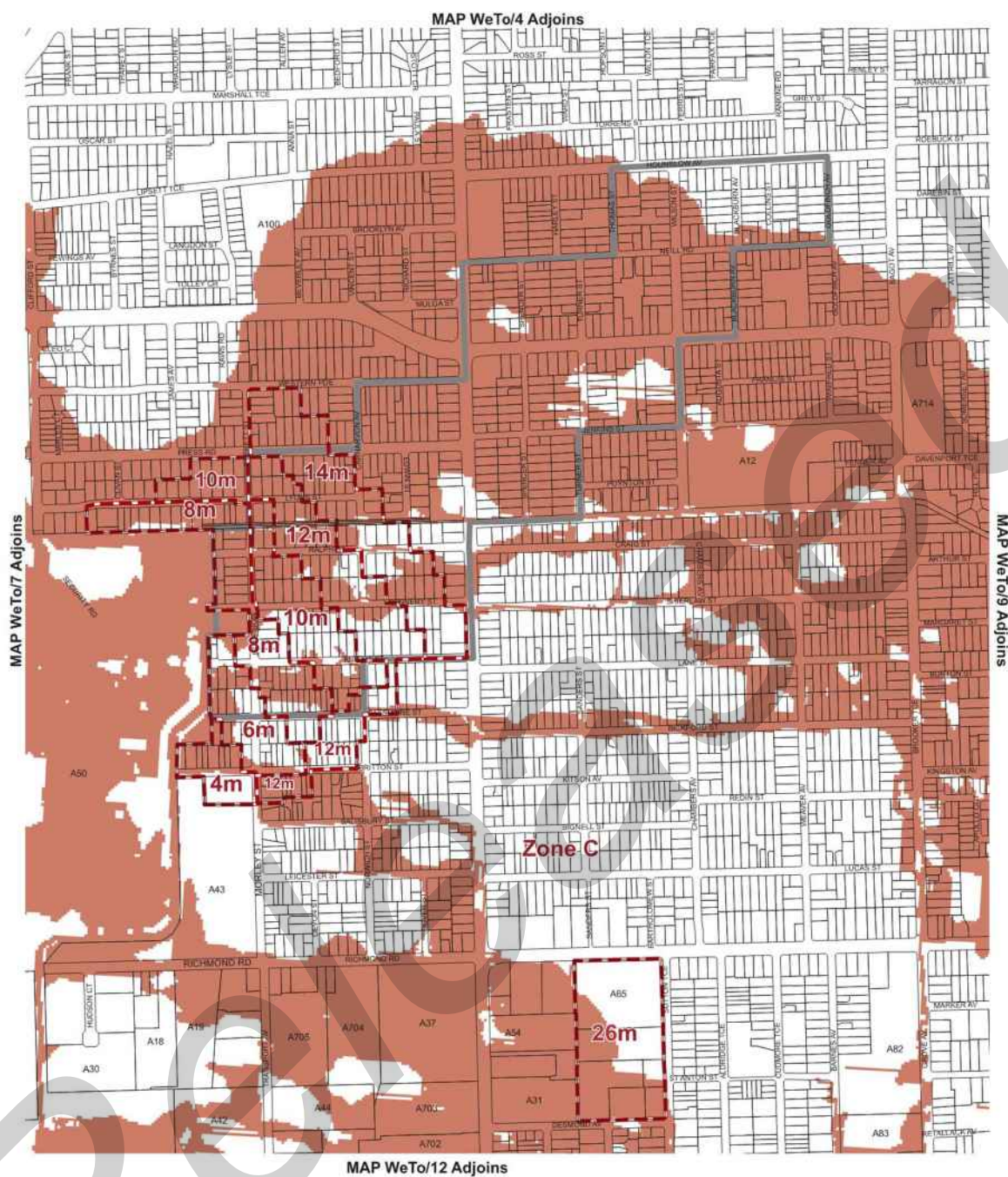
Appendix 3

Extract City of West Torrens Development Plan

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.





