

Property Pty Ltd

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Released in part as per

Council Resolution

GC231212R11.1

17 December 2014

CEO Mr Mark Searle

City Of Marion

PO Box 21

OAKLANDS PARK SA 5046

Dear Mark,

As you know we are providing assistance to the City Of Marion Council of a lease of hardstand area and land for council vehicles upon our premises at 919 Marion Road Mitchell Park whilst the existing depot is being re-redeveloped.

We understand that from the redevelopment for the Depot there will be land made surplus of some 7,000sqm (the Surplus land) immediately adjacent 919 Marion Road.

We propose to re-develop the land at 919 Marion Road Mitchell Park and are in need of extra land to satisfy the requirements of businesses wanting to enter into the area.

The Surplus land if developed in isolation will require truck access points from Marion Road, of which it has none currently (only passenger vehicle accesses). Importantly truck movements off and on to Marion Road will be considered by DPTI.

We would like to be able to master plan the Surplus land in an effort to create a generic plan of development for the area by integrating this surplus land with 919 Marion Road.

The integration of this land with our redevelopment of 919 Marion Road Mitchell Park would eliminate the access by trucks from the Surplus land as we would propose that all truck movements are from the already existing and approved truck access points of the 919 Marion Road Land. Of coarse this minimising of truck entry points to Marion Road could only occur by the integration of this land with the 919 Marion Road Land something any other developer of the land could not do. This limiting of access points to Marion Road is a highly desired character of the Marion Development Plan for this area.

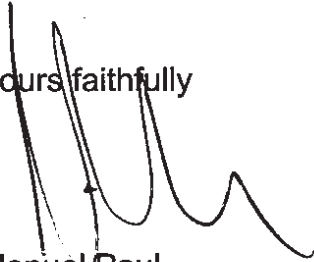
It would assist greatly in the forward planning of the use of the 919 Marion Road Marion Land to be able to master plan the use of the Surplus land and so we propose that we would be prepared to repay to the Council all monies paid as consideration by the Council under current lease with Cantor for the 919 Marion Road land if the Council can confirm that the land will be relinquished and that we are granted a last (or first) right of refusal to purchase the Surplus land.

We respectfully ask that you investigate this proposal with the elected members of the Council so that we may effectively be able to create a master plan for the area.

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We believe that master planning developments in the area for maximum amenity and safety for the public is important as can be seen with the success of the redevelopment of 836 to 804 Marion Road (Harvey Norman to Barbeques Galore) which now provides a safer and more convenient amenity for the public. This is opposed to the recent ad-hoc developments of smaller properties on Marion Road, which have not been integrated with neighbouring sites and developments and have produced angst with neighbouring properties and residents in the area due to the lack of proper car parking, access and amenity.

We would be please to discus any aspect of this proposal with you and look forward to your response.

Yours faithfully



Manuel Paul

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