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- A Valuation Certificate prepared for
Proposed Kingston Park Foreshore Kiosk
4-8 Burnham Road, Kingston Park SA 5049
Under instructions from the City of Holdfast Bay

Under instructions from:

Mr Tim Rees-Jones
Commercial Lead
City of Holdfast Bay
2 Colley Terrace
GLENELG SA 5045

McGees (SA) Pty Ltd
ABN 98 504 916 044

Liability limited by a scheme approved under Professional Standards Legislation

VALUATION CERTIFICATE

INSTRUCTIONS

Mr Tim Rees-Jones
Commercial Lead
City of Holdfast Bay
2 Colley Terrace
Glenelg SA 5045

ADDRESS

Portion of 4-8 Burnham Road
Kingston Park SA 5049

BRIEF

To assess the market rent of the proposed kiosk/café to be constructed for strategic advisory purposes.

This report has been prepared for the private and confidential use of the City of Holdfast Bay and it should not be reproduced in whole or in part or relied upon for any other purpose or by any party other than the above without our written authority.

The valuation is based on the following definitions and is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (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 expiration of three months from the Date of the Valuation or such earlier date if you become aware of any factors that have an effect on the valuation.

The economic environment within Australia has been volatile since early 2020 when the COVID-19 pandemic impacted the nation. The initial impact on real estate was a dramatic reduction in sale and leasing volumes in the short term in response to heightened uncertainty and caution. However, as the initial fears eased, there has been a strong resurgence in demand. That said, the impact of COVID-19 and any ongoing social and trading restrictions, on the real estate market will need continued monitoring.

The valuer confirms that:

- The statements of fact presented in the report are correct to the best of the Valuer's knowledge.
- The analysis and conclusions are limited only by the reported assumptions and conditions.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The Valuer has experience in the location and category of the property being valued.
- The Valuer has made a personal inspection of the property (unimproved site).
- No one except those specified in the report has provided professional assistance in preparing the report.

Market Rent

The International Valuation Standards Council (IVSC) defines market rent as:

"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

The rental is assessed on the assumption that the vacant premises are fit for immediate occupation and ignore any lessee's improvements or goodwill attached to the premises by reason of the lessee's business.

This report complies with the Australian Property Institute's Seventh Edition of the Australia and New Zealand Valuation and Property Standards (dated January 2012).

Highest and Best Use

"Highest and best use" may be defined as that legal and profitable use found to be physically possible, appropriately supported and financially feasible, and which results in the highest value.

Valuation Uncertainty (API Guidance)

Due to COVID-19 global pandemic and the ongoing economic fallout it has caused, we highlight the following definition of "Valuation Uncertainty" as provided by the Australian Property Institute:

"The possibility that the Valuer's professional opinion as to the Market Value of the asset may differ from the price that could be achieved in a transfer of the asset as at the valuation date, assuming all other market conditions and variables remain constant."

Market Evidence

Some of the market evidence detailed herein may reflect market conditions during different stages of the COVID-19 pandemic. At various stages in the pandemic there has been a level of ambiguity and uncertainty around the potential impact of the pandemic on values and marketability. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. We highlight the API endorsed definition of 'Valuation Uncertainty' previously detailed herein and consequently less certainty and a higher degree of caution should be attached to our valuation. We recommend frequent valuation updates.

Market Uncertainty (API Guidance)

The Australian Property Institute has provided the following guidance in relation to market uncertainty associated with COVID-19. This level of uncertainty may or may not be applicable to the subject property and its specific market.

"The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the Date of Valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically.

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 factors that the valuer could not reasonably have been aware of as at the Date of Valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value."

Valuer's Interest

Neither McGees Property nor its valuers have any pecuniary interest in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property.

GST

We are not experts in GST legislation or implementation. Unless otherwise stated our valuation has been completed on a GST exclusive basis. Furthermore, all leasing information herein has been detailed on a GST exclusive basis unless otherwise stated.

DATE OF INSPECTION

8 March 2022

DATE OF VALUATION

8 March 2022

TITLE PARTICULARS

Real Property Description

The subject premises forms portion of the below property:

Section 1643

in the area named Kingston Park, Hundred of Noarlunga

Certificate of Title Volume 6166 Folio 560

Registered Proprietor(s)

City of Holdfast Bay

Qualification

Our valuation is based on the attached copy of the current Title search obtained from the *South Australian Integrated Land Information System (Department for Infrastructure and Transport, Government of South Australia)* and assumes that the property is free of all easements, encumbrances and interests other than those recorded on the Title. A copy of the Title is contained within the Appendices of this report.

As no current survey has been sighted, the valuation is made on the basis that there are no encroachments or restrictions by or upon the property and this should be confirmed by a Survey Report and/or advice from a registered surveyor. If any encroachments are noted on the Survey Report, we should be consulted to reassess any affect on the value stated in this report.

PLANNING AND DEVELOPMENT CONTROLS

Zoning

As at the Date of Search of the Planning and Design Code (3 March 2022) the property is contained within the Open Space Zone, within the City of Holdfast Bay.

The Desired Outcome of this zone is as follows:

- DO 1: Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.

An extract of the relevant section of the Planning and Design Code is copied into the Appendices.

Heritage Listing

The subject property is not listed on any Local or State Heritage Registers.

Native Title

We are not aware of any Native Title claims or any aboriginal heritage sites associated with the subject property. Our assessment has been completed on the assumption that there are no actual or potential Native Title claims or impacts.

