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## **CONFIDENTIAL ORDINARY COUNCIL MEETING**

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**CONFIDENTIAL MATTERS**

- 10.1 Lyell McEwin Health Precinct - Sale of Lot 47 Oldham Road, Elizabeth Vale  
(Mark Road Reserve) (Attachments).....4

Released 28 November 2018

**10.1 LYELL MCEWIN HEALTH PRECINCT - SALE OF LOT 47 OLDHAM ROAD, ELIZABETH VALE (MARK ROAD RESERVE)**

Contact Person: Mal Hemmerling

**Why is this matter confidential?**

Subject to an order pursuant to Section 90 (3) (b) of the Local Government Act 1999.

**A. COUNCIL/COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE**

No action – this motion passed in the open section

**B. THE BUSINESS MATTER****10.1 LYELL MCEWIN HEALTH PRECINCT - SALE OF LOT 47 OLDHAM ROAD, ELIZABETH VALE (MARK ROAD RESERVE)**

Contact Person: Mal Hemmerling

See Attachment No: 1. Property Title and Site Plan  
2. Ministerial Approval to Revoke the Community Land Classification  
3. Valuation Report (dated December 2015) by Knight Frank Valuations

**Why is this matter before the Council or Committee?**

Matters which cannot be delegated to a Committee or Staff

**Purpose**

To seek Council approval for the following tasks regarding the site located at Lot 47 Oldham Road, Elizabeth Vale (portion of Mark Road Reserve):

- (a) Acceptance of the preferred tenderer, ACH Group to purchase the subject site for \$3.4M (excluding GST) in accordance with the sale contract.
- (b) Formal Council resolution confirming the revocation of the community land classification for the subject site.

**STAFF RECOMMENDATION**

- 1. Council approve the sale of the subject site located at Lot 47 Oldham Road, Elizabeth Vale to the ACH Group for the sum of \$3.4M (excluding GST) subject to the sale contract conditions.
- 2. In accordance with approval received from the Minister and pursuant to the provisions of Section 194 of the Local Government Act 1999, and having complied with all requirements thereof, Council hereby revokes the classification as community land of Lot 47 in Deposited Plan 91288 contained in Certificate of Title Volume 6109 Folio 465 at Oldham Road, Elizabeth Vale.

**Relevance to Strategic Plan**

Strategy 1. Our foundations – services, city presentation and community pride

Outcome 1.1. Liveable City with mix of services and facilities

## Relevance to Public Consultation Policy

There is no requirement to consult the community on this matter.

## Background

In 2011, Council formally endorsed the Lyell McEwin Health Precinct Master Plan and subsequently had both the subject site rezoned for health and medical use and the revocation of the community land use for a portion of Mark Road Reserve. The subject site is the northern portion of Mark Road Reserve which has three street frontages to Oldham, Mark Roads and John Rice Avenue.

As a consequence, the Playford Sports Precinct (PSP) Prudential Report was approved at the Ordinary Council meeting on 26 August 2014 which included the sale of both the Mark Road Reserve Site (Lot 47 Oldham Road, Elizabeth Vale) and the Munno Para Bowling & Community Club sites. The sale proceeds from both sites are to be used for capital project funding of the Playford Sports Precinct (PSP) Project.

In January 2014 Council approved the City of Playford Strategic Plan which identified 'Lighthouse Projects' as the key developments to rejuvenate the City of Playford. The Lyell McEwin Health Precinct Project was identified as a 'Lighthouse Project' with an initiative description "a regional hospital featuring tertiary training, research, allied health facilities and residential accommodation with links to advanced manufacturing in assistive devices health, aged and disability.

## Analysis of Issues

For the subject site, the key issues that need to be considered regarding the sale and the community land classification processes are:

- Property description / location.
- Current use / occupancy.
- Community land classification.
- Property valuation.
- Tender process for property sale / disposal.
- ACH offer and Federal Government 2015 ACAR process.
- Proposed ACH development.

### (a) Property Description / Location

The subject site is located on a corner allotment, to the south side of Oldham Road and western side of Mark Road. The site is generally level with service connections and no easements on the property.

The site area is 22,390 m<sup>2</sup> (2.2 hectares). The legal property description of the subject site is summarised as follows:

Site address	:	Lot 47 Oldham Road, Elizabeth Vale
CT	:	Volume 6109 Folio 465 (Attachment 1)
Plan reference	:	Deposited Plan No. 91288
Hundred	:	Munno Para
Development Plan Zoning	:	Suburban Activity Node (Health Precinct) in the City of Playford Development Plan

(b) Current Use / Occupancy

The subject site is presently occupied by The Grove Tennis Club. The licence agreement (No. L/102) between Council and The Grove Tennis Club was executed in October 2009 and expired on 31 July 2014. No licence agreement extension has been negotiated due to the impending Playford Sports Precinct Project and occupation is on a monthly basis. The intent for The Grove Tennis Club is to relocate to the Playford Sports Precinct.

(c) Community Land Classification

At the Ordinary Council meeting on 27 March 2012, Council resolved that community consultation be undertaken in accordance with Section 194 of the Local Government Act 1999 to revoke the community land classification on the northern portion of Mark Road Reserve.

In order to revoke the community land classification of land, the following steps have been implemented in accordance with Section 194 of the Local Government Act 1999:

<b>Task No.</b>	<b>Description</b>	<b>Status</b>
<b>1</b>	Council decision to commence the community consultation process to revoke the community land classification on the land	Completed
<b>2</b>	Advertisement placed in the local Messenger and letters to adjoining owners / occupiers inviting submissions from the public within 21 days	Completed
<b>3</b>	Community consultation period	Completed
<b>4</b>	Submissions received and need to be considered by Council	Completed
<b>5</b>	Application to the Minister seeking approval to revoke the classification as community land	Ministerial approval
<b>6</b>	Ministerial approval received (Attachment 2), Council to formally revoke the community land classification in accordance with Section 194(3)(b) of the Local Government Act 1999	Purpose of this report

(d) Property Valuation

For the subject site, three (3) separate property valuations are summarised as follows:

<b>Report Date</b>	<b>Property Valuer</b>	<b>Client</b>	<b>Valuation</b>
<b>March 2013</b>	Liquid Property	City of Playford	\$6.2M
<b>September 2015</b>	M3 Property	ACH Group	\$2.9M
<b>December 2015</b>	Knight Frank Valuations (Attachment 3)	City of Playford	\$2.7M to \$2.9M

The property valuation by Liquid Property for the subject site was estimated at \$6.2M which was used in Council's Long Term Financial Plan for the Playford Sports Precinct capital budget estimates. Compared to recent property valuations, the discrepancy of the Liquid Property valuation was due to the valuation being undertaken prior to completion of the rezoning with the Development Plan Amendment and underestimation of zoning restrictions.

The latest property valuation (Attachment 3) by Knight Frank Valuations recommends a market price in the range of \$2.7M to \$2.9M which is below the submitted purchase price of \$3.4M by ACH Group.

(e) Tender Process for Property Sale / Disposal

Since the Ordinary Council Meeting decision to approve the PSP Prudential Report, the process to sell the subject site was undertaken in accordance with Council's Purchasing and Asset Disposal Policies.

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The process for the sale of the subject site has involved the following key steps:

- August / September 2014 : Expression of Interest (EOI) period  
**Assessment of the four (4) EOI registrants received**
- January to March 2015 : **Interview process and shortlist of two (2) registrants for select tender process**
- June / July 2015 : **Preparation of Request for Tender (RFT) document by Council's legal consultant**
- August / September 2015 : **Tender period**
- 21 September 2015 : **ACH Group selected as preferred tenderer**
- October 2015 : **Preparation of Draft Sale Contract by Council's legal consultant**
- October 2015 to present : **Negotiations with ACH Group to finalise sale contract for execution by both parties**

(f) ACH Offer and Federal Government 2015 ACAR Process

From the select tender process, the preferred tenderer, ACH Group submitted a formal tender which included a purchase price = \$3.4M (excluding GST) for the subject site and subject to sale contract conditions. The tender submitted by the ACH Group is subject to being allocated up to 120 bed licences and a minimum of 60 bed licences from the Federal Government 2015 Aged Care Approvals Round (ACAR).

Following appointment as preferred tenderer for the subject site, the ACH Group submitted an application for 120 bed licences as part of the 2015 ACAR for the northern region on 25 September 2015. To proceed with the sale of the subject site, and the viability of proposed project redevelopment, ACH Group needs a minimum of 60 bed licences.

A decision is expected from the Federal Government regarding bed licence allocation in the northern region in late March / early April 2016.

(g) Proposed ACH Development – VITA North

For the subject site, the ACH Group are proposing to create a VITA North facility which will deliver the following key facilities and services over two (2) stages:

- Mixed development of care including aged care, out of hospital / transitional care.
- 120 new residential care places.
- 30 places for Aboriginal people.
- 15 short term residential care places.
- 15 transition care places.
- Teaching facilities by TAFE and University SA.
- Retail services such as café, gym, shop, physio / chiropractor.
- State of the art therapy services.
- Medi-hotel (serviced accommodation) – accommodation for visitors, country people for Lyell McEwin Health Service patients, short term stays, etc.



The VITA North facility is proposed to be developed in two (2) stages, as follows:

Stage 1:

- Building height 2 to 3 storeys.
- VITA North facility and integrated clinical training facility.
- Site access via Oldham Road.
- Ground floor retail, café and specialist health services.
- Central plaza area.
- North facing / park outlook (Mofflin Reserve).
- Estimated capital project cost = \$35M.