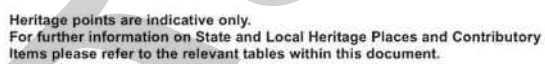


Airport Building Heights
4m - 26m All Structures restricted to height identified on maps
 (above existing ground level, measured from the top of the nearest roadside curb)
Zone C All Structures Exceeding 15 metres above existing ground level

- Airport Building Heights
- Areas affected by aircraft noise
- Flood Hazard

Overlay Map WeTo/8 DEVELOPMENT CONSTRAINTS

WEST TORRENS COUNCIL
Consolidated - 19 December 2017

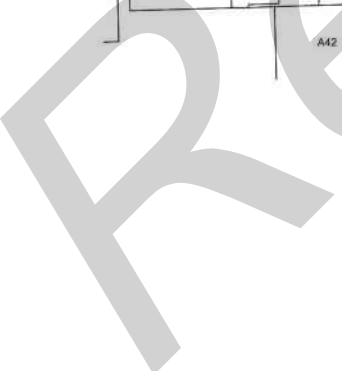


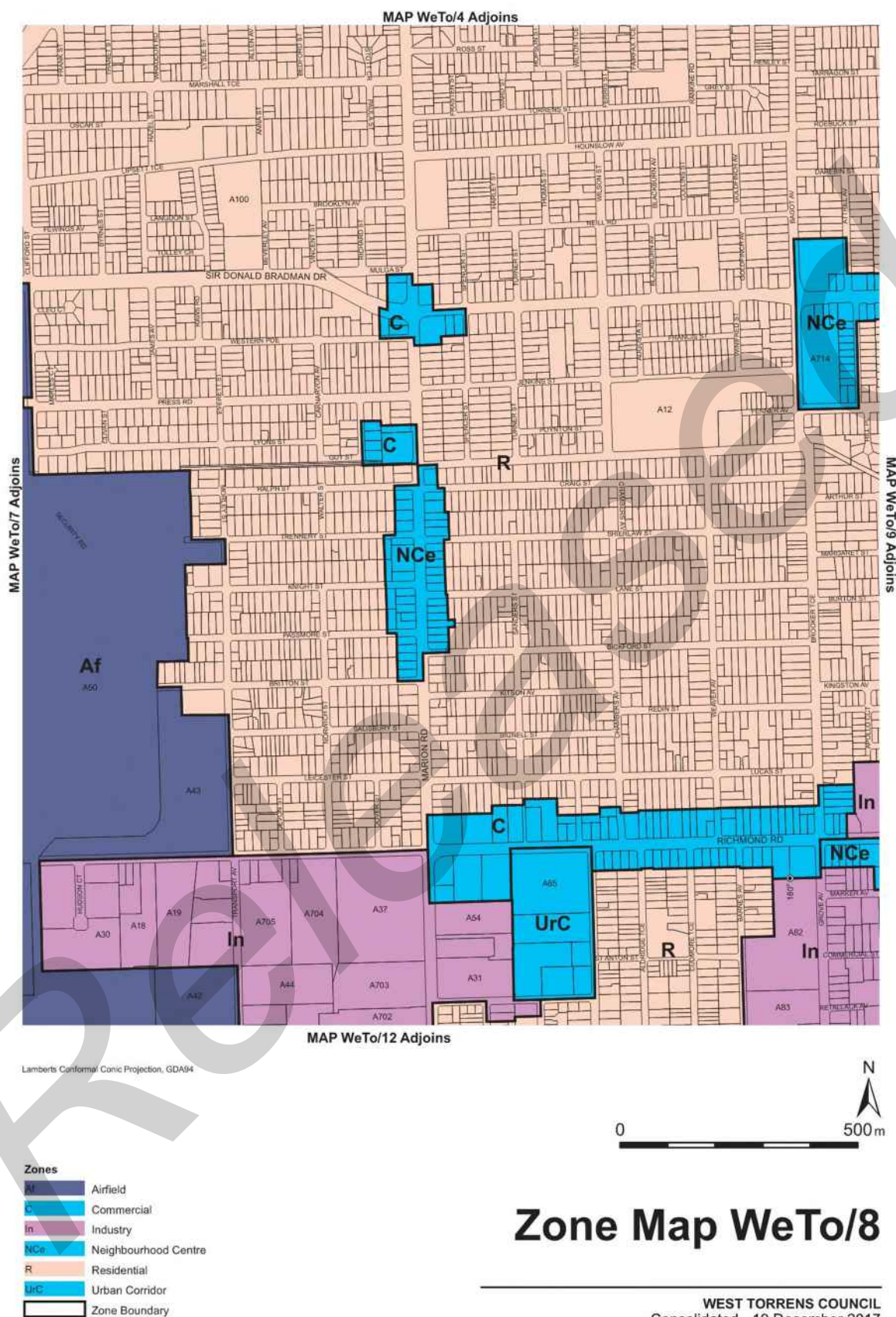
WEST TORRENS COUNCIL
Consolidated - 19 December 2017

