

Information Sheet

Future development and upgrade of Australia Reserve, Modbury



We are inviting the community to provide feedback about the future development and upgrade of Australia Reserve and proposed parking on Australia Avenue. Australia Reserve measures a total size of 12,200m² and is located on the corner of Smart Road and Australia Avenue, Modbury.

Background

In 2013 Council undertook community engagement (as part of 'Live Life Modbury') to inform the Modbury Regional Growth Area Development Plan Amendment. This process included discussions with local community about the future of Australia Reserve.

Subsequently in 2015 the Tea Tree Gully Development Plan was amended and new zoning provisions included under the 'Residential Growth Policy Area 11 section' for Australia Reserve that state:

"Australia Reserve (CT 5518/650 Lot 213) is located within the policy area and is currently undeveloped. 50% of the site will be developed for two storey residential development and the other 50 per cent will be retained for open space/recreation."

The Proposal

Council would like to explore the future development of Australia Reserve including proposed parking on Australia Avenue. Proceeds from the disposal of a portion of Australia Reserve will be used to upgrade the remainder of the reserve.

Council wants to hear from the local community about the future development and upgrade of Australia Reserve and proposed parking on Australia Avenue.

Two potential concepts have been developed for consideration:

Concept 1

- Two storey dwellings with park frontage and rear driveway access
- Parking for residents and visitors at the rear of the building via a common driveway
- 33% of the site developed for housing (4000sqm)
- 67% of the site for Council retained public reserve upgrade

Concept 2

- Two storey dwellings with park frontage and central common driveway access
- Parking for residents and visitors via a central common driveway
- 42% of the site area developed for housing (5065sqm)
- 58% of the site for Council retained public reserve

Each concept includes:

- Tree planting along Australia Avenue
- 90 degree indented car parking along Australia Avenue (providing approx. 50 car parks)
- Irrigated turf and informal play area
- Local area play space with seating, shelter and BBQ facilities (informed by community feedback and in line with Councils Open Space Policy)
- Footpath connections and other supporting public realm infrastructure (e.g. lighting)
- Pedestrian access from adjoining ECH site retained
- Creek line retained

Council is committed to ensuring that the development is well-designed, integrated and modelled on high quality standards of design and construction and will employ the most appropriate disposal process to achieve these outcomes.

If Council decides to proceed with the development of Australia Reserve, final approval from the State Government's Minister for Planning is required to revoke the community land classification for the portion of the reserve that is developed. This process will include a second stage of community engagement.

Have your say

Before we take any further steps, Council would like to hear from local residents, property owners and site users about the above proposed concepts, reserve upgrade ideas and proposed parking on Australia Avenue.

There are a number of ways you can find out more and provide feedback:

- Provide your feedback online at **haveyoursay.cttg.sa.gov.au/austreserve**
- Come along to the onsite information session **Saturday 24 August**, drop in to the Australia Reserve anytime between 10am and 11.30am. At this session you can view concepts, ask questions and complete a feedback form

We value your comments and ask that we receive your feedback **by 5pm, Friday 30 August 2019.**

All feedback received will be presented to Council for consideration before a decision is made. Those who provide feedback will be advised of the Council meeting date and further information once a decision is made.

Questions?

If you have any questions regarding this proposal, please contact Ingrid Wilkshire, Manager City Strategy, through the online Q&A, on 8397 7444 or email ingrid.wilkshire@cttg.sa.gov.au