



Community engagement outcomes report

Future development and upgrade of Australia Reserve
(Stage 1)

Consultation held: 5 -30 August 2019

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September 2019

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Background

Australia Reserve measures a total size of 12,200m² and is located on the corner of Smart Road and Australia Avenue, Modbury.

During 2013 Council undertook community engagement (known as 'Live Life Modbury') to inform the Modbury Development Plan Amendment. A component of this process included discussions with local community members about the future of Australia Reserve.

Following this process, in 2015 the City of Tea Tree Gully Development Plan was amended. Within the City of Tea Tree Gully Development Plan, the Residential Growth Policy Area 11 includes a local variation for Australia Reserve which states:

"Australia Reserve (CT 5518/650 Lot 213) is located within the Modbury 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

Given the 2015 change to the City of Tea Tree Gully Development Plan to allow 50 per cent of Australia Reserve to be developed for two storey residential development Council would like to explore the future of Australia Reserve. To aid the discussion when talking to the community, there are two potential concepts plans for consideration.

Concept 1 (visual included in main Council Report)

- Privately developed 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 (4000m²)
- 67% of the site for Council retained public reserve upgrade

Concept 2 (visual included in main Council Report)

- 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 (5065m²)
- 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 approximately 50 car parks)
- Irrigated turf and informal play area
- Local area play space with seating, shelter and BBQ facilities (to be informed by community feedback and in line with Council's Open Space Policy)
- Footpath connections and other supporting public realm infrastructure (e.g. lighting)
- Pedestrian access from adjoining ECH site retained
- Creek line retained

Community engagement

This community engagement will occur in two stages to provide the community an opportunity to be involved early and provide input into the potential development ideas for Australia Reserve. Stage 1 will be conversational and occur prior to the 'Revocation of Community Land' legislative consultation process.

Stage 1 – Future development of Australia Reserve (commence August)

- Feedback on proposed concepts and desired objectives
- Preferred delivery model
- Park upgrade ideas

Stage 2 – Proposed disposal of a portion of Australia Reserve - Revocation of Community Land (commence November if Council proceeds)

- Statutory Revocation of Community Land Classification process conducted in line with the requirements under the Local Government Act 1999
- A Community Engagement Strategy for Stage 2 will be presented to a future meeting of Council.

Legislative requirements

Stage 1 has no legislative requirement, however before Council proceeds community engagement will be carried out to provide an opportunity for local residents, key stakeholders, site users and the broader community to provide feedback on the above concepts. As Australia Reserve is classified Community Land, Section 194(2) of the Local Government Act 1999 states that a 'Revocation of Community Land' process must take place (as set out in Council's Community Engagement (Public Consultation) Policy) before the portion of land can be sold. This will occur in Stage 2 engagement if Council decides to proceed.

Key messages

The following strategic key messages and communication points were highlighted throughout the engagement process:

- Australia Reserve measures a total size of 12,200m² and is located on the corner of Smart Road and Australia Avenue, Modbury
- During 2013 Council undertook community engagement (as part of 'Live Life Modbury') to inform the Modbury Regional Growth Area Development Plan Amendment. A component of this process included discussions with local community members about the future of Australia Reserve.
- Following this process, in 2015 the Tea Tree Gully Development Plan was amended. Within the Tea Tree Gully Development Plan, the Residential Growth Policy Area 11 includes a local variation for Australia Reserve which states: *"Australia Reserve (CT 5518/650 Lot 213) is located within the Modbury 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."*
- Given the 2015 change to the Tea Tree Gully Development plan Council would like to explore the future of Australia Reserve.
- Council wants to hear from the local community about the future development and upgrade of Australia Reserve, in particular:
 - Opinions on the two concept and how they integrate with rest of the reserve
 - Layout of the remainder of the reserve
- To aid the discussion when talking to the community, there are two potential concepts for consideration:
 - Concept 1 (*visual included in main Council Report)

- Privately developed 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 (4000m²)
- 67% of the site for Council retained public reserve upgrade
- Concept 2 (*visual included in main Council Report)
 - 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 (5065m²)
 - 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 approximately 50 car parks)
 - Irrigated turf and informal play area
 - Local area play space with seating, shelter and BBQ facilities (to be informed by community feedback and in line with Council's 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 and integrated and is 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 final approval from the State Government's Minister for Planning is required to revoke the community land classification of portion of the site.