Stage 2:

- Building height 3 to 5 storeys.
- Prominent frontage to Mark Road.
- Contains medical consultation, pathology, radiology services.
- Research and teaching laboratories.
- 'Medi-hotel' – serviced apartments.
- To be developed in conjunction with other service / funding partners.

For both stages, the proposed project objectives will be subject to the outcomes of the development approval process.

**Options**

Option 1

1. Council approve the sale of the subject site located at Lot 47 Oldham Road, Elizabeth Vale to the ACH Group for the sum of \$3.4M (excluding GST) subject to the sale contract conditions.
2. In accordance with approval received from the Minister and pursuant to the provisions of Section 194 of the Local Government Act 1999, and having complied with all requirements thereof, Council hereby revokes the classification as community land of Lot 47 in Deposited Plan 91288 contained in Certificate of Title Volume 6109 Folio 465 at Oldham Road, Elizabeth Vale.

Option 2

1. Council reject the sale of the subject site to the ACH Group.
2. In accordance with approval received from the Minister and pursuant to the provisions of Section 194 of the Local Government Act 1999, and having complied with all requirements thereof, Council hereby revokes the classification as community land of Allotment 47 in Deposited Plan 91288 contained in Certificate of Title Volume 6109 Folio 465 at Oldham Road, Elizabeth Vale.

**Analysis of Options**

<b>Option No.</b>	<b>Advantages</b>	<b>Disadvantages</b>
<b>1</b>	<ul style="list-style-type: none"> <li>• Completion of a key action in the Lyell McEwin Health Precinct Master Plan and Council's Strategic Plan as a 'Lighthouse' Project.</li> <li>• Asset sale and property sale revenue.</li> <li>• ACH Group have a proven track record of delivering similar type facilities (eg VITA South).</li> <li>• Capital funding for Playford Sports Precinct (PSP) Project.</li> <li>• \$35M capital investment for Stage 1 of the new VITA North facility.</li> <li>• New health-related services for the community.</li> <li>• Provision of up to 200 residential bed places and transitional health services.</li> <li>• Provision of additional specialised health services and retail / commercial activity.</li> <li>• VITA North will provide employment opportunity for 120 FTE's / 200 part time staff.</li> <li>• Provision of teaching and learning facilities by TAFE and UniSA.</li> <li>• During construction phase, 500 people will be directly employed.</li> <li>• Finalise process for revocation of community land classification for subject site.</li> </ul>	<ul style="list-style-type: none"> <li>• Sale price of subject site is less than original property valuation, causing a potential \$1.4M shortfall for the PSP Project capital budget.</li> <li>• Execution of sale contract subject to decision by Federal Government regarding the 2015 ACAR bed licences.</li> <li>• Potential increase in Council's capital borrowings for 2016 / 17 onwards.</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Opportunity to test market for alternative purchasers / service providers for the site.</li> <li>• Finalise process for revocation of community land classification for subject site.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential increase in Council's capital borrowings for 2016 /17 onwards.</li> <li>• Non-achievement of key action in the Lyell McEwin Health Precinct Master Plan.</li> <li>• Potential dissatisfaction with Elected Members and key Stakeholders for non-delivery of a key capital investment and new service delivery.</li> <li>• Undeveloped and under-utilised asset after The Grove Tennis Club relocation.</li> <li>• No capital investment.</li> <li>• Lost opportunity for employment opportunity during construction and operation of VITA North facility.</li> <li>• No new specialised health services and residential aged care bed places.</li> <li>• Capital funding shortfall for PSP Project.</li> </ul>

## Financial Implications

For both options, there are financial implications to Council for the capital funding of the Playford Sports Precinct (PSP) Project. In Council's Long Term Financial Plan (LTFP) for the PSP Project, a total of \$13M was budgeted for sale revenue from the sale of both the Munno Para Bowling & Community Club and The Grove Tennis Club (portion of Mark Road Reserve) sites. The projected sale revenue was based on the property valuations prepared by Liquid Property in March 2013.

The sale revenue achieved from the recent sale processes / negotiations of both sites is summarised as follows:

<b>Site</b>	<b>Property Valued and LTFP</b>	<b>Sale Price</b>
<b>Munno Para Bowling &amp; Community Club</b>	\$6.8M	\$8.2M
<b>The Grove Tennis Club – Lot 47 Oldham Road, Elizabeth Vale</b>	\$6.2M	\$3.4M
<b>TOTAL</b>	<b>\$13.0M</b>	<b>\$11.6M</b>

The potential capital budget shortfall of \$1.4M for the PSP Project is due to the lower sale price of the subject site compared to the original property valuation.

For Option 1, the capital budget shortfall can be addressed by either of the following options:

- Council borrows the \$1.4M at an interest rate of 6% which equates to an additional operating cost (interest) of \$80,000.
- Source external funding from government agencies.
- Scope reduction for the PSP Project.
- Due to favourable building tender conditions, savings could be achieved via the current building tender for the new tennis complex in the PSP Project. Similar to the building tender savings achieved in the Stretton Centre Project.

Whereas for Option 2, the potential capital budget shortfall of \$4.8M would occur if Council rejected the ACH Group purchase price.

## Preferred Options and Justification

Option 1 is the preferred option because it satisfies the objectives of both the Lyell McEwin Health Precinct Master Plan and Council's Lighthouse Project initiatives (refer City of Playford Strategic Plan). The sale of the subject site to ACH Group to develop a VITA North facility will deliver additional capital investment, new health services, additional aged care beds in the region and employment opportunities during both construction and service delivery phases.

**CERTIFICATE OF TITLE**

REAL PROPERTY ACT, 1886

**South Australia**

VOLUME 6109 FOLIO 465

Edition 1

Date Of Issue 16/04/2013

Authority RTU 11910527

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

**REGISTRAR-GENERAL****REGISTERED PROPRIETOR IN FEE SIMPLE**

CITY OF PLAYFORD OF 12 BISHOPSTONE ROAD DAVOREN PARK SA 5113

**DESCRIPTION OF LAND**

ALLOTMENT 47 DEPOSITED PLAN 91288  
IN THE AREA NAMED ELIZABETH SOUTH  
HUNDRED OF MUNNO PARA

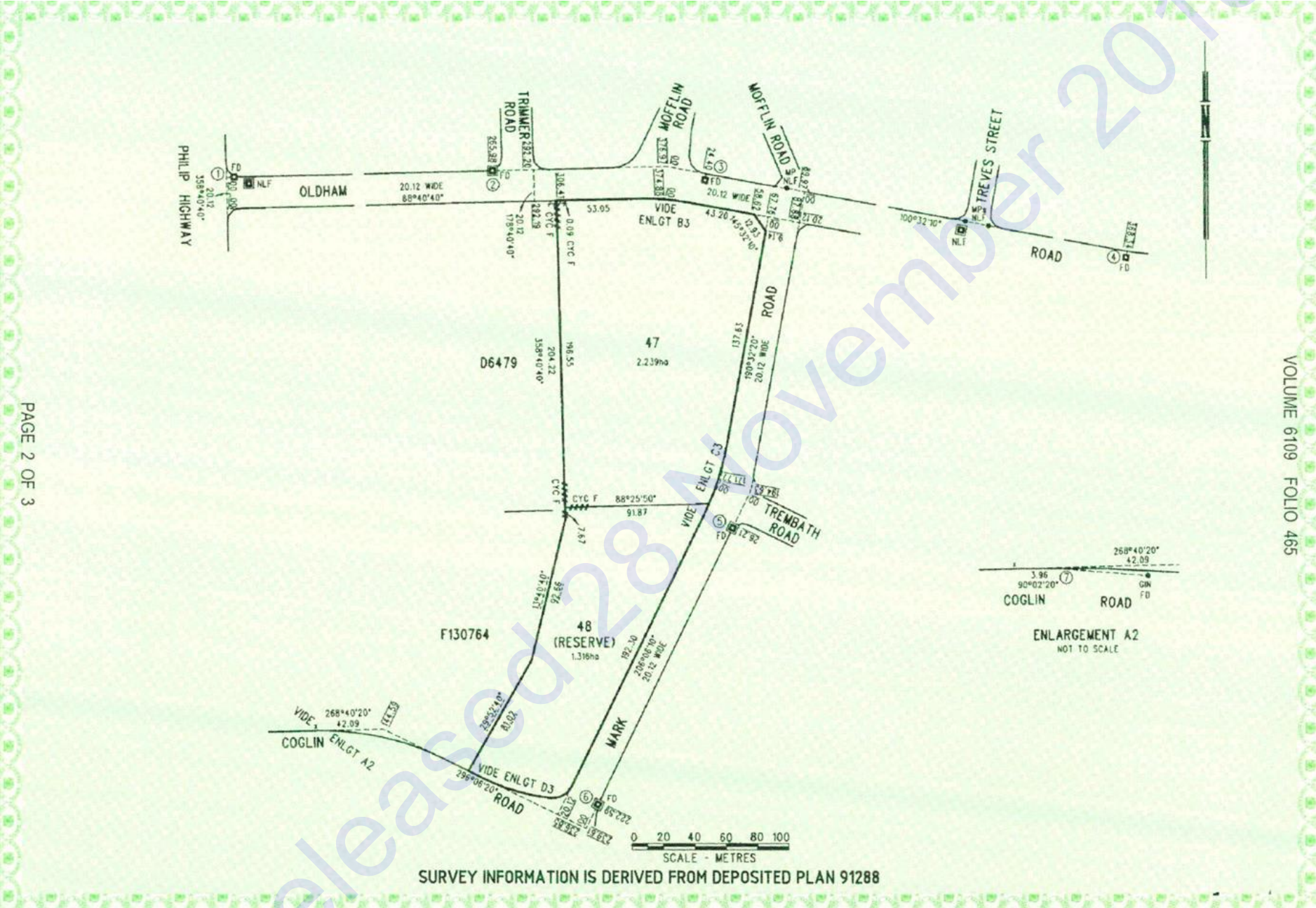
**EASEMENTS**

NIL

**SCHEDULE OF ENDORSEMENTS**

NIL









Hon Russell Wortley MLC



**Government  
of South Australia**

Minister for Industrial Relations

Minister for State/Local  
Government Relations

Level 6  
45 Pirie Street  
Adelaide SA 5000

GPO Box 464  
Adelaide SA 5001  
DX 336

Tel 08 8303 2500  
Fax 08 8303 2597

MLG1200007 – 12LG0414

23 August 2012

Mr Tim Jackson  
Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Dear Mr Jackson

Thank you for your letter dated 16 July 2012, seeking my approval for the Council's proposal to revoke the community land classification of portion of Mark Road Reserve, Elizabeth Vale.