Certificate of Classification

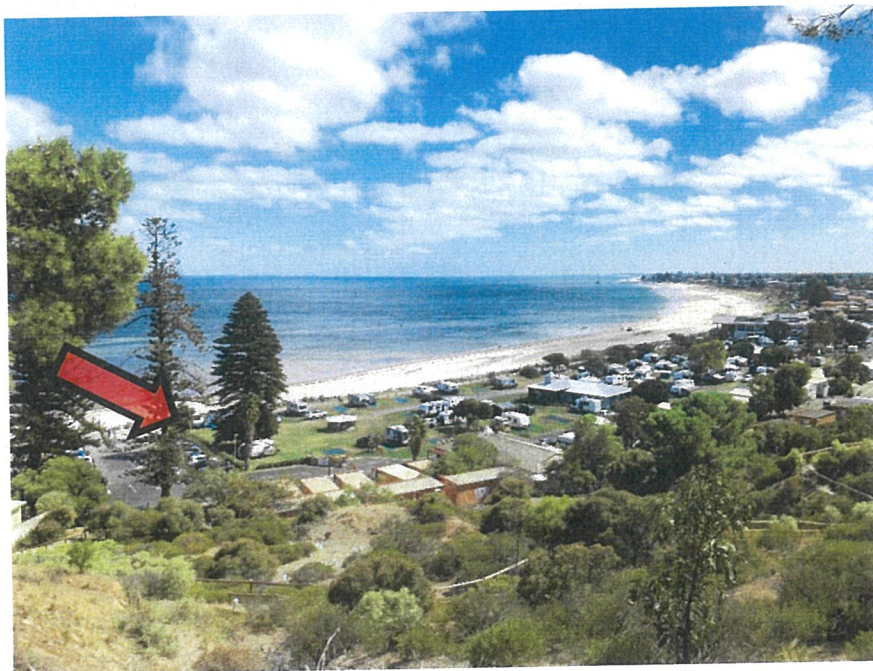
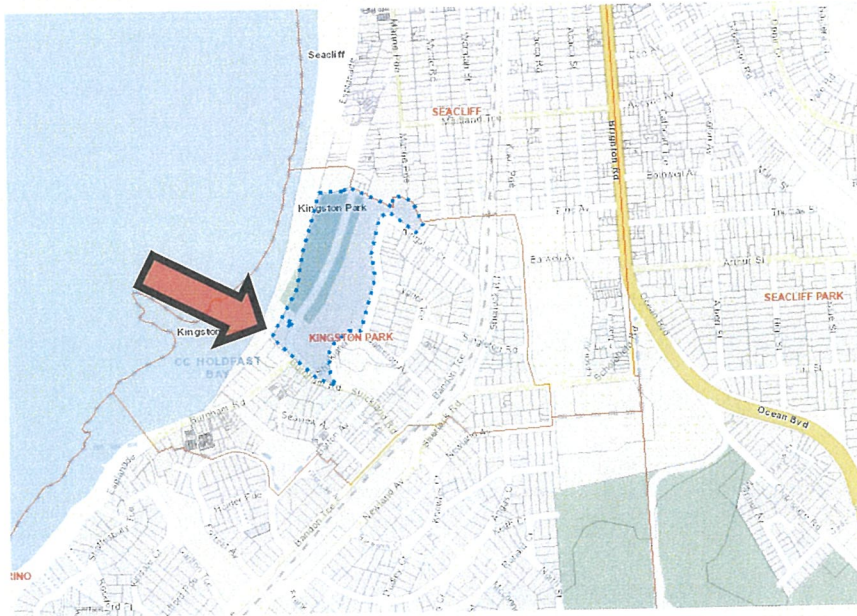
For the purpose of this valuation, we have assumed that all necessary town planning approvals and consents for the proposed development have been obtained and are compliant.

LOCATION AND SERVICES

The subject premises is proposed to be constructed to the south-western corner of the Brighton Beachfront Holiday Park, in Kingston Park, an affluent coastal suburb approximately 17 kilometres (by road) south-west of the Adelaide Central Business District. The proposed site has uninterrupted ocean views, with a pedestrian promenade extending between the site and the beach. The location provides an excellent vista.

Surrounding land uses are dominant by the holiday/caravan park, with a public car park and reserve directly to the south. The Seacliff Surf Life Saving Club and the Brighton and Seacliff Yacht Club are located to the north of the holiday park. Residential development is prevalent elsewhere.

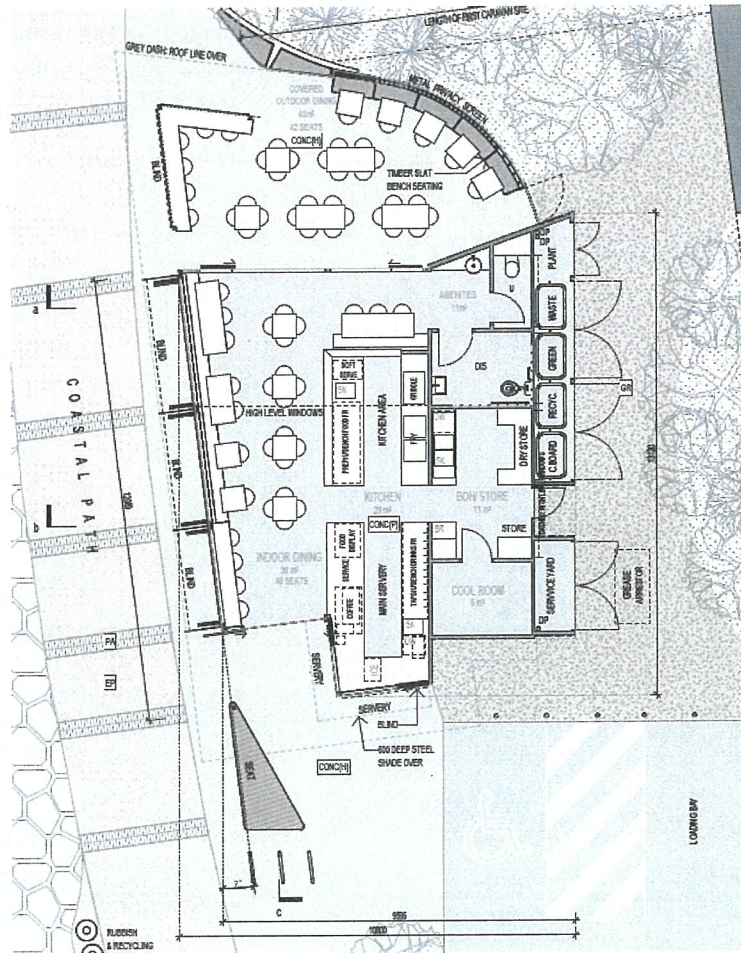
We have assumed all usual services available will include electricity, mains water, gas, sewerage and telephone/data and will be adequate for the property's proposed use.



SUBJECT PREMISES

Synopsis

As our instructing party is intimately familiar with the proposed building, we have provided a brief summary only. The below extract from the Concept Package provided details the proposed building configuration.



The kiosk is to comprise an indoor dining area (40 seats), with adjoining kitchen and serving areas including a servery to the southern elevations (providing for take-away). To the rear of the kitchen is a dry store and cool room, together with bathroom amenities. The alfresco dining area (under cover) is proposed to be positioned to the north, with space for a further 42 settings. External storage areas are also provided.

Lettable Area(s)

Description	GLAR
Indoor Restaurant/Kiosk	93 m ²
Alfresco	45 m ²
External Storage	11 m ²
Total Gross Lettable Area	149 m²

The above lettable areas have been derived from concept plans provided. Should a subsequent survey plan reveal different building areas we reserve the right to review and amend our valuation report.

OCCUPANCY

Proposed Lease

We have been instructed to complete our assessment of market rent assuming the following pertinent lease terms and conditions (or material similar).

Term:	Five years
Option(s):	One right of renewal of five years
Reviews:	Reviewed annually to the greater of CPI or 2.5%, and reviewed to market on renewal
Lease Structure/Outgoings:	Net Lease Lessee responsible for outgoings exclusive of structural repairs and maintenance and State Land Tax (if applicable)
Permitted Use:	Restaurant/café (or similar)

Licence

We have been advised that Council will provide authority for the Lessee to secure an appropriate Restaurant and Catering Licence. We have assumed this would be in place.