Overview of community engagement activities

From 5 to 30 August 2019 the community were invited to provide feedback on the future development and upgrade of Australia Reserve.

Various marketing and communications methods were undertaken to advise the community of the opportunity to provide feedback including:

- Direct mail out to 566 Residents, property and business owners within the vicinity of Australia Reserve (properties within approximately a 400m radius south of Smart Rd and 200m radius north of Smart Rd. (see Attachment 1 for mail out area and Attachment 4 for a copy of the letter)
- A notice to the public in the *North-North Eastern Messenger* on 7 August 2019 (see Attachment 2)
- Social media post via Council's Facebook account
- Signage placed onsite at Australia Reserve (see Attachment 3)

All communications referred people to Council's 'Have Your Say' website where further information and ways of providing feedback could be accessed. This included:

- an outline of the proposal (and concepts)
- an online feedback form (see Attachment 5)
- a 'Q&A' form where people could ask questions about the proposal. Once answered, these questions and Council's response were publicly available.

In addition to the above an onsite 'coffee and chat' information session, held on Saturday 24 August 2019, from 10.00-11.30am. At this session community members could talk to Council staff and Elected Members and view the concepts. Attendees were encouraged to complete a feedback form and drop it off there or go online to Council's 'Have Your Say'.

Further details regarding the outcomes of the feedback activities are discussed later in this report.

Community engagement outcomes

During the consultation period a total of 163 feedback form responses were received by Council regarding the proposal. A total of 5 responses were removed for the following reasons:

- Three (3) were considered invalid as insufficient contact details were provided
- Two (2) were multiple responses received from the same individual. Comments were merged where appropriate

This left a total of **158 feedback form responses** that have been considered valid for the purposes of this report.

Onsite event

Approximately 30 people attended the onsite held at Australia Reserve on Saturday 24 August.

Written submission

One written submission was received. It detailed the local residents' concerns about traffic and parking on Australia Avenue and provided several points and comments regarding the proposal. The submission can be seen verbatim in Attachment 7.

Connection to the reserve and area

Respondents were asked to indicate 'which best describes you?' from the following options. They could select more than one option.

	n=158	
	No. of responses	Percentages
I am a local resident/property owner	151	96%
I use Australia Reserve	46	29%
Other*	10	6%

*Other specified mentioned included:

- I own two properties in the area
- I am a local property owner. Never used Australia Reserve in 33yrs. Never seen anyone use the area since September 1986
- I am a rate payer in the council of Tea Tree Gully
- I am frequently in the area for work and drive by this park daily
- I live and have property in the TTG council
- I sometimes park on Australia Avenue
- Live in TTG but used to live in Australia Ave for 13 years