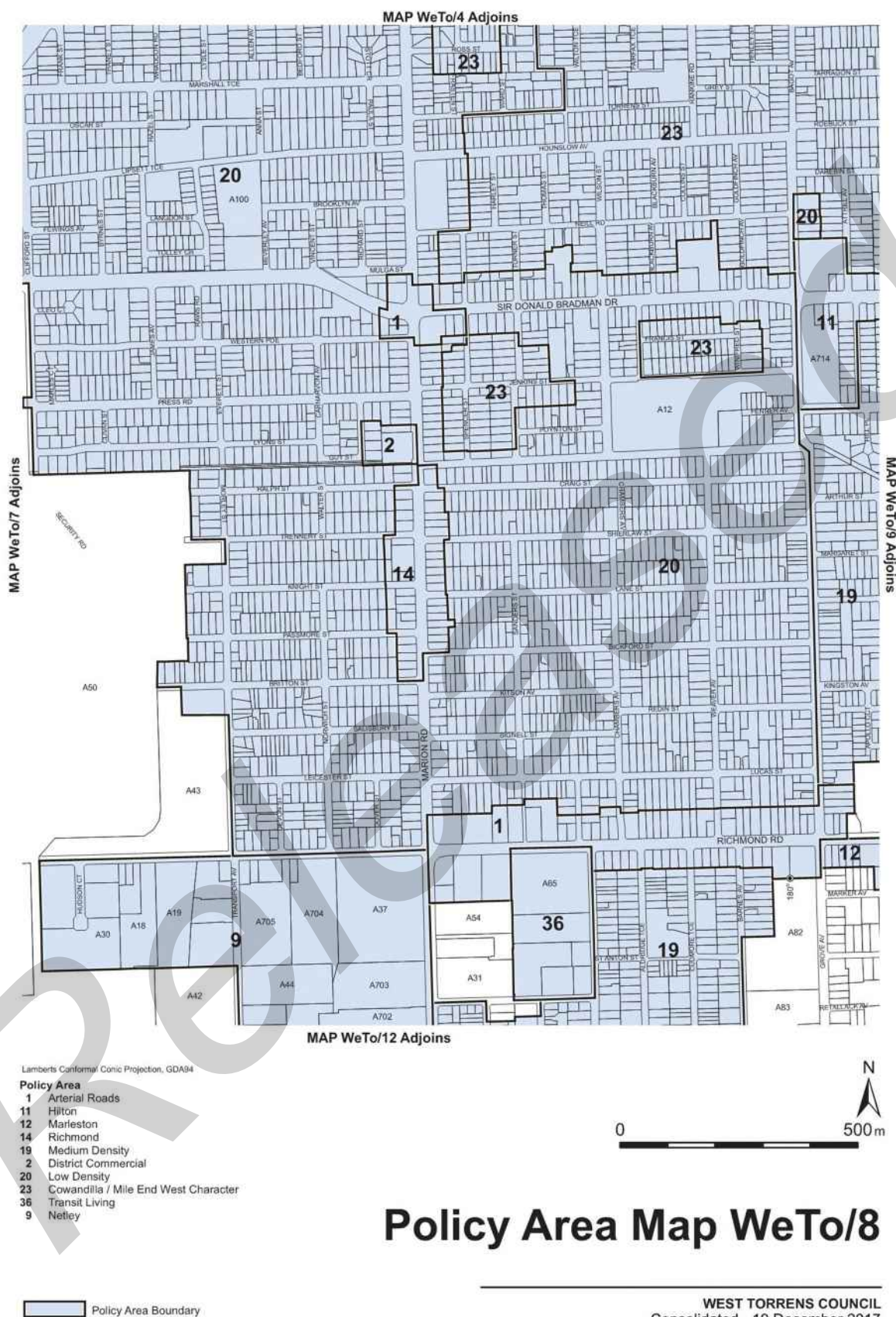
- State heritage place
- Local heritage place













West Torrens Council
Zone Section
Commercial Zone

Commercial Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - consulting room
 - light industry
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area of 250 square metres or less
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area of 250 square metres or less.