MARKET CONDITIONS AND POSITON

Market Commentary

The emergence of COVID-19 in South Australia in early 2020 had a significant impact on the local economy. Government enforced trading and social restrictions resulted in a closure of many businesses (albeit on a temporary basis) and a substantial impact to economic activity was realised.

Transaction volumes came to a halt in early 2020 during the initial wave of COVID-19. Buyer and tenant demand was non-existent, and owners opted to take a wait and see approach. As a result, the market came to a standstill. Economic data released later in 2020 crystalised the full impact of the initial phase of the virus with Australia experiencing its first recession in around 30 years.

In late 2020 and throughout 2021 the property market and broader economy within South Australia rebounded strongly. As the state managed to keep case numbers low trading conditions returned to near normal and confidence improved across the market. The impact of the virus and associated restrictions has been varied across asset classes, with some sectors experiencing renewed demand including industrial, logistics, medical, and residential. Conversely, alternate asset classes including discretionary retail have proven less resilient.

The situation is continually evolving and will require ongoing monitoring.

Hospitality Market

COVID-19 was declared a global pandemic in March 2020 and the subsequent government restrictions on trade and public gatherings have directly impacted a number of sectors including food and beverage operations.

More broadly, the retail food and beverage leasing market has softened somewhat in recent years. The rise of online delivery services such as Menulog, Uber Eats and the like (which take a percentage of gross revenue) coupled with rising operational costs (wages, consumables, insurance, etc.) has impacted profitability. Reduced discretionary spending by consumers and constantly evolving trends has also resulted in a number of bricks and mortar restaurants and cafés coming under pressure. This has been reflected in market rentals within this asset class.

Commercial operations in coastal locales such as the subject can suffer large fluctuations in turnover due to the seasonality of the business. Peak periods occur over the warmer summer months and may be seen to extend from say late September through to early April. The operators have confirmed that they will likely close for six to eight weeks over winter.

Market Position of the Subject Premises

The proposed restaurant/café is located in a prime beachside location, with uninterrupted vistas to the ocean. The brand new facility will provide for indoor and outdoor seating (40 internally and 42 alfresco), taking full advantage of the coastal views. The accommodation, being 'as new', is assumed to be of an excellent quality commensurate with the plans provided.

Commercial operations in coastal locales such as the subject can suffer large fluctuations in turnover due to the seasonality of the business. That said, the subject premises will further benefit from a captive market of potential customers, being the occupants of the caravan park, and a likely consistent trade from users of the promenade directly adjoining the premises.

MARKET EVIDENCE

In assessing the market rent of the property, we have obtained and analysed evidence of comparable properties.

In compiling the following market evidence we have relied on a range of external sources including publicly available information, subscription to information databases and information generally provided verbally by others such as real estate agents, property managers, property valuers and consultants. In many instances we have not had access to the original source material. Although we have endeavoured to the best of our ability to confirm the accuracy of the information provided, we have had to rely on some of this information in good faith. We are unable to state with absolute certainty that the information upon which we have relied is consistent with the contractual arrangements between the relevant parties.

The following schedule(s) detail those most comparable transactions which we have relied on in making our assessment.

No.	Location	Lettable Area (m ²)	Annual Rent (\$/m ²)	Term & Date
1	North-Western Coastal	100 m ²	\$450 NET	5 Yrs Aug 2020
General Comment A ground floor café/retail outlet which provides a service and dining area to the front, with commercial kitchen and bathroom amenities to the rear. Located approximately 50 metres west of the esplanade and public promenade. Leased for five years (vide renewal) commencing August 2020. Commencing net rental was circa \$45,000 per annum GST exclusive, subject to 3% annual increases.				
2	McLaren Vale	310 m ²	\$274 NET	5 Yrs Sep 2020
General Comment A prominent corner site within McLaren Vale retail/commercial centre. Improved with a single level Cottage which has been extended and converted to a restaurant. The improvements are extensive and include multiple dining areas, two commercial kitchen areas with associated cool rooms, cellar door/reception, bathrooms and storage. There is also a fully enclosed courtyard/alfresco area. Ample onsite car parking. Leased for five years commencing September 2020, with one right of renewal of five years. Commencing net rental was \$85,000 per annum GST exclusive.				
3	Fleurieu Peninsula	290 m ² (262 internal 28 alfresco)	\$250 NET	3 Yrs Jul 2021
General Comment The property is improved with a single level restaurant and kiosk facility. The building comprises both restaurant and dining area, with separate kiosk/café shop front. The restaurant provides dining area, small bar and counter, bathrooms, store and commercial kitchen to the rear. The café section adjoins and comprises a small retail area, and a small kitchen and preparation area. There is a semi-enclosed timber deck alfresco area. Licensed for 120-person maximum capacity. Located in an esplanade position in a popular coastal township with an uninterrupted ocean vista. Community/public car parking is located directly adjoining the premises. Leased for three years commencing July 2021 (vide extension of lease). Commencing net rental was in the order of \$72,500 per annum GST exclusive, reviewed annually inline with CPI.				

No.	Location	Lettable Area (m ²)	Annual Rent (\$/m ²)	Term & Date
4	Eastern Metro	67 m ²	\$448 NET	3 Yrs Late 2020
<p>General Comment</p> <p>A café/kiosk tenancy located within a public swimming pool development. The premises is 67 square metres of leased space which is occupied on an exclusive basis. This comprises 49 square metres of kiosk/café inclusive of commercial kitchen and preparation room, and an adjoining storage room of 18 square metres. In addition, the tenant occupies additional space under licence. These licensed areas comprise an alfresco dining area overlooking the public park (circa 62 square metres), a second alfresco dining area overlooking the pool (76 square metres) and an internal dining area adjoining the foyer of the swim centre (30 square metres). The total licensed area is 168 square metres (additional fees). The café/kiosk is leased for three years commencing late 2020 (circa September in line with pool season), with one right of renewal of two years. The kiosk/café operates for six months of the year (pool season). The equivalent annual rental was approximately \$30,000 net per annum GST exclusive, subject to annual CPI reviews. The rental was discounted marginally in light of the six month occupancy only.</p>				
5	Northern Metro	70 m ²	\$400 NET	5 Yrs Sep 2019
<p>General Comment</p> <p>A café tenancy located within a modern (2018/19) single level building which directly adjoins a public civic centre and Sub-regional Shopping Centre. Leased for five years commencing September 2019, with one right of renewal of five years. Commencing net rental was \$28,000 per annum GST exclusive, reviewed annually in line with CPI and to market on renewal. The tenant also has a licence to utilise an outside area adjoining the tenancy for seating/dining, with space for eight tables.</p>				
6	South-Western Metro	102.3 m ²	\$453 GROSS	5 Yrs Feb 2020
<p>General Comment</p> <p>A café tenancy within a south-western locale, surrounded by large scale research, educational and institutional land uses. Premises has use of deck area also. Leased for five years commencing February 2020. Commencing gross rental was circa \$46,300 per annum GST exclusive. Outgoings estimated to be circa \$50 to \$70 per square metre.</p>				
7	Western Coastal	110 m ²	\$727 NET	5 Yrs Oct 2020
<p>General Comment</p> <p>A ground floor restaurant tenancy located within a two level premises. Corner tenancy. Located on retail high street, approximately 175 metres west of foreshore and beach. Leased for five years commencing October 2020, with two rights of renewal of five years. Commencing net rental was \$80,000 per annum GST exclusive, subject to 3% annual increases and market review on renewal. Rent free and discount period provided. Effective net rental over the initial term of circa \$613 per square metre.</p>				
8	Western Coastal	134 m ²	\$642 NET	5 Yrs Sep 2020
<p>General Comment</p> <p>A two-level café located in a promenade position with ocean and beach views. The property comprises ground level dining, service counter, display, kitchen/preparation areas and toilet, whilst the upper level provides an additional dining area, store, and toilet amenities. There is an alfresco area to the front of the property, however this does not form part of the leased premises. Leased for five years from September 2020 (vide lease renewal), with one further right of renewal of five years. Commencing net rental was \$86,000 per annum GST exclusive.</p>				