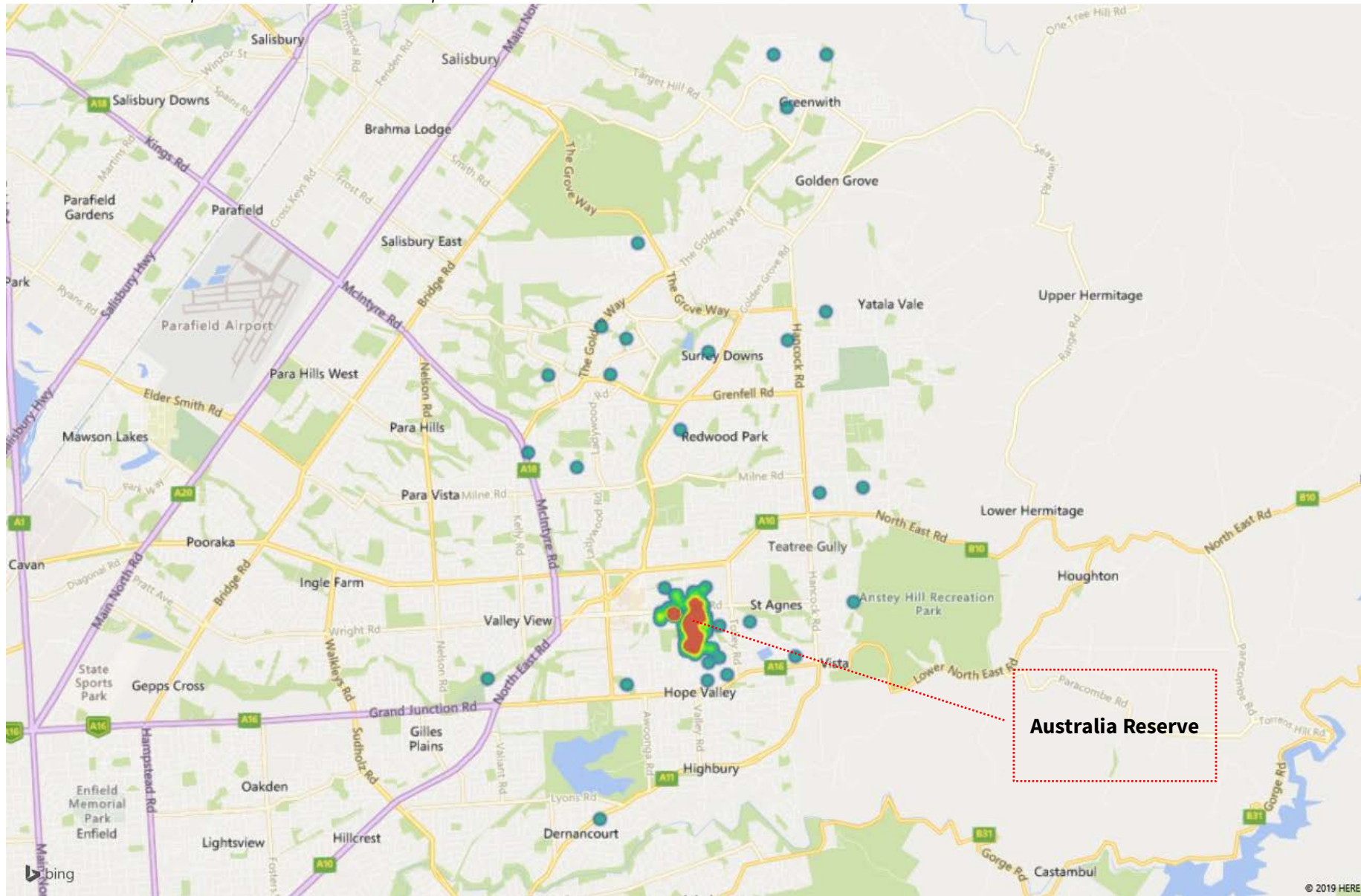
Note: the above data is based on individual's perception of being a 'local resident/property owner'. An accurate representation of participation from residents that surround Australia Reserve is shown under 'Responses categorised by respondents' residency' on page 9.

Percentages

Due to rounding, some percentages may add to 99% or 101%.