I have carefully considered the information provided to me by the Council, including the Reports on the proposal and the submissions received as part of the public consultation process. In making my decision I have taken into account the nature of the public consultation undertaken and Council's responses to the issues raised in the community submissions.

After carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I therefore approve the Council's proposal to revoke the classification as community land of portion of Mark Road Reserve, Elizabeth Vale, being part Allotment 38, Hundred of Munno Para, Deposited Plan 6479, Certificate of Title Volume 2700 Folio 119, as highlighted on the attached plan.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to subsection 194(3)(b) of the *Local Government Act 1999*.

I note that the Council wrote to adjoining property owners and residents in the area and erected a sign on the subject land and I commend the Council for these actions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Russell Wortley'.

**Hon Russell Wortley MLC**  
Minister for State/Local Government Relations

Attachment: Plan of area showing subject land



## Valuation Report

**Allotment 47 Oldham Road  
ELIZABETH SOUTH SA 5112**

December 2015

Under instruction from:

**City of Playford**



Reference: 143317

Knight Frank Valuations  
Level 25, 91 King William Street  
Adelaide SA 5000  
T + 61 (0) 8233 5222  
F + 61 (0) 8231 0122  
GPO Box 167, Adelaide SA 5001

[www.knightfrank.com.au](http://www.knightfrank.com.au)

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**Liability limited by a scheme approved under Professional Standards Legislation**



City of Playford



23<sup>rd</sup> December 2015

Reference: 143317

City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Attention: Edi Bergamin

Dear Edi

**RE: PROPERTY VALUATION  
ALLOTMENT 47 OLDHAM ROAD, ELIZABETH SOUTH SA 5112**

Further to your emailed instructions received on the 30<sup>th</sup> November 2015, we wish to report as follows:

**Purpose of Valuation**

The purpose of this valuation is to provide market value advice in relation to the abovementioned property for potential disposal purposes.

**Inspection Date**

20<sup>th</sup> December 2015

**Valuation Date**

20<sup>th</sup> December 2015

**Qualifications**

1. This report is prepared for the private and confidential use of our client City of Playford, and only for the purpose outlined above. It should not be relied on by the nominated party for any other purpose and should not be reproduced in whole or part for any other purpose without the express written consent of Valuations Services SA Pty Ltd trading as Knight Frank Valuations (SA) ("Knight Frank Valuations"). Any party that is not named as a reliance party may not rely on this report for any purpose and should obtain their own valuation before acting in any way in respect of the subject property.
2. This valuation may not be relied upon for mortgage security purposes.
3. The valuation specifically may not be relied upon by any party in connection with any Managed Investment Scheme (within the meaning of the Corporations Law) which:
  - a) Has as its prime or as a substantial purpose, the provision of tax benefits to investors; or
  - b) Is involved in any form of direct or indirect investment in primary production including "property used for primary production".
4. Unless otherwise stated, all valuation figures herein are stated on a net of GST basis.

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5. Reliance on this report should only be taken upon sighting an original that has been signed by the valuer and countersigned by a senior executive of Knight Frank Valuations. The counter-signatory verifies that this report is genuine and issued and endorsed by Knight Frank Valuations. The opinion of value expressed in this report, however, has been arrived at by the prime signatory acting as the valuer. Please note that Jason Oster has not inspected the subject property, and counter-signs this report only in his capacity of Associate Director, Knight Frank Valuations.
6. This valuation is current at the date of valuation only. The timing and extent of market movements is impossible to accurately predict and we do not attempt to do so. The value assessed herein may change significantly and unexpectedly over a relatively short period as a result of general market movements, or factors specific to the particular property as identified in this report.  
Losses resulting from such movement in value subsequent to the date of valuation are not foreseeable and we do not accept any duty to protect your financial interests against such movements in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this value is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
7. In accordance with industry guidelines and requirements, Knight Frank Valuations cannot assign or confirm the original or initial valuation after the expiration of three months from the date of valuation. Any written assignment of the valuation by Knight Frank Valuations within this three month period is required to contain a statement that the valuer has not re-inspected the property nor undertaken further investigations or analysis since the original/initial valuation and accepts no responsibility for reliance upon the original/initial valuation other than as a valuation of the property at the original/initial date of valuation.
8. This valuation is conditional on there being no material change (including as a result of general market movements, or factors specific to the particular property) between the date of inspection and the date of valuation that would impact on the value of the subject property. Should such an event occur, the valuer should be contacted for comment prior to reliance upon the valuation.
9. This valuation is not intended to be used to provide financial advice, express or implied, and we confirm that the valuer and Knight Frank Valuations is not licensed to provide financial product advice under the Corporations Act 2001.
10. This valuation report is to be read in its entirety and in particular we draw your attention to the Important Notices set out in the body of the report and the Critical Conditions section of the Executive Summary.
11. Any forecasts, including but not limited to, financial cash flow projections or terminal value calculations noted within this report are a valuation tool only undertaken for the purpose of assisting to determine the market value. No party may rely upon any financial projections or forecasts within this report on the understanding that they are undertaken for the specific purpose of determining the market value only and, therefore, should not be represented in any way as providing an indication of likely future profit or realisable cash flow.
12. Any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified valuer, reflecting due skill, care and diligence.
13. Liability limited by a scheme approved under Professional Standards Legislation which includes Valuations Services (SA) Pty Ltd and the valuer(s) signing this report.

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## Market Value Definition

For the purposes of this assessment, Market Value is defined as:

*"The estimated amount for which an asset or liability 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".*

## Goods and Services Tax

The GST became law on 8 July 1999 and commenced operation on 1 July 2000. From this time, rental payments for non-residential leases generally became subject to GST. The sale of non-residential property may also be subject to GST, the amount of tax payable being dependent on the tax status of the parties, available input tax credits and the operation of the Margin Scheme.

Our valuation of this property has been prepared on a GST exclusive basis with no provision for the payment of GST by the supplier (vendor) on the hypothetical sale of this property as at the date of this valuation. GST is an important and complex issue and we strongly recommend that you consult a duly qualified tax expert to ensure that your financial interest in this property is not compromised.

The subject property comprises a commercial development site. If the subject property was to be sold with vacant possession we consider GST would be payable upon transfer assuming the vendor is registered for GST purposes. There is the potential that if proposed to be developed for residential purposes, the Margin Scheme could be adopted if the property had not sold previously and an Input Credit had been received as part of a prior transaction.

However, for the purposes of our assessment, we have adopted the General ATO (10%) Tax rule. In this instance, the purchaser would be liable for an additional 10% of the purchase price. The vendor will then remit 1/11th of the GST inclusive sale price to the ATO and the purchaser would be entitled to a full input tax credit on the amount of GST paid.

All sales evidence, valuation calculations and assessments contained herein are on a GST exclusive basis.

## Title Details and Site Description

Current Registered Proprietor				
CITY OF PLAYFORD				
Volume	Folio	Allotment/Piece/Section	Plan Ref.	Hundred
6109	465	Allotment 47	Deposited Plan 91288	Munno Para
Easements and Encumbrances				
Valuer General's Notes				
• APPROVED FILED PLAN FOR LEASE PURPOSES FX50107				

City of Playford

**Identification**

The property is situated on a corner allotment, to the southern side of Oldham Road and the eastern side of Mark Road.

**Site Area & Physical Description**

The land comprises an irregular shaped site with frontages to the southern side of Oldham Road and the eastern side of Mark Road. The natural landform is generally level.

Description	Measurements
Oldham Road Frontage	53.05 + 43.20 metres
Mark Road Frontage	12.93 + 137.65 metres
Southern Boundary	91.87 metres
Western Boundary	196.55 metres
<b>Site Area</b>	<b>22,390 square metres (approximately)</b>

**Important Notice**

Although our Title search (attached) does not show any unregistered dealings, it is noted that not all encumbrances may be recorded on the title documents provided to us. Our valuation is made on the basis that the property is free from mortgages, charges and other financial liens and is conditional on there being no encumbrances or interests other than those reported on our title search which materially affect the value, marketability and continued utility of the property. Should any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report be discovered which are material, our valuation would change, as would our recommendation as to its suitability for mortgage security purposes (if made).

**Town Planning Details****Municipality and Planning Scheme**

Corporation of the City of Playford

**Principal Zoning**

Suburban Activity Node (Health Precinct)

**Objectives of the Zone**

The objectives of the zone are:

1. A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
2. Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active frontages that facilitate personal interaction and promote public transport use.
3. The design and layout of development to encourage walking and cycling and promote public transport.
4. A mixed use area with a variety and concentration of activity close to the Lyell McEwin Hospital.
5. Development that contributes to the desired character of the zone.
6. Noise sensitive development designed to provide its occupants with acceptable levels of amenity when exposed to existing and future potential external noise sources.
7. Noise sensitive development that does not unreasonably interfere with the operation of existing noise sources such as industrial activity.