METHODOLOGY AND RATIONALE

Methodology

Market rentals for cafés, restaurants and more broadly hospitality assets are often struck as a factor of revenue, the Percentage of Turnover approach. This approach applies a rental factor or ratio to the various revenue generating components of the enterprise.

The above noted, we are unable to undertake an analysis on the above basis given the subject premises is yet to be constructed and has no trading history. Accordingly, we consider it appropriate to utilise the Direct Comparison approach, utilising a rate per square metre over the lettable area. This approach involves the comparison of the subject premises with available leasing evidence to derive an appropriate rental rate.

Assessment and Rationale

We have considered the Direct Comparison/Market approach with reference to leasing evidence including that detailed previously. The rental evidence detailed herein indicates analysed rentals ranging from circa \$250 to \$727 per square metre of Gross Lettable Area Retail (inclusive of alfresco areas solely utilised by the Lessee).

The lower end of the range is represented by a kiosk/restaurant in a waterfront/foreshore position within a Fleurieu Peninsula township. Whilst the vistas provided are similar to that likely to be provided by the subject premises, this location is known to be highly seasonal (more so than the subject), it is further distant from Adelaide, and the improvements are more dated. A higher rental rate is considered supported.

Conversely, the upper end of the range is represented by a restaurant tenancy on coastal retail high street. Whilst the face rental was \$727 per square metre, after incentive allowances the effective rental over the initial term was circa \$613 per square metre of lettable area. In our view a lower rental rate is supported for the subject property.

We have detailed a leasing deal over a two-level café premises located within a popular beachside suburb, with promenade and ocean views. The property was leased for \$86,000 net per annum GST exclusive in late 2020, or \$642 per square metre overall. In our view, a lower rental rate is supported for the subject property.

The majority of the transactions indicate a narrower, core range of circa \$275 to \$450 per square metre net. Considering the foreshore position of the subject premises, in our view a rental rate in excess of the core range is supported for the indoor area of the subject. A proportionately lower rate is supported for the alfresco area.

We have given consideration to the functionally, utility and the like of the component parts that comprise the premises. Based on the specific attributes of the subject premises, we have formed the view that the following apportioned rental rates are supported over the component parts of the tenancy.

Component	Lettable Area m ²	Rental Rate (\$/m ²)	Apportioned Rental (NET)
Indoor Restaurant/Kiosk	93 m ²	\$500/m ²	\$46,500
Alfresco	45 m ²	\$350/m ²	\$15,750
External Storage	11 m ²	\$225/m ²	\$ 2,475
The Premises	149 m ²		\$64,725
Adopted Market Rental			\$65,000 net per annum (GST exclusive)

Applying the adopted rental rates to the component parts of the subject premises results in a (rounded) market rental of **\$65,000 net per annum GST exclusive**. This is an overall analysed rate of \$436 per square metre over the total Gross Lettable Area Retail. In our view this is supported by the available market evidence.

We recommend Council provide provision for trading figures to be disclosed when a market rental review is scheduled within the lease.

RENT ASSESSMENT

In accordance with our instructions and any qualifications detailed herein, we assess the Market Rent of the **Proposed Kingston Park Foreshore Kiosk, 4-8 Burnham Road, Kingston Park SA 5049** as at **8 March 2022** to be:

**\$65,000 net per annum GST Exclusive
(Sixty Five Thousand Dollars)**

In addition to any qualifications detailed herein, this valuation has been prepared on the basis that:

- the property is free of all easements, encumbrances and interests other than those listed and there are no encroachments outside the boundaries of the Registered Plan;
- all necessary town planning approvals and consents for the proposed development have been obtained and complied with;
- there are no actual or potential contamination issues affecting the value or marketability of the property; and
- the improvements will be structurally sound with no major service defects and comply with relevant Statutory Authority codes and standards.

This valuation is made subject to the details, remarks and qualifications contained in this report and is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

Neither McGees Property nor its valuers have any interest financial or otherwise in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property.

When a report has been provided in digital form only and has not been received directly from McGees Property the report should be verified with the issuing office as bona fide. If the reader of the report suspects that the report has been tampered with in any way we recommend the reader contact McGees Property.

McGEES PROPERTY



TOM ROWE
Director
B. Bus. Prop. (Valuation)
Associate of the Australian Property Institute
Certified Practising Valuer



***NATHAN ROBINS**
Director
B. Bus. Prop. (Valuation)
Associate of the Australian Property Institute
Certified Practising Valuer

SIGNED this 16th day of March 2022.

*The co-signatory (Nathan Robins), who has read and signed this report verifies that the report is genuine and is endorsed by McGees (SA) Pty Ltd. The opinion of the value expressed has been arrived at by the prime signatory (Tom Rowe) alone.

LETTER OF INSTRUCTIONS

Subject: FW: Rental Valuation - Kingston Park Kiosk-

From: Tim Rees-Jones <TRees-Jones@holdfast.sa.gov.au>
Sent: 02/03/2022 4:10 PM
To: Tom Rowe <trowe@adl.mcgees.com.au>
Cc: Pamela Jackson <pjackson@holdfast.sa.gov.au>
Subject: RE: Rental Valuation - Kingston Park Kiosk

Hi Tom,

Thanks for coming back to me.

We would like to go ahead with the market rent assessment at the stated cost.

- I will arrange for the Building/Site plans and concept design to be sent through to you.
- Lease Structure to be net rental
- Rental review to be at 2.5% or CPI whichever is the greatest and market review on the 5 year renewal.
- I can be the site contact if required.