Heat map of responses in relation to Australia Reserve consultation

**Please note not all responses are included in the map below*



High level results

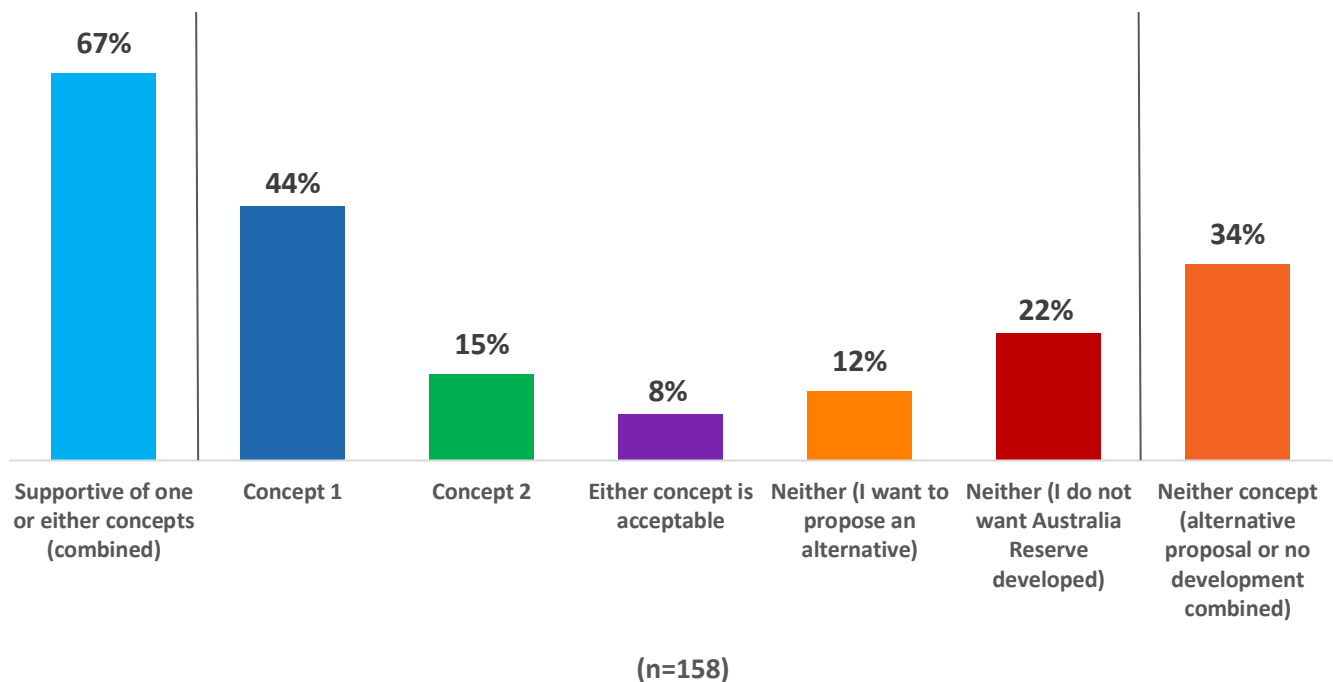
In response to the question: **Of the two concepts detailed, which do you prefer?**

158 responses have been considered valid for the purposes of the data below.

Response	No. of responses
Concept 1	70
Concept 2	23
Either concept is acceptable	12
Neither (I want to propose an alternative)	19
Neither (I do not want Australia Reserve developed)	34
Total	158