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We note the subject property is located within the 'Tertiary Education and Commercial' precinct which identifies that since the subject property is within close proximity to existing industrial development, land uses such as dwellings, accommodation, or land uses highly frequented by children or the elderly, such as childcare, pre-school, primary and secondary school, and aged care facilities are not appropriate.

However we have been provided with the 'City of Playford Request for Expressions of Interests for Investment and Development of the Lyell McEwin Health Precinct', indicating that the council are seeking proposals for the redevelopment of the subject property which are primarily for health and medical purposes. Opportunities include development of aged, disability, mental health, aboriginal health, nursing & other allied health professional teaching, preventative health and health education and research and development in the manufacturing of assistive devices. We understand that a potential purchaser of the subject site is likely to require an Approval for development of an aged care facility and associated services. For the purposes of this assessment we have assumed that development of an aged care facility would be approved by council, as this use appears to be at odds with current zoning guidelines detailed above. **We qualify our report to this extent.**

#### Comments

As mentioned above the subject property is considered suitable for a range of health and medical redevelopment options consistent with the council's master plan. We have further assumed that an aged care use would be approved by Council as detailed above.

A copy of the relevant zoning extracts is appended.

## Location & Surroundings

#### Position

- The subject property is located approximately 26 kilometres north of the Adelaide CBD in the established outer northern residential suburb of Elizabeth South.
- More particularly, Allotment 47 is situated on a corner allotment on the southern side of Oldham Road and the western side of Mark Road, approximately 320 metres east of its intersection with Philip Highway.

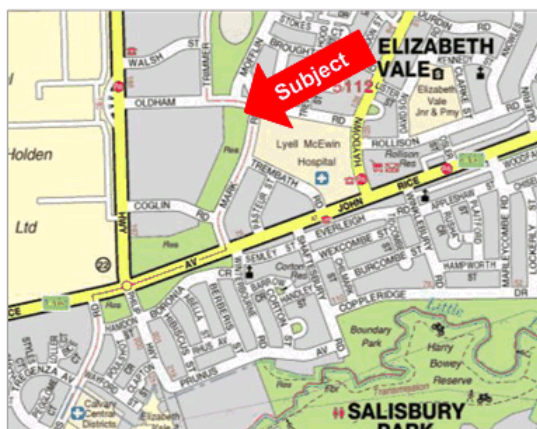
#### Surrounding and Adjoining Development

- The development immediately east of the subject comprises the Lyell McEwin Hospital, with existing industrial development west of the property.
- To the north and south of the subject property comprises vacant land/reserves, with the wider surrounding areas comprising mainly residential developed circa 1960's through to the present day.
- The Elizabeth Vale IGA Supermarket is a short distance to the east of the subject.
- The Elizabeth Vale Primary School is located within close proximity to the subject, together with public transport (bus) available along Oldham Road.
- The Elizabeth Regional Shopping Centre is situated approximately 3 kilometres north of the subject. The GM Holden manufacturing plant, due to close in 2017, is situated approximately 500 metres west of the subject.

#### Services

- All of the usual utility services including gas, electricity, water, sewerage, drainage and telephone are assumed to be available and/or connected to the property.

City of Playford



## Environmental Considerations

### Soil Contamination / Asbestos

Historical Uses	Not known.
Registered on the EPA List/Statement of Environmental Audit	The site is not registered on the EPA Public Register as a contaminated site.
Perceived Environmental Risk	We confirm that there are no perceived environmental risks or problems associated with the subject property in relation to its present use, albeit noting that the historical use of the property is not known. We further confirm that we have found no information in our enquiries to necessitate the instigation of a detailed environmental audit, <b>subject to important notice below.</b>
Identified Asbestos at Inspection	No
Potential for unsighted Asbestos	Given that we have only undertaken an external inspection of the improvements we have assumed the site is free from Asbestos products. The assessed value could well decrease if asbestos which is material to the valuation is present. This valuation is conditional on the site being free of asbestos and any party relying on this valuation does so on the basis that Knight Frank Valuations accepts no liability for any loss relating to asbestos.

#### Important Notice

No soil tests or environmental studies have been made available for our perusal and we do not have any expertise as environmental consultants nor are we qualified to provide an assessment of the contamination of land. We have undertaken the following steps to assess whether there are any obvious signs of contamination:

- Site inspection.
- Review existing site use and historical site use (so far as it is identifiable from the current site owners).
- Review of EPA list (see above).

As a result of the above investigation, we have been unable to identify any obvious signs of contamination. However, we are unable to assess whether there are any latent signs of contamination or other indicators beyond the investigations referred to above. The assessed value could well decrease if material contaminants are present. This valuation is conditional on the site being free of contamination and any party relying on this valuation does so on the basis that Knight Frank Valuations accepts no liability for any loss relating to contamination.

City of Playford



## Native Title Claims

### **Important Notice**

*In undertaking this valuation assessment, we have not commissioned a search of the Register of Native Title Claims which is administered by the National Native Title Tribunal. The assessed value could well decrease if a native title claim exists, or eventuates, over the subject land. Knight Frank Valuations is not a specialist in native title law and this valuation is conditional on the site being free of any native title claim. Any party relying on this valuation does so on the basis that Knight Frank Valuations accepts no liability for any loss relating to native title claims. Should a native title claim be identified upon the subject site, the valuation should be referred back to the valuer for reassessment.*

## Property Description

The subject property comprises a slightly irregular shaped development site of 22,390m<sup>2</sup> with level topography. The subject site has a frontage to Oldham Road of approximately 96 metres and to Mark Road of approximately 150 metres. The southern boundary extends approximately 91.87 metres and the western boundary is approximately 196.55 metres. The site is improved with clubrooms of timber clad construction, netball/tennis courts and bitumen sealed car park. We note however that we have only undertaken an external inspection of the site. For the purposes of our valuation, given the low site coverage and Expressions of Interest sought by Playford Council for redevelopment of the subject, we have assumed that the improvements do not add any value to the site.

## Photographs

A sample of photographs taken on the date of inspection is shown as follows:





City of Playford



### Occupancy Details

As at the date of valuation, the property was vacant. We have, therefore, undertaken our assessment on a vacant possession basis.

### Statutory Assessments

Statutory Assessments adopted by the Valuer General for rating and taxing purposes as at 1 January 2015, for the 2015/2016 financial year for the property are as follows:

- Site Value: \$670,000 (\$30/m<sup>2</sup> of site area)
- Capital Value: \$1,500,000 (\$67/m<sup>2</sup> of site area)

### Outgoings

Based on the above estimated statutory assessments we have estimated current outgoing for the property as follows:

Statutory Outgoings	Annual
Council Rates:	\$21,417 p.a.
Water & Sewer Rates:	\$3,233 p.a.
State Land Tax:	\$2,621 p.a.
Emergency Services Levy:	\$2,059 p.a.
<b>Total Projected Statutory Costs:</b>	<b>\$29,330 p.a.</b>

The total outgoing equate to a rate of \$1.31/m<sup>2</sup> of site area, which is considered reasonable for such a large site within this location.

### Market Evidence

In undertaking our valuation of the subject property, we have considered sales of commercial development sites from the surrounding northern suburbs. A summary of analysed sales evidence is shown below:



City of Playford

**Commercial Development Sites**

<b>1.</b>	<b>Property:</b>	<b>4 Anderson Walk, SMITHFIELD</b>
	Date of Sale:	March 2015
	Sale Price :	\$1,250,000 (excluding GST)
	Site Area:	10,950 m <sup>2</sup>
	Zoning:	Residential
	Rate/m <sup>2</sup> of site:	\$114/m <sup>2</sup>
	Improvements:	The improvements comprise a heritage listed building of around 100m <sup>2</sup> however the balance of the site is predominantly vacant. Portion of the site is located within the Residential Zone (Queen and Hope Streets) - 5,300sq m. with the balance located in the Town Centre Zone (Anderson Walk and Moir Street) - 5,650sq m.
	Sales Comments:	The property was sold by Renewal SA after a public marketing campaign.
<b>2.</b>	<b>Property:</b>	<b>88-94 Lavender Drive, PARAFIELD GARDENS</b>
	Date of Sale:	September 2014
	Sale Price :	\$2,250,000 (excluding GST)
	Site Area:	7,066 m <sup>2</sup>
	Zoning:	Neighbourhood Centre
	Rate/m <sup>2</sup> of site:	\$318/m <sup>2</sup>
	Improvements:	A regular shaped development site located on the corner of Kings Road and Lavender Drive. The property has a frontage to Kings Road of approximately 80 metres.
	Sales Comments:	Purchased by Aldi for the development of a supermarket.
<b>3.</b>	<b>Property:</b>	<b>Lot 2 Station Road, SMITHFIELD</b>
	Date of Sale:	December 2013
	Sale Price :	\$875,000 (excluding GST)
	Site Area:	5,847 m <sup>2</sup>
	Zoning:	District Centre
	Rate/m <sup>2</sup> of site:	\$150/m <sup>2</sup>
	Improvements:	The property comprises a vacant irregular shaped allotment with three street frontages.
	Sales Comments:	The property appears to have transacted off market. The purchaser was Minister for Transport.
<b>4.</b>	<b>Property:</b>	<b>20 Shillabeer Road, ELIZABETH PARK</b>
	Date of Sale:	August 2013
	Sale Price :	\$1,900,000 (excluding GST)
	Site Area:	20,210 m <sup>2</sup>
	Zoning:	Community
	Rate/m <sup>2</sup> of site:	\$94/m <sup>2</sup>