Please let me know if you need anything else otherwise I'll send through the Plans/Design through shortly.

Many thanks,

Tim



TIM REES-JONES

Commercial Lead

City of Holdfast Bay

08 8179 9540

0484337652

trees-jones@holdfast.sa.gov.au

holdfast.sa.gov.au



Glenelg Library

2 Colley Terrace, Glenelg SA 5045

From: Tom Rowe <trowe@adl.mcgees.com.au>
Sent: Wednesday, 2 March 2022 2:19 PM
To: Tim Rees-Jones <TRees-Jones@holdfast.sa.gov.au>
Cc: Pamela Jackson <pjackson@holdfast.sa.gov.au>
Subject: RE: Rental Valuation - Kingston Park Kiosk

Hi Tim,

Thank you for the call, and the below details.

We would be delighted to assist Council.

The timing proposed below is rather tight, however we could make it work. I would ask however that if we are to be engaged that instructions be forthcoming asap.

Our fee to prepare the market rent assessment would be \$+gst.

In relation to information required, the below would assist (if available):

- Building/site plans and concept designs etc.
- Lease structure (net or gross rental/licence fee)
- Proposed rental review mechanism (CPI, fixed %, market review on renewal etc)

Also, if there is a contact person (if needed) for us to head down have a look at the proposed site, that would be appreciated.

Thanks Tim

Please advise acceptable and I will get things underway.

Kind regards

Tom



Tom Rowe Director

M 0421 964 331 **T** 08 8414 7833 **F** 08 8231 1143 **E** trowe@adl.mcgees.com.au

Level 10, 60 Waymouth Street, Adelaide, S.A. 5000 **W** adl.mcgees.com.au

■ Sales ■ Leasing ■ Property Management ■ Valuation ■ Advisory



PARENT TITLE SEARCH



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 6166 Folio 560

Parent Title(s)	CT 5557/560			
Creating Dealing(s)	TG 12427104			
Title Issued	02/12/2015	Edition 1	Edition Issued	02/12/2015

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF HOLDFAST BAY
OF PO BOX 19 BRIGHTON SA 5048

Description of Land

SECTION 1540
HUNDRED OF NOARLUNGA
IN THE AREA NAMED KINGSTON PARK

SECTION 1643
HUNDRED OF NOARLUNGA
IN THE AREAS NAMED KINGSTON PARK AND SEACLIFF

SECTION 1662
HUNDRED OF NOARLUNGA
IN THE AREA NAMED KINGSTON PARK

Conditions

IN TRUST TO PERMIT SUFFER AND TO BE USED AT ALL TIMES AS A RECREATION RESERVE VIDE LAND GRANT VOL.4402 FOLIO 905

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED X TO AUSTRALIAN GAS NETWORKS (SA) LTD. (TG 12427104)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Y (LAND GRANT VOL.4375 FOLIO 744)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Z (LAND GRANT VOL.4375 FOLIO 745)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