Land Division

- 5 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

West Torrens Council
Zone Section
Commercial Zone
District Commercial Policy Area 2

District Commercial Policy Area 2

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area accommodating major servicing, storage, wholesaling and associated activities including road transport terminals.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development within the part of the policy area between Taylors Lane and George Street will be designed to avoid or reduce conflict with the adjacent residential zone and be of a scale, form and finish compatible with adjoining residential development. Landscaping will be provided to screen undesirable views, reduce visual impact of buildings, and contribute to the attractiveness of the streetscape. Planting will be provided along the rear of allotments to diminish the visual impact of buildings. Entrance and exit points will be located so that the use of nearby residential roads by non-residential vehicles visiting the development is avoided or minimised.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged specifically in the policy area:
 - office
 - road transport terminal
 - service industry
 - store
 - wholesale
 - warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development between Taylors Lane and George Street should incorporate a landscape strip measuring a minimum of 3 metres in width along the front property boundary.

West Torrens Council
Zone Section
Residential Zone

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Dwellings of various types at very low, low and medium densities.
- 3 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.

Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a **Historic Conservation Area**.

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area

West Torrens Council
Zone Section
Residential Zone

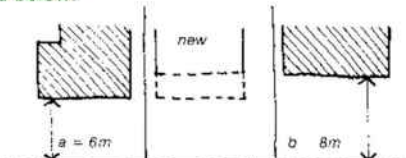
- shop measuring 250 square metres or less in gross leasable floor area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
 - 4 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone and policy area.
- 6 Except where otherwise specified by a policy area, dwellings and buildings containing dwellings should be designed within the following parameters:

Parameter	Value
Maximum number of storeys	two storeys (above natural ground level)
Maximum vertical side wall height	6 metres (measured from the natural ground level)

- 7 Dwellings should be set back from allotment or site boundaries to:
 - (a) contribute to the desired character of the relevant policy area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 8 Except where specified in **Medium Density Policy Area 18** and **Medium Density Policy Area 19**, development (including any veranda, porch, etc) should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:  <p style="text-align: center;">When $b - a < 2$, setback of new dwelling = a or b</p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

West Torrens Council
Zone Section
Residential Zone

- 9 Except where otherwise specified by a policy area, dwellings and buildings containing dwellings should be set back from secondary road frontages in accordance with the following table:

Vertical height of wall	Minimum setback including balconies (metres)
Less than 3 metres	2
3 metres or greater	3

- 10 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building, (with the total wall height of the building being measured from the existing ground level at the boundary of the adjacent property as shown by [Figure 1](#)), increases to:
- (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

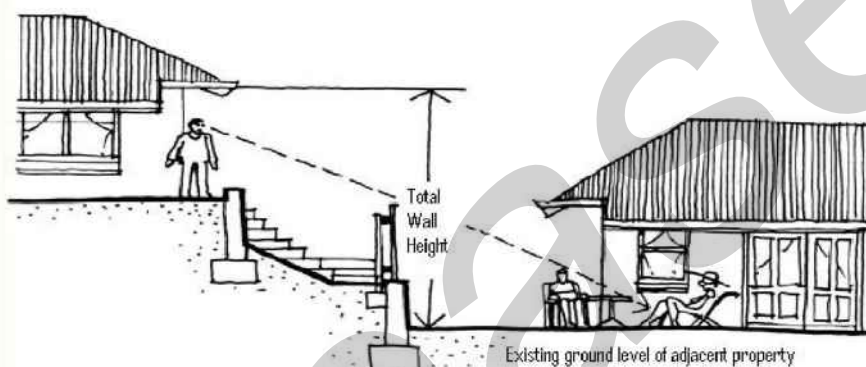


Figure 1

- 11 Except where otherwise specified by a policy area, and for party walls, dwellings and buildings containing dwellings should be set back from the side and rear boundaries in accordance with the following table:

Parameter	Minimum value (metres)
Side boundary setback where the vertical side wall is 3 metres or less in height (measured from the existing ground level at the boundary of the adjacent property as per Figure 1)	1
Side boundary setback where vertical side wall measures between 3 to 6 metres in height (measured from the existing ground level at the boundary of the adjacent property as per Figure 1)	2
Side boundary setback where the vertical side wall is greater than 6 metres in height (measured from the existing ground level at the boundary of the adjacent property as per Figure 1)	2 metres plus an additional setback which is equal to the increase in wall height above 6 metres.
Rear boundary setback for single storey components of a building	3
Rear boundary setback for two or more storey components of a building	8

West Torrens Council
Zone Section
Residential Zone

- 12 Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 13 Except where otherwise specified by a policy area, side boundary walls comply with the following:
- (a) side boundary walls should be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and constructed to the same or to a lesser length and height
 - (b) side boundary walls:
 - (i) should have a maximum vertical wall height of 3 metres
 - (ii) should have a maximum length of 8 metres
 - (iii) should be constructed along one side of the allotment only and no further than 14 metres from the front boundary
 - (c) where there is an existing adjacent boundary wall which is setback greater than 1 metre from the front setback standard established for the rest of the street, side boundary walls should be located not more than 1 metre closer to the primary street frontage.
- 14 Development should ensure that sunlight to solar panels of existing buildings is maintained for a minimum of 2 consecutive hours between 9.00am and 3.00pm on 22 June.

Affordable Housing

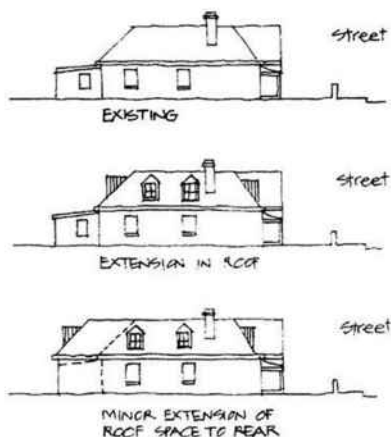
- 15 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 16 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Character Areas

The following Principles of Development Control apply to the **Ashford Character Policy Area 22, Cowandilla /Mile End West Character Policy Area 23, Glandore Character Policy Area 24, Lockleys Character Policy Area 25, Novar Gardens Character Policy Area 26, Thebarton Character Policy Area 27** and the **Torrensvile Character Policy Area 28**.

- 17 Development should be limited to one storey, except where a dwelling faces a public road (ie is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:
- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

West Torrens Council
Zone Section
Residential Zone



- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)



- (c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.
- 18 Development should preserve and enhance streetscapes by:
- the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - limiting the number of driveway crossovers.
- 19 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 20 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 21 Other than in **Novar Gardens Character Policy Area 26**, garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 3.66 metres.
- 22 The division of land should occur only where it will be consistent with the existing pattern and scale of allotments.

West Torrens Council
Zone Section
Residential Zone
Low Density Policy Area 20

Low Density Policy Area 20

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.

Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged specifically in the policy area:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - semi-detached dwelling
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop measuring 250 square metres or less in gross leasable floor area
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:
 - (a) when located 400 metres or more from a centre zone, or

West Torrens Council
 Zone Section
 Residential Zone
 Low Density Policy Area 20

(b) when located within 400 metres of the Neighbourhood Centre Zone on Marion Road

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	340 minimum	10
Semi-detached	340 minimum	10
Group dwelling	340 minimum	10

- 4 When a dwelling is located within 400 metres of a centre zone (other than the Neighbourhood Centre Zone on Marion Road), it should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	300 minimum	9
Semi-detached	300 minimum	9
Group dwelling	300 minimum	9

Land Division

- 5 Land division should create allotments with an area of greater than 340 square metres and a minimum frontage width of 10 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site.



Appendix 4

Locality Map

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.