City of Playford



	Improvements:	The property comprises a former church auditorium estimated to have been constructed in the 1970's and presenting in basic condition
	Sales Comments:	The property is sited within a Community zone which allows for Community, educational, recreational and health care facilities. It was purchased by Clayton Church Homes who operates an aged care facility on the adjoining site and appear will attempt to secure a development approval for redevelopment of this site.
<b>5.</b>	<b>Property:</b>	<b>Lot 1517 and 1531 Peachey Road, MUNNO PARA</b>
	Date of Sale:	June 2013
	Sale Price :	\$7,599,999 (excluding GST)
	Site Area:	42,960 m <sup>2</sup>
	Zoning:	Residential Playford
	Rate/m <sup>2</sup> of site:	\$177/m <sup>2</sup>
	Improvements:	Two non-contiguous irregular shaped vacant allotments. Allotment 1517 is located on the northern side of Peachey Road and is 20,320m <sup>2</sup> and Allotment 1531 is located on the southern side of Peachey Road and is 22,640m <sup>2</sup> . The site forms part of the "Playford Alive" urban renewal project.
	Lease Details:	Sold with vacant possession.
	Sales Comments:	The property was offered by Expression of Interest undertaken by the Land Management Corporation with Woolworths Ltd selected as the preferred developer. We understand that the property will form part of the "Town Centre" and will be developed over two stages. Stage 1 will comprise a supermarket and 1,800m <sup>2</sup> of speciality shops. Stage 2 will comprise a Big W DDS and an additional 3,000m <sup>2</sup> of retail specialities. As a condition of the development, the design is to include landscaping and a contribution to the development of the streetscape by the developer.
<b>6.</b>	<b>Property:</b>	<b>Lot 9993 Curtis Road, MUNNO PARA</b>
	Date of Sale:	March 2013
	Sale Price :	\$900,000 (excluding GST)
	Site Area:	2,705 m <sup>2</sup>
	Zoning:	Residential Playford
	Rate/m <sup>2</sup> of site:	\$333/m <sup>2</sup>
	Improvements:	A vacant allotment adjacent to the new 'Playford Alive' development.
	Sales Comments:	Purchased by McDonalds.
<b>7.</b>	<b>Property:</b>	<b>4-6 Hudson Road, MAWSON LAKES</b>
	Date of Sale:	February 2013
	Sale Price :	\$1,350,000 (excluding GST)
	Site Area:	6,486 m <sup>2</sup>
	Zoning:	MFP (Levels)
	Rate/m <sup>2</sup> of site:	\$208/m <sup>2</sup>

City of Playford



	Improvements:	The property comprises a corner development site held within 2 Certificates of Title and with some limited exposure to Salisbury Highway.
	Sales Comments:	The property was sold on market by McGees after a marketing campaign of around 4 months. The Vendor was Peter Page Pty Ltd and the Purchaser was Minister for Emergency Services.
<b>8.</b>	<b>Property:</b>	<b>589 Grand Junction Road, GEPPS CROSS</b>
	Date of Sale:	October 2012
	Sale Price :	\$8,000,000 (excluding GST)
	Site Area:	59,530 m <sup>2</sup>
	Zoning:	Community Use
	Rate/m <sup>2</sup> of site:	\$134/m <sup>2</sup>
	Improvements:	Property comprises a substantial development site, the former Gepps Cross Girls High School on a rectangular shaped allotment with a frontage of 176m <sup>2</sup> to Grand Junction Road and a depth of 330 metres. Improvements include 6 main buildings.
	Lease Details:	Property sold with vacant possession.
	Sales Comments:	A development application has been lodged by Cavill Power Products Pty Ltd for the demolition of 6 buildings on site and construction of a new component rebuild centre, service room, wash bay, 160 car parking spaces, hardstand area, 3 free standing advertising signs vehicle display area and associated landscaping (Stage 1) (Non-Complying Development).
<b>9.</b>	<b>Property:</b>	<b>Lot 402 and 403 Barnet Road, EVANSTON</b>
	Date of Sale:	March 2012
	Sale Price :	\$13,697,059 (excluding GST)
	Site Area:	35,393 m <sup>2</sup>
	Zoning:	Neighbourhood Centre
	Rate/m <sup>2</sup> of site:	\$387/m <sup>2</sup>
	Improvements:	Two non-contiguous irregular shaped vacant allotments located on the northern side of Main North Road and on the eastern side of Barnet Road, with Tulloch Road, dividing the two allotments and linking Main North Road with Barnet Road. Allotment 402 is 5,993m <sup>2</sup> and Allotment 403 is 29,400m <sup>2</sup> .
	Lease Details:	Sold with vacant possession.
	Sales Comments:	The property was marketed directly by Thoroughbred SA via an expression of interest campaign. The vendor was responsible for all costs and expenses associated with the installation and provision of water supply and sewerage, gas, electricity and drainage facilities to the boundary of the land necessary only for the division of the land to be effected.

### Sales History of the Subject Property

We are unaware of any recent transactions involving the subject property.

City of Playford



### Valuation Considerations

The subject property comprises a mixed use development site of 22,390m<sup>2</sup> situated within the outer northern suburb of Elizabeth South. The property is zoned Suburban Activity Node (Health Precinct) which allows for a wide variety of redevelopment options including both commercial and residential uses. The property is also located within the Tertiary Education and Commercial Precinct of the zone, as it adjoins existing industrial development and the guidelines for development in this Precinct appear more restrictive than in the zone generally.

However we note we have been provided with a request from the City of Playford for Expressions of Interest for the Investment and Development of the Lyell Health Precinct. The council are seeking proposals to redevelop the subject property for health and medical purposes. Opportunities include development of aged, disability, mental health, aboriginal health, nursing & other allied health professional teaching, preventative health and health education and research and development in the manufacturing of assistive devices. Therefore we have assumed that health and medical uses will take precedence over the zoning guidelines complying uses.

We understand that the potential purchaser of the subject site is an Aged Care operator. It is likely that a condition of their purchase would be a Development Approval being granted for the development of an aged care facility along with other complimentary uses including office and medical services. For the purposes of this assessment we have assumed that development of this type of facility would be approved by council, as this use appears to be at odds with current zoning guidelines detailed above. **We qualify our report to this extent.**

The site comprises a sporting facility, improved with netball/tennis courts, single storey clubrooms of timber clad construction and a bitumen sealed car park. We note however that we have only undertaken an external inspection of the site. For the purposes of our valuation, given the low site coverage and Expressions of Interest sought by City of Playford for redevelopment of the subject, we have assumed that the improvements do not add any value to the site.

The majority of commercial development within the Suburban Activity Node (Health Precinct) zone comprises the subject property and the Lyell McEwin Hospital and adjoining uses to the east. We also note other nearby uses include Blown Plastic Products and the General Motors Factory to the west and the surrounding roads which comprise a range of industrial and commercial development. Thus the location of the subject property is amid other commercial and industrial land uses with older, established residential development to the wider suburban area.

The subject presents as a commercial development site and as mentioned in the zoning section of this report, whilst the Suburban Activity Node (Health Precinct) guidelines appear somewhat restrictive, after viewing the Expression of Interest document and discussions with our instructor, we have assumed the site could be developed for aged care including complimentary office, in addition to the envisaged medical and health uses. Therefore we have analysed a range of commercial development site sales herein.



City of Playford



The commercial development site sales evidence can be summarised as follows:

Property	Date	Price	Site Area	\$/sqm site area
4 Anderson Walk, Smithfield	Mar-15	\$1,250,000	10,950m <sup>2</sup>	\$114/m <sup>2</sup>
88-94 Lavender Drive, Parafield Gardens	Sep-14	\$2,250,000	7,066m <sup>2</sup>	\$318/m <sup>2</sup>
Lot 2 Station Road, Smithfield	Dec-13	\$875,000	5,847m <sup>2</sup>	\$150/m <sup>2</sup>
20 Shillabeer Road, Elizabeth Park	Aug-13	\$1,900,000	20,210m <sup>2</sup>	\$94/m <sup>2</sup>
Peachey Road, Munno Para	Jun-13	\$7,599,999	42,960m <sup>2</sup>	\$177/m <sup>2</sup>
Curtis Road, Munno Para	Mar-13	\$900,000	2,705m <sup>2</sup>	\$333/m <sup>2</sup>
4-6 Hudson Road, Mawson Lakes	Feb-13	\$1,350,000	6,486m <sup>2</sup>	\$208/m <sup>2</sup>
589 Grand Junction Road, Gepps Cross	Oct-12	\$8,000,000	59,530m <sup>2</sup>	\$134/m <sup>2</sup>
Barnet Road, Evanston	Mar-12	\$13,697,059	35,393m <sup>2</sup>	\$387/m <sup>2</sup>

We have researched and analysed a variety of sites that offer some comparison to the subject including both larger and smaller sites.

The sales evidence analyse to a range from \$94/m<sup>2</sup> up to \$387/m<sup>2</sup> of site area. The lower end of the range was achieved for the sale of a slightly smaller land parcel of around 2 hectares which is located within a Community zone, which is somewhat restrictive similar to the subject property's constraints. The property included older improvements and is considered a reasonable comparison to the subject, although the subject is considered a slightly superior location. The upper end of the range was achieved for a larger site of 3.5 hectares sited on the main entry road into Gawler which was developed as Gawler Green Shopping Centre. This property is considered significantly superior to the subject site on a rate per square metre basis.