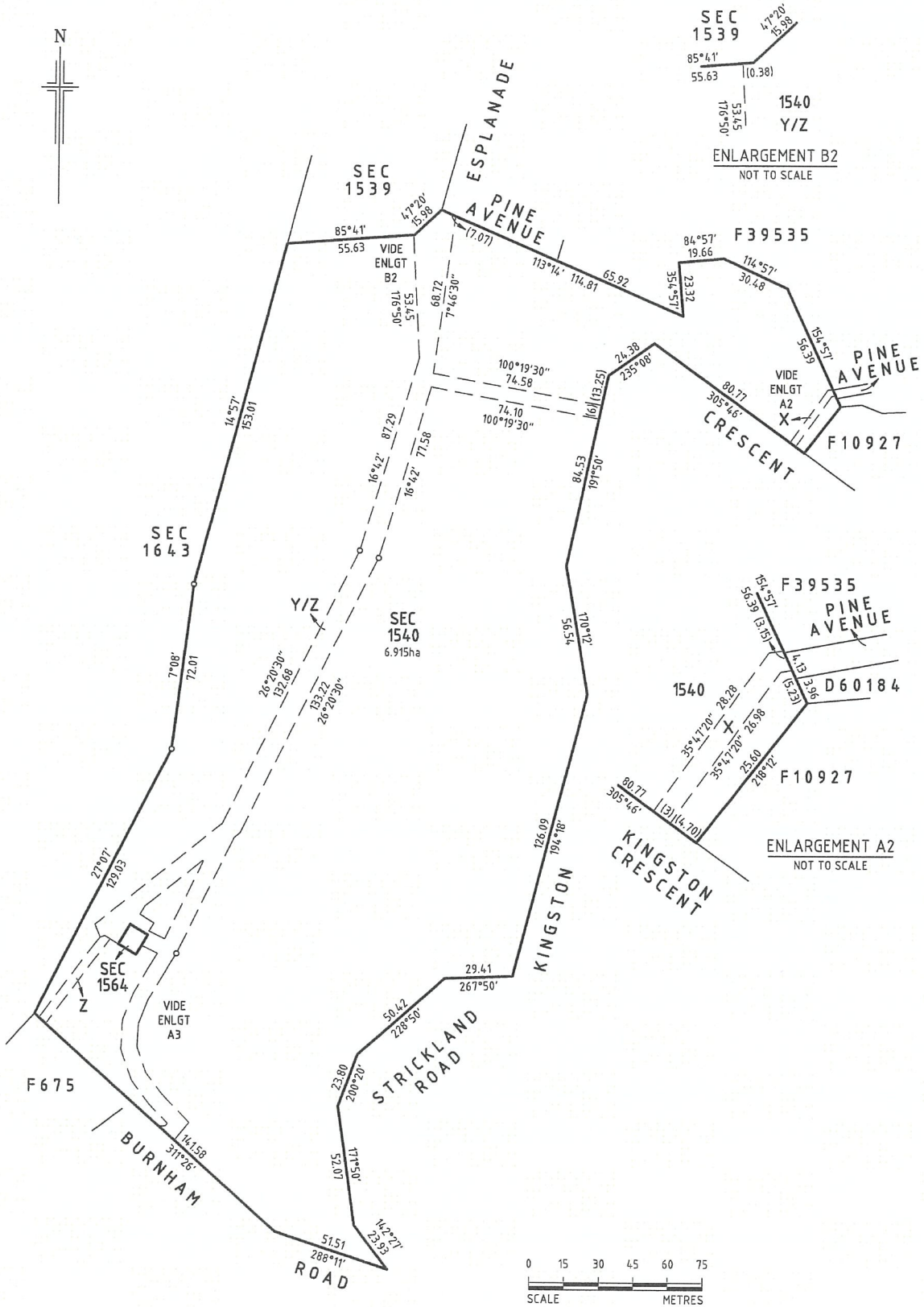
Priority Notices NIL

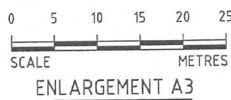
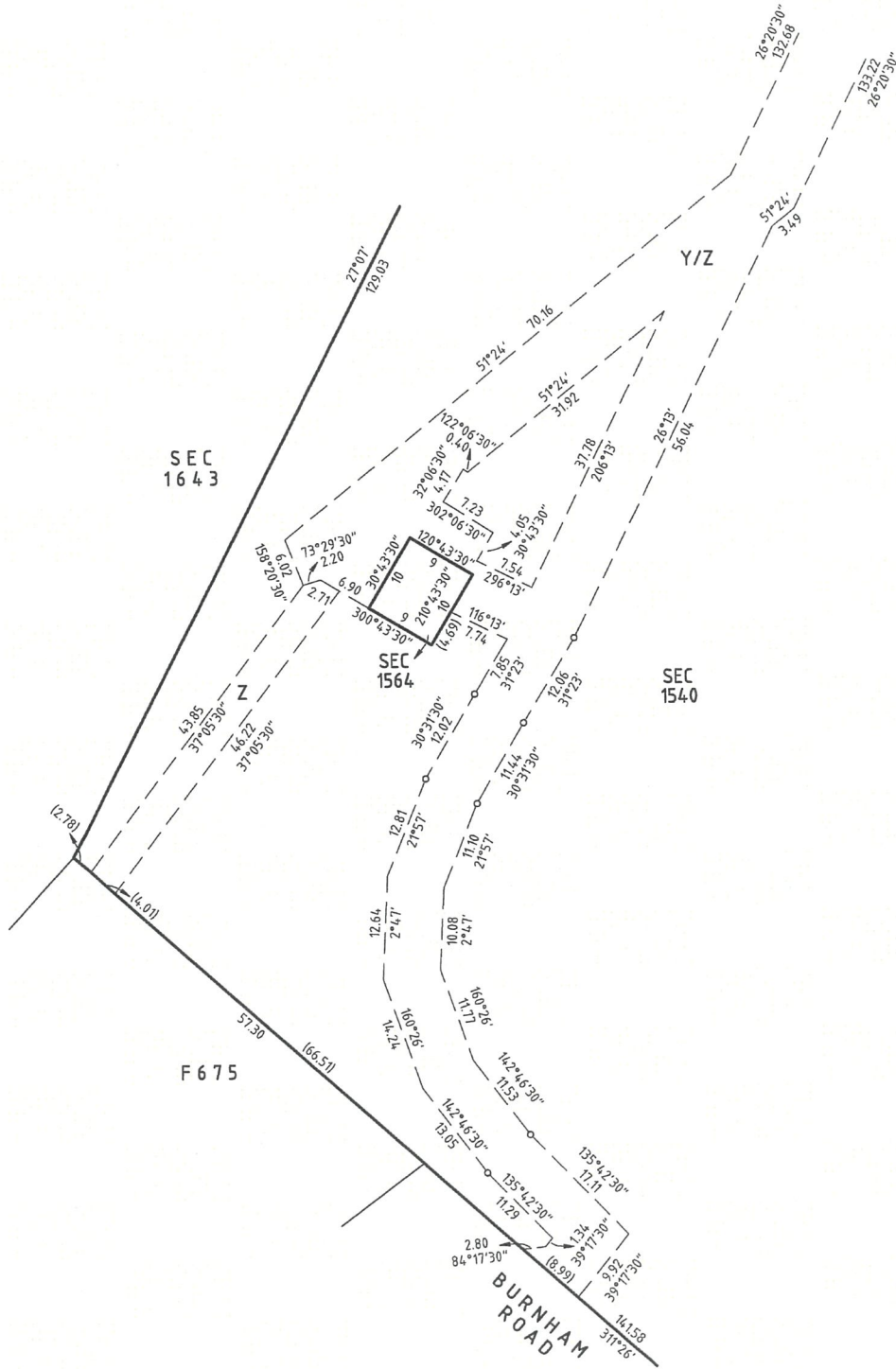
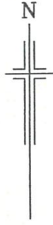
Notations on Plan NIL