Land Services Group

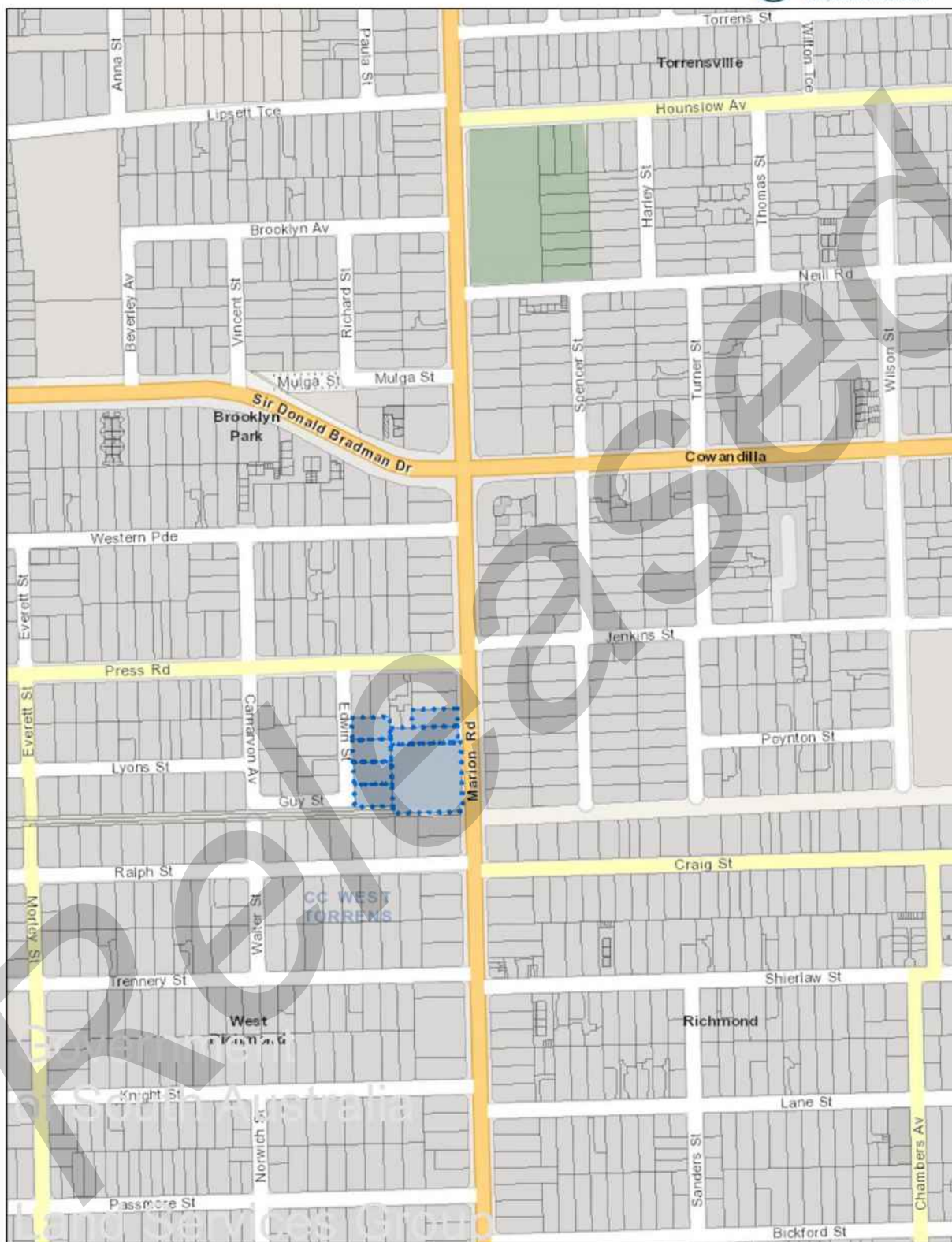
The Property Location Browser is available on the Land Services Group Website: www.sa.gov.au/landservices

110-112 Marion Road, Brooklyn Park

Date created:
January 11, 2018



Government of South Australia
Department of Planning,
Transport and Infrastructure



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.



Appendix 5

Aerial Photograph



COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.

Land Services Group

The Property Location Browser is available on the Land Services Group Website: www.sa.gov.au/landservices

110-112 Marion Road, Brooklyn Park

Date created:
January 11, 2018



Government of South Australia
Department of Planning,
Transport and Infrastructure



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report.
The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.



Appendix 6

Cadastral Plan

COPYRIGHT © JONES LANG LASALLE IP, INC. 2018. All Rights Reserved.