We note the sale of a larger commercial development parcel at Peachey Road, Munno Para which analyses to \$177/m<sup>2</sup> of site area, for retail development. The property is located within the new Playford Alive subdivision development, offering superior development potential to the subject. The sales at the upper end of the range are generally smaller sites therefore achieving higher rates and offering superior development potential in comparison to the subject property which is restricted to health and medical uses.

On balance, we have adopted a range of rates to apply to the subject of between \$120/m<sup>2</sup> and \$130/m<sup>2</sup> of site area. We consider this range reflects the superior location compared to the site at Shillabeer Road, Elizabeth Park yet also reflects the inferior development potential compared to the site at Peachey Road. Our calculations can be shown as follows:

Site Area		Rate/m <sup>2</sup>		Market Value
22,390m <sup>2</sup>	@	\$120/m <sup>2</sup>	=	\$2,686,800
22,390m <sup>2</sup>	@	\$125/m <sup>2</sup>	=	\$2,798,750
22,390m <sup>2</sup>	@	\$130/m <sup>2</sup>	=	\$2,910,700

City of Playford



Therefore, we consider the market value of the subject property lies within the range between **\$2,700,000 and \$2,900,000 exclusive of GST.**

We trust this is suitable for your immediate requirements; however, should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "ZAC VARTULI".

**ZAC VARTULI**  
B Bus. Prop.  
Associate Australian Property Institute (AAPI)  
**Certified Practising Valuer**

A handwritten signature in black ink, appearing to read "JASON OSTER".

**JASON OSTER**  
**Associate Director**

## **Knight Frank Valuations (SA)**

*The counter-signatory verifies that this report is genuine, and issued and endorsed by Valuations Services (SA) Pty Ltd trading as Knight Frank Valuations (SA). The opinion of the value expressed in this report, however, has been arrived at by the prime signatory acting as the valuer in accordance with instructions given.*

### **Disclaimer – Important Notice to Third Parties**

*This report is prepared for the private and confidential use of the reliance party/parties named in the Qualifications Section of this report, and only for the purpose outlined in the Qualifications Section. It should not be relied on by the nominated party/parties for any other purpose and should not be reproduced in whole or part for any other purpose without the express written consent of Knight Frank Valuations (SA). Any party that is not named as a reliance party/parties may not rely on this report for any purpose and should obtain their own valuation before acting in any way in respect of the subject property.*

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### **Appendices**

Letter of Instruction  
Copy of Certificate of Title  
Zoning Regulations



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LETTER OF INSTRUCTION

---

Released 28 November 2018

**From:** Edi Bergamin [mailto:EBergamin@playford.sa.gov.au]  
**Sent:** Monday, 30 November 2015 3:23 PM  
**To:** Zac Vartuli  
**Cc:** Trang Vo; Mel Barone  
**Subject:** RE: RFQ - Property Valuation for Lot 47 Mark Road, Elizabeth South - Lyell Mcewin Health Precinct ( IN CONFIDENCE) - Knight Frank fee acceptance

Zac,

I hereby confirm acceptance of your fee submission to undertake the property valuation for Lot 47 Mark Rd, Elizabeth Vale.

A purchase order will be sent separately via email to confirm your engagement.

Regards,



**Edi Bergamin | Projects Specialist**  
**City of Playford**

P: +61882560111 | M: +61438802135

[ebergamin@playford.sa.gov.au](mailto:ebergamin@playford.sa.gov.au)

[www.playford.sa.gov.au](http://www.playford.sa.gov.au)

12 Bishopstone Road, Davoren Park, SA 5113

---

**From:** Zac Vartuli [mailto:[Zac.Vartuli@sa.knightfrankval.com.au](mailto:Zac.Vartuli@sa.knightfrankval.com.au)]

**Sent:** Monday, 30 November 2015 3:13 PM

**To:** Edi Bergamin

**Subject:** RE: RFQ - Property Valuation for Lot 47 Mark Road, Elizabeth South - Lyell Mcewin Health Precinct ( IN CONFIDENCE)



Hi Edi

Not a problem.

We can complete the required valuation for a fee of weeks (prior to Christmas).

and a timeframe as confirmed below of 3 – 4

Please confirm acceptance via purchase order and we can get started.

Regards



**Zac Vartuli**

Associate Director  
Certified Practising Valuer (AAPI)  
Knight Frank Valuations (SA)  
Level 25  
91 King William Street  
Adelaide SA 5000  
Australia

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[Zac.Vartuli@sa.knightfrankval.com.au](mailto:Zac.Vartuli@sa.knightfrankval.com.au)  
[KnightFrank.com.au](http://KnightFrank.com.au)

Save a tree - we only print emails we need to.

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---

**From:** Edi Bergamin [<mailto:EBergamin@playford.sa.gov.au>]

**Sent:** Monday, 30 November 2015 11:11 AM

**To:** Zac Vartuli

**Subject:** FW: RFQ - Property Valuation for Lot 47 Mark Road, Elizabeth South - Lyell Mcewin Health Precinct ( IN CONFIDENCE)

Dear Zac,

My apologies.

The original email bounced back because I made a spelling error in your email address ( ie. Left out sa.)

Can you confirm receipt when you receive this email.

Regards,



**Edi Bergamin | Projects Specialist**  
**City of Playford**

P: +61882560111 | M: +61438802135

[ebergamin@playford.sa.gov.au](mailto:ebergamin@playford.sa.gov.au)

[www.playford.sa.gov.au](http://www.playford.sa.gov.au)

12 Bishopstone Road, Davoren Park, SA 5113

---

**From:** Edi Bergamin

**Sent:** Thursday, 26 November 2015 1:55 PM

**To:** 'zac.vartuli@knightfrankval.com.au'

**Subject:** RFQ - Property Valuation for Lot 47 Mark Road, Elizabeth South - Lyell McEwin Health Precinct ( IN CONFIDENCE)

**Importance:** High

Dear Zac,

Further to our discussion, I hereby confirm Council's request for a quote to provide a third party Market Value for the subject property located at Lot 47 Mark Rd, Elizabeth South.

The subject site is adjacent to the Lyell McEwin Hospital and Council is in the process of selling the property to the preferred tenderer.

The purpose of the third party/independent valuation is to provide Council with an up-to-date property valuation and assist in the negotiations with the potential sale price.

To assist you , I have attached a copy of both property valuation reports;

- Liquid Pacific (12 March 2013) – City of Playford
- M3 Property (7 sept 2015) - ACH

Finally, the 3-4 timeframe to provide a valuation report , from appointment is acceptable.

If you require further information or clarification, pls don't hesitate to contact me.

Regards,



**Edi Bergamin | Projects Specialist**  
**City of Playford**

P: +61882560111 | M: +61438802135

[ebergamin@playford.sa.gov.au](mailto:ebergamin@playford.sa.gov.au)

[www.playford.sa.gov.au](http://www.playford.sa.gov.au)

12 Bishopstone Road, Davoren Park, SA 5113

Released 28 November 2018



COPY OF CERTIFICATE OF TITLE

Released 28 November 2018



Request	Register Search
Date/Time	20/08/2015 03:48PM
Customer Reference	KFVA
Order ID	20150820008595
Cost	\$27.25

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.



Registrar-General

## Certificate of Title - Volume 6109 Folio 465

Parent Title(s) CT 6100/630  
Dealing(s) RTU 11910527, RT 11910528  
Creating Title  
Title Issued 16/04/2013  
Edition 1  
Edition Issued 16/04/2013

REAL PROPERTY ACT, 1886



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

CITY OF PLAYFORD  
OF 12 BISHOPSTONE ROAD DAVOREN PARK SA 5113

## Description of Land

ALLOTMENT 47 DEPOSITED PLAN 91288  
IN THE AREA NAMED ELIZABETH SOUTH  
HUNDRED OF MUNNO PARA

## Easements

NIL

## Schedule of Dealings

NIL

## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan





Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product	Register Search
Date/Time	20/08/2015 03:48PM
Customer Reference	KFVA
Order ID	20150820008595
Cost	\$27.25