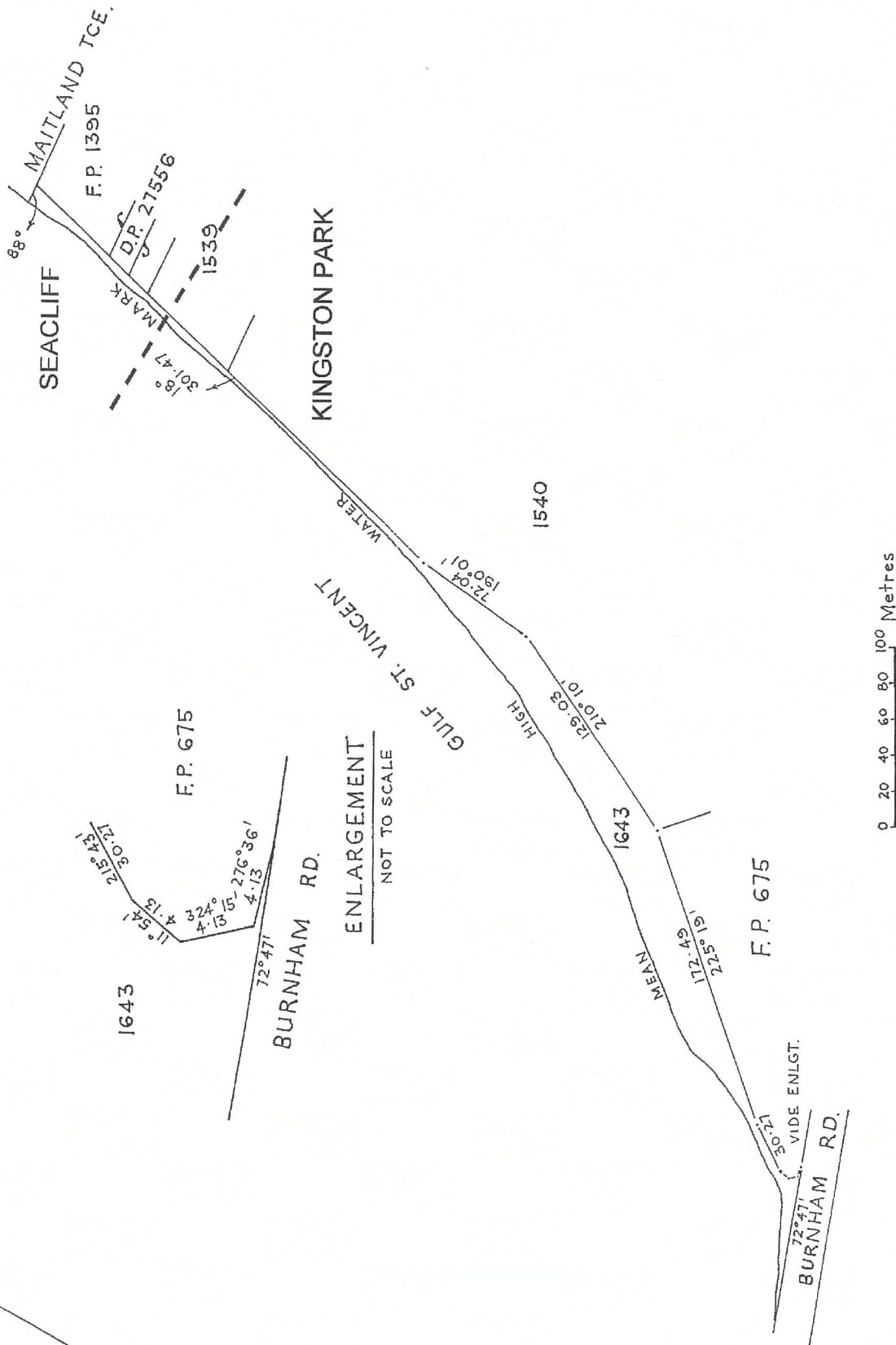
Registrar-General's Notes

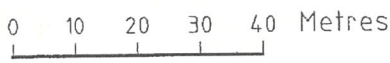
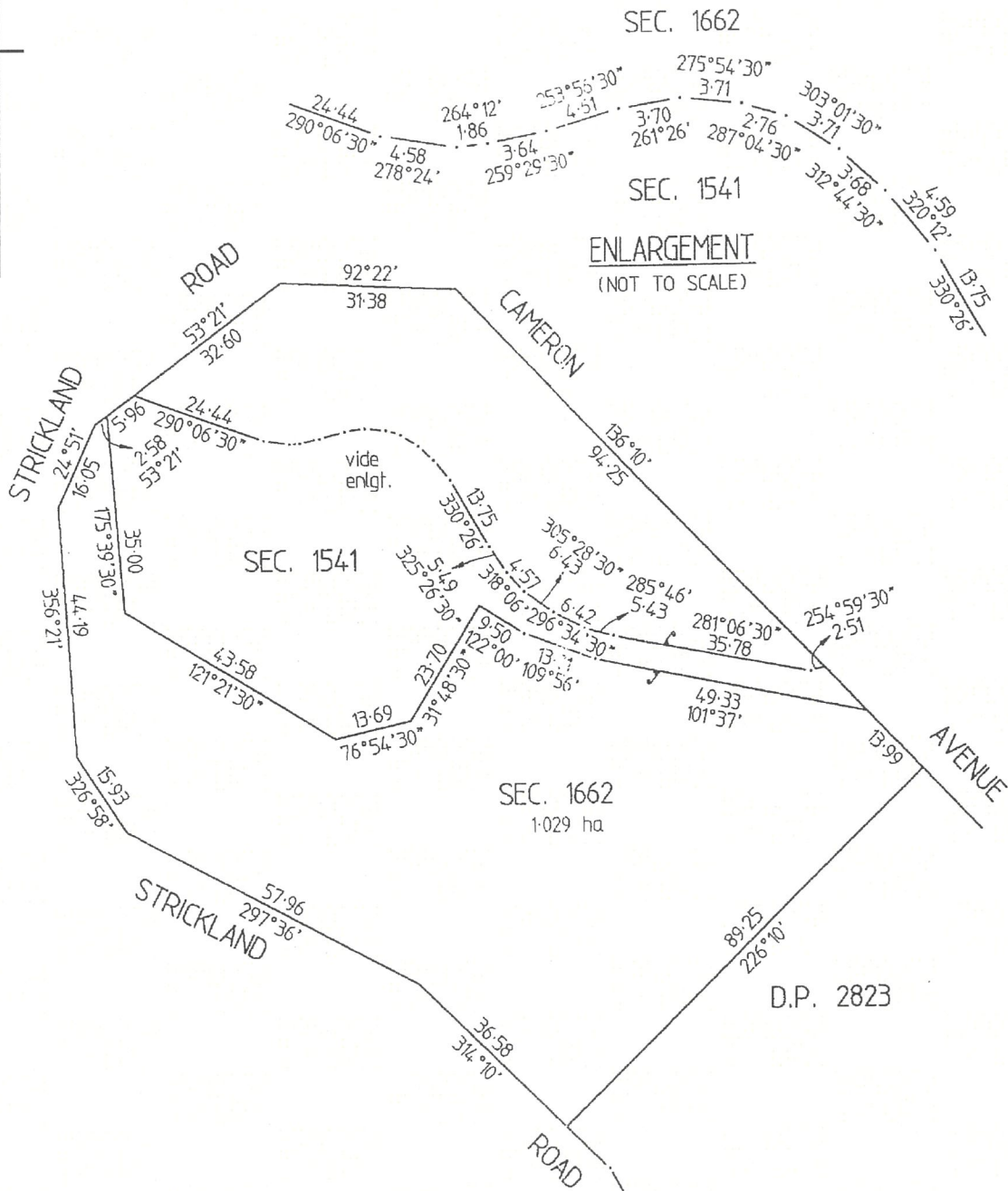
DATA SUBJECT TO CORRECTION VIDE DOCKET 80/2005
UNAPPROVED FX59739

Administrative Interests NIL









PLANNING AND DESIGN CODE EXTRACT

4-8 BURNHAM RD KINGSTON PARK SA 5049

Address:

Click to view a detailed interactive [SAILS](#) in SAILIS

To view a detailed interactive property map in SAPPa click on the map below



Property Zoning Details

Local Variation (TNV)

Finished Ground and Floor Levels (*Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD*)

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)

Coastal Areas

Coastal Flooding Overlay

Hazards (Flooding)

Heritage Adjacency

Hazards (Flooding General)

Local Heritage Place

Prescribed Wells Area

Regulated and Significant Tree

Water Resources

Zone

Caravan and Tourist Park

Open Space

Development Pathways

- Caravan and Tourist Park

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- None

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Carport
- Demolition
- Office
- Outbuilding
- Retaining wall
- Shop
- Tourist accommodation
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

■ Open Space

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Private bushfire shelter

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Demolition
- Outbuilding
- Retaining wall
- Shop
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Caravan and Tourist Park Zone

Assessment Provisions (AP)

Desired Outcome

DO 1	Tourist accommodation and associated services and facilities enhance visitor experiences and enjoyment.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The provision of tourist accommodation in non-permanent structures largely in the form of caravan and tent sites, cabins and transportable dwellings, are complemented by permanent buildings for tourist accommodation in appropriate locations and a range of associated facilities to enhance experiences for travellers.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Amenity block, including shower, toilet and laundry facilities (c) Dwelling in the form of a manager's residence ancillary to tourist accommodation (d) Office ancillary to tourist accommodation (e) Recreation area including tennis court, basketball court, playground (f) Shop ancillary to tourist accommodation (g) Swimming pool/spa pool (h) Tourist accommodation comprising cabins, caravans, tent sites.
<p>PO 1.2</p> <p>Tourist accommodation and associated facilities are located within an open landscaped setting for the amenity of travellers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>On-site amenities including shower, toilet and laundry facilities, recreation areas, swimming pool/spa and similar activities are provided in association with tourist accommodation at a scale commensurate with the number of travellers and residents able to be accommodated within the park for their convenience and enjoyment.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Dwelling in the form of a manager or caretaker residence associated with and ancillary to tourist accommodation for the efficient management, maintenance and support of tourist activities.</p>	<p>DTS/DPF 1.4</p> <p>Dwelling:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment as the tourist accommodation (b) has a demonstrated connection with tourist accommodation (c) will not result in more than one worker's dwelling on an allotment.