Land Services Group

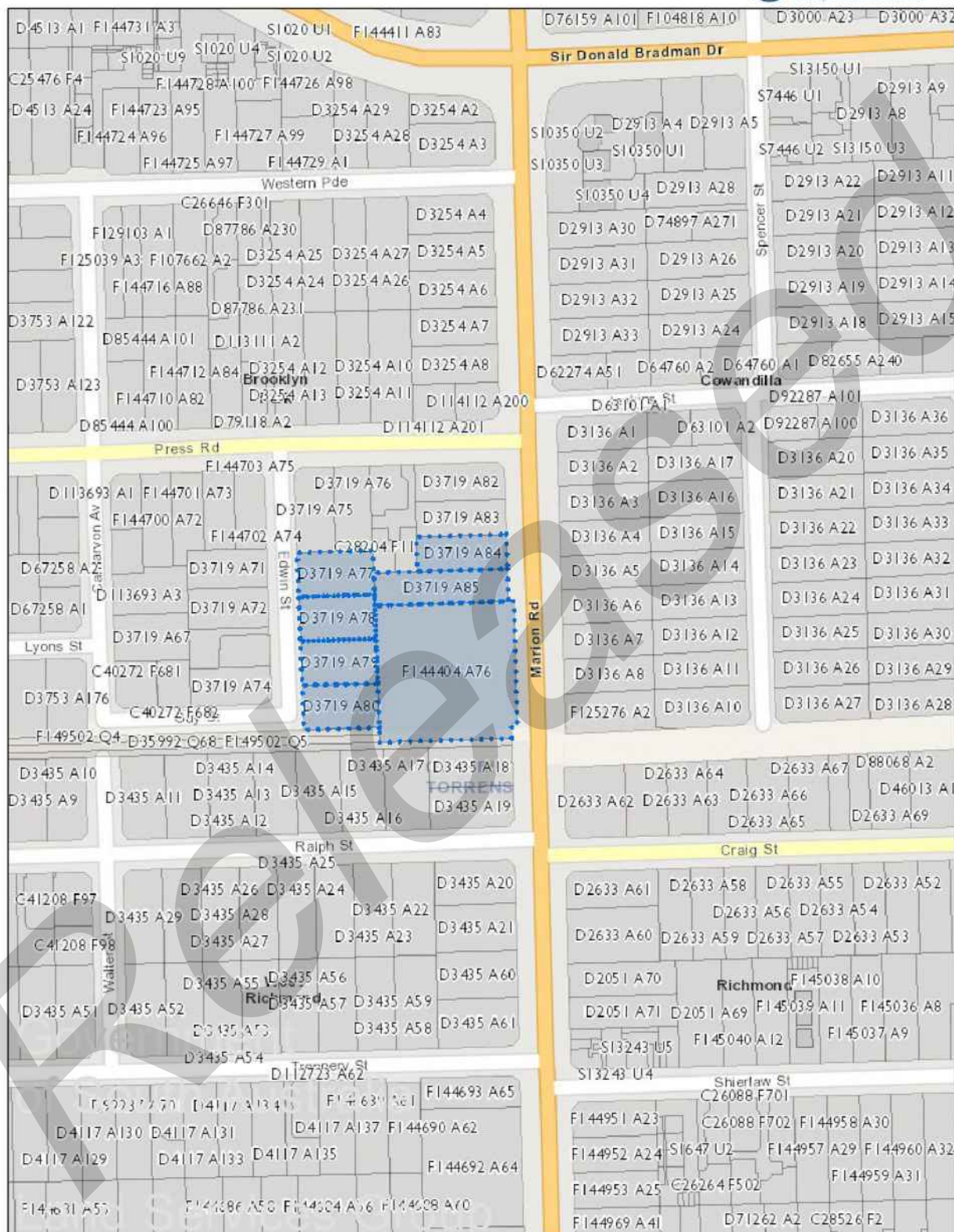
The Property Location Browser is available on the Land Services Group Website: www.sa.gov.au/landservices

110-112 Marion Road, Brooklyn Park

Date created:
January 11, 2018



Government of South Australia
Department of Planning,
Transport and Infrastructure



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report.
The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Released