NIL

### Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX50107

### Administrative Interests

NIL

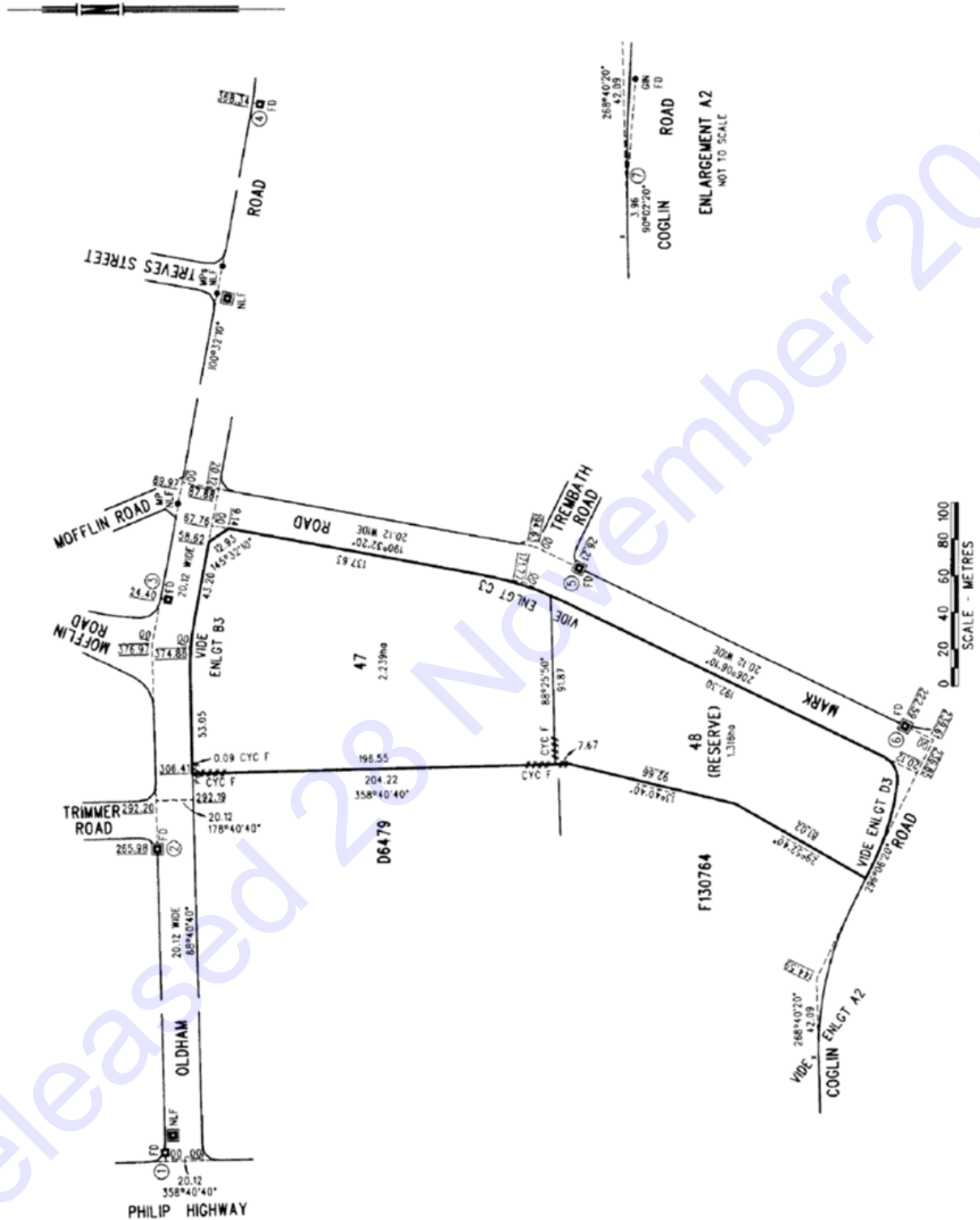
\* Denotes the dealing has been re-lodged.

Released 28 November 2018



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Date/Time	20/08/2015 03:48PM
Customer Reference	KFVA
Order ID	20150820008595
Cost	\$27.25

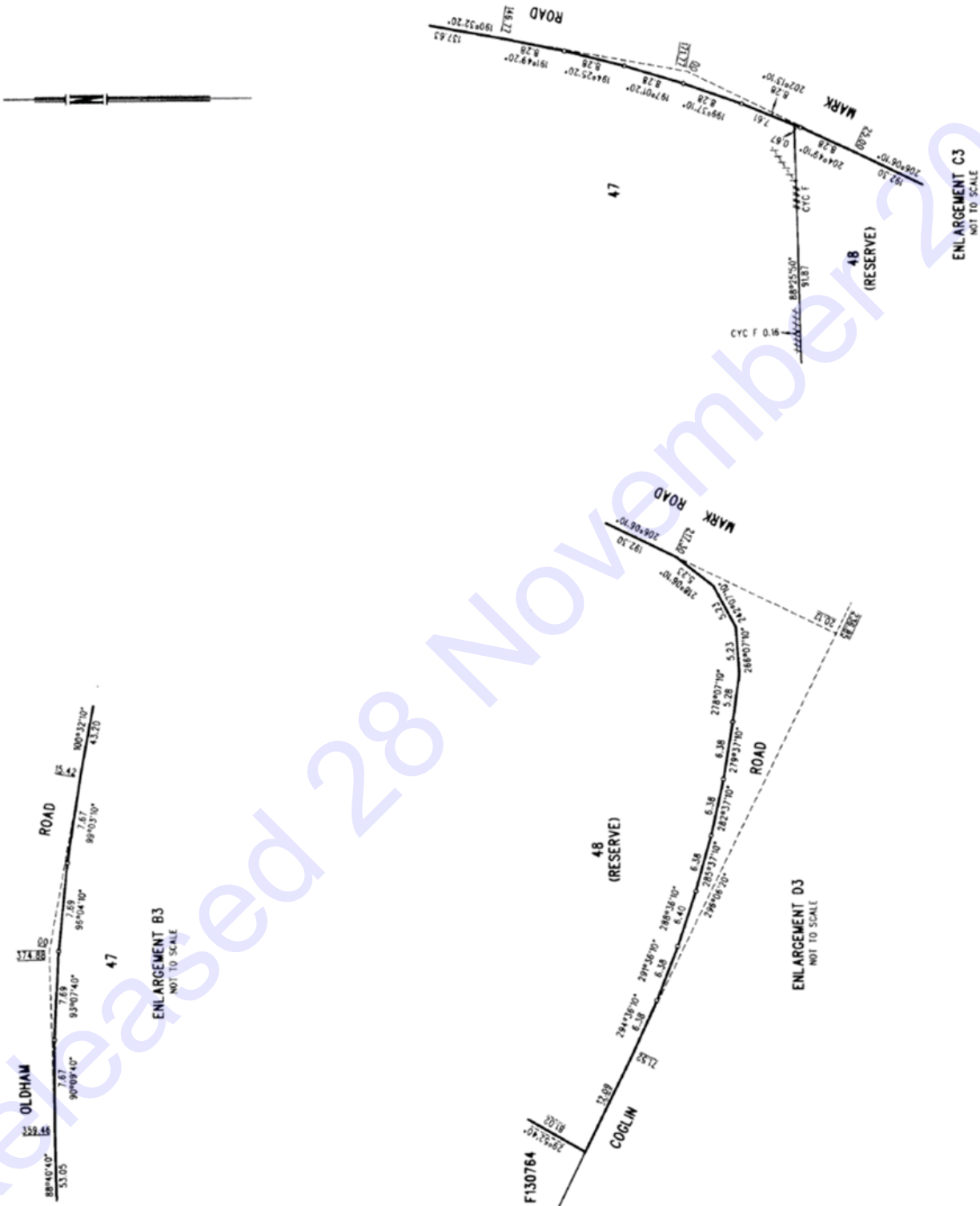


SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 91288



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Date/Time	20/08/2015 03:48PM
Customer Reference	KFVA
Order ID	20150820008595
Cost	\$27.25



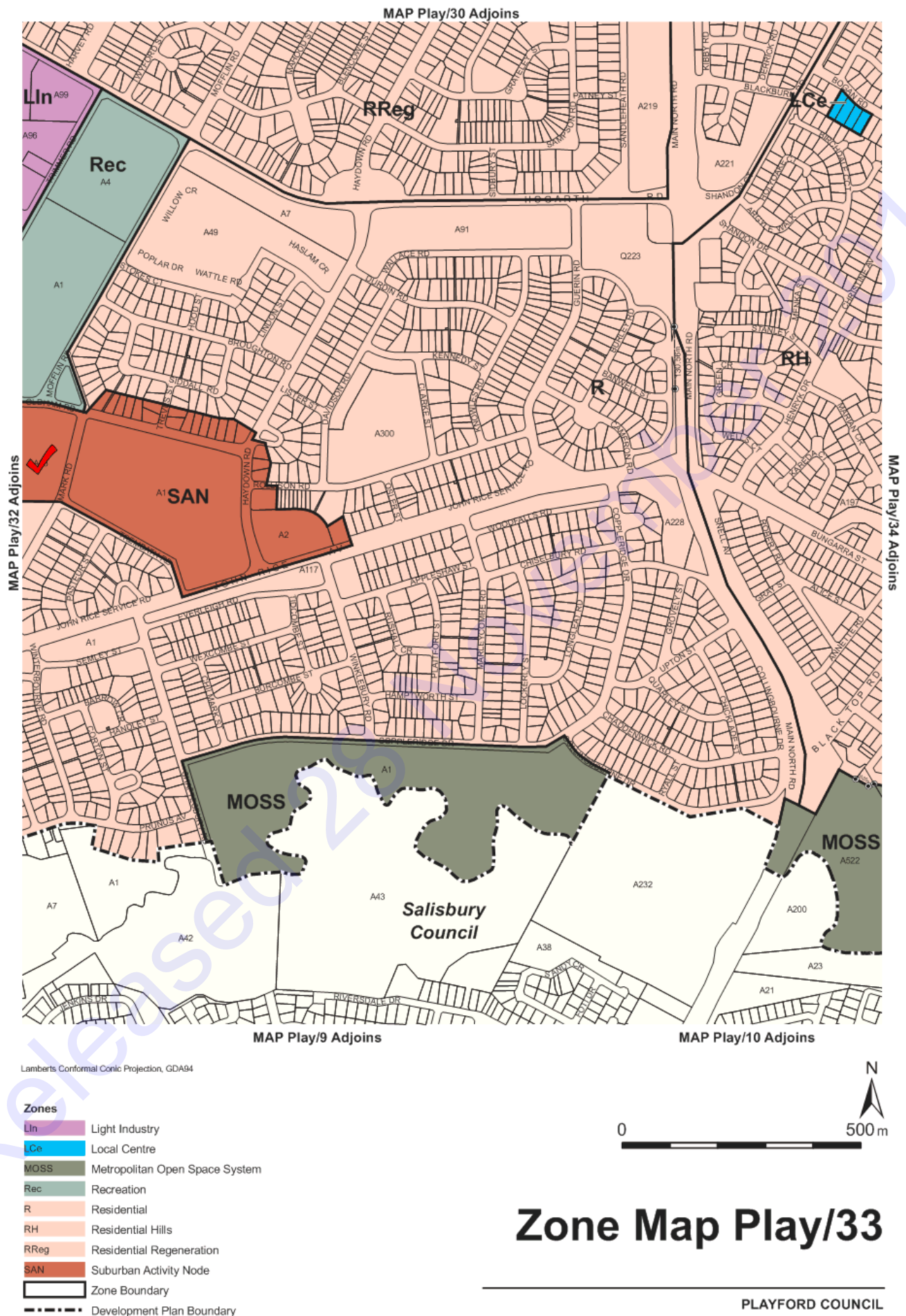


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**ZONING REGULATIONS**

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Released 28 November 2018





## Suburban Activity Node (Health Precinct) Zone

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

### OBJECTIVES

- 1 A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
- 2 Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 The design and layout of development to encourage walking and cycling and promote public transport use.
- 4 A mixed use area with a variety and concentration of activity close to the Lyell McEwin Hospital.
- 5 Development that contributes to the desired character of the zone.
- 6 Noise sensitive development designed to provide its occupants with acceptable levels of amenity when exposed to existing and future potential external noise sources.
- 7 Noise sensitive development that does not unreasonably interfere with the operation of existing noise sources such as industrial activity.