<p>PO 1.5</p> <p>Caravans, cabins and other forms of accommodation used for non-traveller residential purposes do not unduly compromise the provision and availability of tourist accommodation for the benefit and convenience of travellers.</p>	<p>DTS/DPF 1.5</p> <p>Residential accommodation comprises no more than 40% of the total number of residences (cabins, caravan and tent sites and other accommodation) on each allotment.</p>
<p>PO 1.6</p> <p>Shop associated with and ancillary to tourist accommodation as a convenient service to travellers accommodated within the zone.</p>	<p>DTS/DPF 1.6</p> <p>Shop:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment as tourist accommodation (b) has a gross leasable floor area up to 150m².
<p>PO 1.7</p> <p>Office associated with and ancillary to tourist accommodation to support the management and operational aspects of tourist development.</p>	<p>DTS/DPF 1.7</p> <p>Office:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment as tourist accommodation (b) has a gross leasable floor area up to 50m².
<p>Built Form and Character</p>	
<p>PO 2.1</p> <p>Buildings positively contribute to the character of the locality and complement the height of nearby buildings.</p>	<p>DTS/DPF 2.1</p> <p>Building height does not exceed 1 building level and 6m.</p>
<p>PO 2.2</p> <p>Landscaping is used to define spaces, reinforce internal networks and screen utility areas from surrounding uses to enhance visual amenity within and around the perimeter of the zone.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings and fixtures attached to the land and recreational facilities are set back from internal roads to accommodate vehicular movements and contribute to the safety of residents and travellers.</p>	<p>DTS/DPF 2.3</p> <p>Buildings and fixtures attached to the land and recreational facilities are set back at least 1 metre from an internal road.</p>
<p>PO 2.4</p> <p>Buildings are set back from public roads to mitigate impacts on the streetscape.</p>	<p>DTS/DPF 2.4</p> <p>Buildings are set back at least 6m from a public road.</p>
<p>PO 2.5</p> <p>Buildings, caravan and tent sites and recreational areas set back from the boundary of the zone to minimise impacts on neighbouring properties.</p>	<p>DTS/DPF 2.5</p> <p>Buildings, caravan and tent sites and recreational areas are set back at least 2m from the zone boundary and an adjoining site in other ownership used for residential purposes.</p>
<p>Land Division</p>	
<p>PO 3.1</p> <p>No additional allotment(s) are created except where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> to provide for the secure accommodation of longer-term residents.</p>	<p>DTS/DPF 3.1</p> <p>Land division for a lease or licence under the <i>Residential Parks Act 2007</i> where an agreement is made, granted or accepted under that Act.</p>

<p>PO 3.2</p> <p>Each caravan, cabin and dwelling is provided with adequate space for the occupant's exclusive use to enhance the amenity for travellers.</p>	<p>DTS/DPF 3.2</p> <p>Caravan, cabin and dwelling sites are not less than 100m² in area.</p>
<p>Internal Roads</p>	
<p>PO 4.1</p> <p>Internal road surfaces are treated to prevent the generation of dust to contribute to the amenity of residents and travellers.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Advertisements</p>	
<p>PO 5.1</p> <p>Freestanding advertisements do not create a visually dominant element within the locality, particularly when facing a residential area.</p>	<p>DTS/DPF 5.1</p> <p>Freestanding advertisements are:</p> <ul style="list-style-type: none"> (a) up to 2m in height above natural ground level and up to 2m² per sign face when located adjacent to a zone primarily for residential development (b) up to 4m in height above natural ground level and up to 4m² per sign face in any other case.
<p>Concept Plans</p>	
<p>PO 6.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 6.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 6.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) amenity block, shower, toilet and laundry facilities (or any combination thereof) (d) building work on railway land (e) carport (f) fence (g) outbuilding (h) private bushfire shelter (i) retaining wall (j) shade sail (k) solar photovoltaic panels (roof mounted) (l) swimming pool or spa pool (m) tourist accommodation (n) verandah (o) water tank. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Caravan and Tourist Park Zone DTS/DPF 2.1 or 2. development that does not satisfy Caravan and Tourist Park Zone DTS/DPF 2.5.
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building work (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	<p>None specified.</p>
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Office.</p>	<p>Except office that does not satisfy Caravan and Tourist Park Zone DTS/DPF 1.7.</p>
<p>6. Shop.</p>	<p>Except shop that does not satisfy Caravan and Tourist Park Zone DTS/DPF 1.6 or where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>

7. Telecommunications facility.

Except telecommunications facility exceeding 30m in height or where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Open Space Zone

Assessment Provisions (AP)

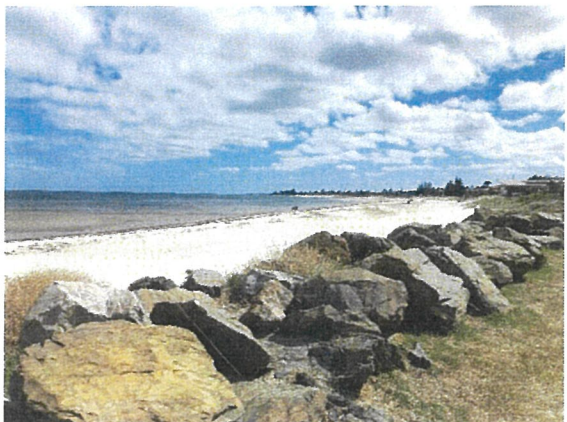
Desired Outcome

DO1	Areas of natural and landscaped open space provide for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Open space (b) Outdoor sports courts (c) Recreation area (d) Sporting ovals and fields
PO 1.2 Buildings are limited in number and size to provide a natural, landscaped setting.	DTS/DPF 1.2 None are applicable.
PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.	DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m ² .
PO 1.4 Offices are of a scale that is subordinate to the principal open	DTS/DPF 1.4 Office gross leasable floor area does not exceed 80m ² .

PHOTOGRAPHS





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