### DESIRED CHARACTER

This zone will be developed as a strong cluster of mutually supporting activities that builds out from the existing Lyell McEwin Hospital with a range of medical, allied health, tertiary education, research, and supporting services including accommodation, retail and commercial activities.

Development within the zone will be medium to high density with integrated mixed use development and quality public open spaces. This node is set within a wider suburban context and offers a focus for community scale activity. It is designed to foster an area with a sense of identity and uniqueness.

Residential development, primarily in the form of row dwellings and residential flat buildings, is appropriate in the zone except on land adjacent to the existing industrial development located west of the zone. Aged and student accommodation, serviced apartments and diverse housing forms that cater for a range of household types, ages and life cycle stages, which are adaptable, are also encouraged in the zone to take advantage of its proximity to nearby health services, transport services and facilities.

Land uses located at street level will include a mix of residential, shop, office and health related services. Office uses may be appropriate on upper floors especially where they provide a buffer between more active ground floor and residential activity. The mix of uses will cater for the day to day needs of local residents and workers and will be at its greatest intensity closest to the hospital. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are desirable.

The land identified as Tertiary Education and Commercial on [Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node](#) will include land uses that are appropriate in close proximity to existing industrial development and will not include dwellings, accommodation, or land uses highly frequented by children or the elderly, such as child care, pre-school, primary and secondary schools, and aged care facilities.

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It is recognised that parts of the zone are in a state of transition from low density residential to medium density mixed use. Buildings at the interface of the zone with lower intensity zones will create an appropriate transition of development scale and massing. New development will ameliorate adverse impacts on existing residential development through appropriate fencing, landscaping and lighting.

The range of setbacks provided in the zone will be critical in providing space for landscaping to soften the hard edge of new built form.

As development intensifies, some overlooking, overshadowing and noise impacts may occur within the zone but this will be moderated through good design and noise attenuation techniques. Solar access may also be reduced. Any adverse impacts for adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and siting of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access.

To promote a compact pedestrian oriented development, building entrances will be oriented to the street, large parking areas will be minimised and on-site parking areas will be located behind buildings.

Amalgamation of adjacent allotments or sharing of facilities including communal open space, parking areas and access ways is encouraged.

A high amenity public realm and pedestrian environment will be achieved by landscaping, surface treatments, street furniture and building design. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Side streets will incorporate traffic calming measures.

The street system will be highly connected to surrounding areas and within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations (such as shops, schools and local parks).

Public spaces will be provided for community interaction and will include a range of forms and sizes including small parks and privately owned public spaces, and the development of community facilities (such as community gardens to promote healthy eating), will aim to promote community interaction and compensate for reduced private open space.

Open space will be provided which is located in a quiet location away from the fixed public transit stop and any other potential noise sources.

Front fences will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

For the purposes of assessment against the Environment Protection (Noise) Policy, it is envisaged that this zone be assigned the average of the "commercial" and "residential" land use categories.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following types of development, or combination thereof, are envisaged in the zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- dwelling
- tertiary educational establishment
- hospital

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- health related services
  - nursing home
  - office
  - residential flat building
  - retirement village
  - shop or group of shops, excluding a bulky goods outlet
  - student accommodation
  - supported accommodation
  - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The zone should be developed in accordance with the relevant [\*Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node\*](#).
- 4 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.
- 5 Non-residential developments should:
- (a) have a neighbourhood focus to their scale of activity and intended market catchment
  - (b) encourage walking to local shopping, community services and other activities
  - (c) not detrimentally impact on the amenity of nearby residents.
- 6 Land identified as Main Street Mixed-Use on the [\*Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node\*](#) should be used for active uses such as shops and consulting rooms with office and residential uses located above.
- 7 Land identified as Secondary Street Mixed-Use on the [\*Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node\*](#) should be used for the envisaged uses specified within the zone.
- 8 Land identified as Tertiary Education and Commercial on the [\*Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node\*](#) should be used for tertiary education, research, commercial, office and retail.

**Form and Character**

- 9 Development should be consistent with the desired character for the zone.
- 10 Garage top apartments that share the allotment and services of the main dwelling should:
- (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
  - (b) front a street that provides rear access for vehicles
  - (c) complement the existing dwelling or mixed use building.
- 11 In the zone:
- (a) the ground and first floor of buildings of 3 or more storeys should be built to dimensions (including a minimum ceiling height of 4.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.
  - (b) a minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed.
- 12 Shared car parking areas should be established.

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- 13 Car parking should be provided in accordance with [Table Play/3 – Off Street Vehicle Parking Requirements](#) unless it is demonstrated that shared arrangements justify a lesser number.
- 14 Bicycle parking should be provided by non-residential developments and located in secure or highly visible locations.
- 15 New development should protect the amenity of existing residential development through the use of fencing, landscaping and lighting.

## **Building Envelopes**

### **Setbacks**

- 16 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Setback parameter	Value (metres)\
Primary road frontage	0 minimum setback, 2 maximum setback
Secondary road frontage	0 minimum setback
Side boundary	0 minimum setback
Rear boundary	4 minimum setback
Rear lane access way	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles

## **Design and Appearance**

- 17 Development of three or more storeys in height should ensure that:
  - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
  - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
    - (i) half of the existing ground level open space
    - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 18 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in [Concept Plan Map Play/33 – Lyell McEwin Health Suburban Activity Node](#).
- 19 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.
- 20 Buildings should:
  - (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
  - (b) provide shelter over the footpath where minimal setbacks are desirable



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- (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 21 No maximum site coverage applies within the zone.
- 22 No minimum private open space applies within the zone.
- 23 New noise sensitive development adjacent an existing industry should incorporate noise attenuation measures to achieve an equivalent noise level (LAeq) of 37 dB(A) between 7am and 10pm inside a noise sensitive space (e.g., teaching rooms, offices) when exposed to the highest of the following external noise levels:
  - (a) the highest equivalent (LAeq) noise level due to existing industry or commercial activity when measured and adjusted in accordance with the Environment Protection (Noise) Policy
  - (b) an equivalent (LAeq) noise level of 57 dB(A) between 7am and 10pm.

**Land Division**

- 24 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Play/1 – Conditions for Complying Development](#) and [Table Play/3 – Off street Vehicle Parking Requirements](#):

- (a) change in the use of land from residential to office on the ground or first floor of a building
- (b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

**Non-complying Development**

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Bulky goods outlet	
Industry	
Fuel depot	
Public service depot	
Road transport terminal	
Service trade premises	
Store	
Transport depot	
Warehouse	
Waste reception storage treatment or disposal	



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### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
All development (except non-residential development and dwelling greater than two storeys located adjacent to a residential zone boundary).	All forms of development not listed as Category 1

**C. COUNCIL/COMMITTEE TO DECIDE HOW LONG ITEM 10.1 IS TO BE KEPT IN CONFIDENCE****Purpose**

To resolve how long agenda item 10.1 is to be kept confidential.

**STAFF RECOMMENDATION**

That pursuant to Section 90(2) and Section 91(7) of the Local Government Act 1999 the Council orders that the following aspects of Item 10.1 be kept confidential:

- Report for Item 10.1 until 30 June 2017.
- Attachment(s) for Item 10.1 until 30 June 2017.
- Discussion for Item 10.1 until 30 June 2017.
- Decision for Item 10.1 until 30 June 2017.

**Options**Option 1

That pursuant to Section 90(2) and Section 91(7) of the Local Government Act 1999 the Council orders that the following aspects of Item 10.1 be kept confidential:

- Report for Item 10.1 until 30 June 2017
- Attachment(s) for Item 10.1 until 30 June 2017
- Discussion for Item 10.1 until 30 June 2017.
- Decision for Item 10.1 until 30 June 2017.

Option 2

The Council/Committee determines a different timeframe for any “in confidence” aspects of agenda item 10.1 to remain in confidence.

**Analysis of Options**Option 1

This item is excluded from the public on the basis that it relates to Section 90 (3) (b) of the Local Government Act 1999.

This item needs to be kept in confidence due to the commercial nature and the tender process has not been completed.

Option 2

The Council may determine that certain or all aspects of agenda item 10.1 remain in confidence.

This option would compromise the commercial confidentiality of the current tender process which has not been finalised with an executed sales contract.