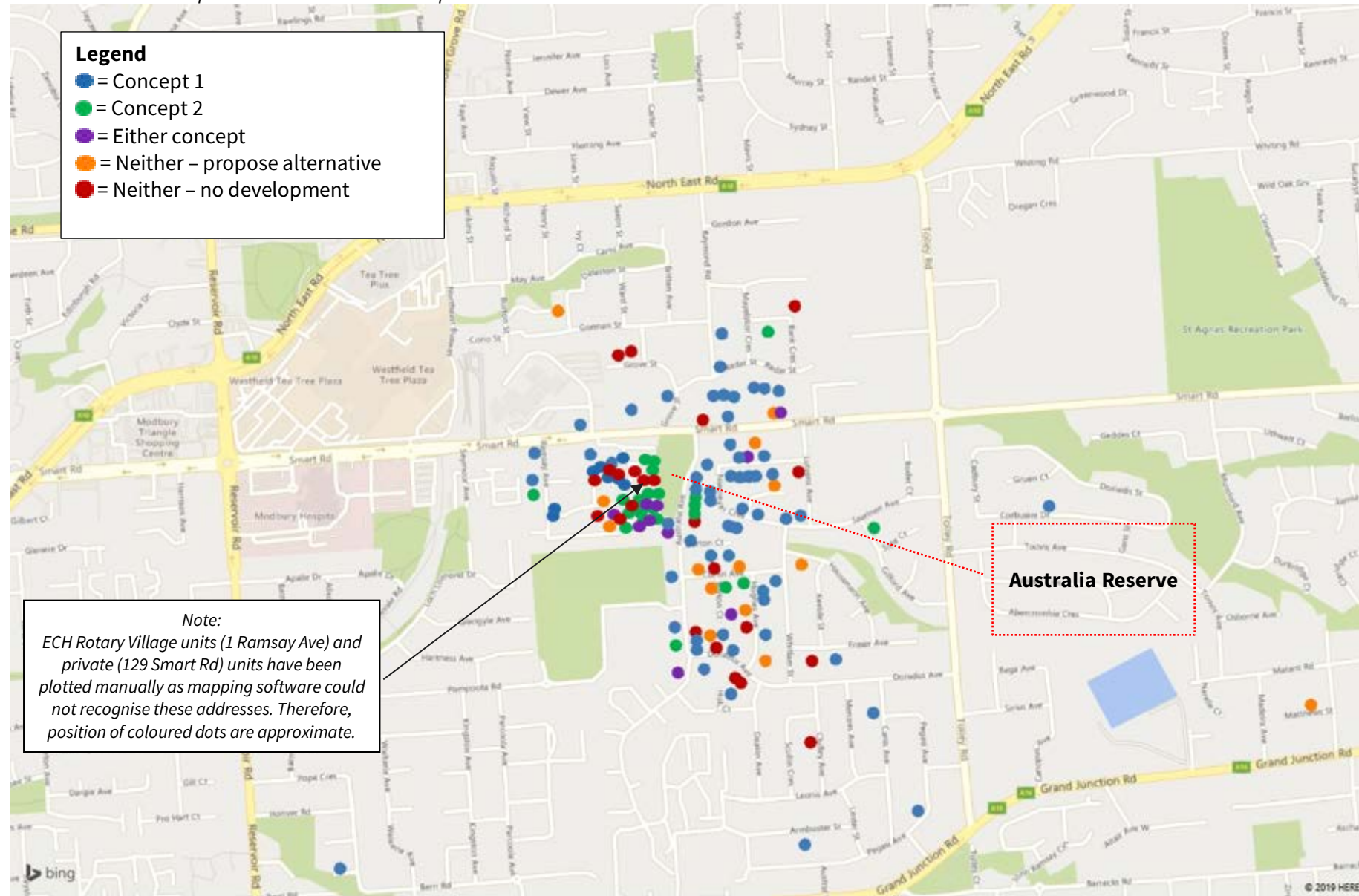
The graph below depicts the percentages for each response, as well as the total support for development on Australia Avenue.

Of the two concepts detailed, which one do you prefer?



Map showing preferred option responses

* Please note not all responses are included in the map below



Responses categorised by respondents' residency

For the purposes of this report, the response data has been categorised as follows:

- Respondents living adjacent to Australia Reserve (residing across from the Reserve on parts of Australia Avenue and Ramsay Avenue (ECH Rotary Village and private units abutting the reserve)
- Respondents in the mail out area (as depicted in Attachment 1) (excluding those adjacent to the Reserve)
- Respondents outside the mail out area (as depicted in Attachment 1)

In response to the question: **Of the two concepts detailed, which do you prefer?**

By number of responses

	Adjacent to the Reserve (n=14)	Other within mail out area (less adjacent) (n=112)	Outside mail out area (n=32)
Concept 1	6	54	10
Concept 2	4	16	3
Either/both concepts are acceptable	1	9	2
SUPPORTIVE OF 1, 2 OR EITHER CONCEPTS COMBINED	11	79	15
Neither (alternative proposed)	1	14	4
Neither (no development)	2	19	13
NEITHER CONCEPT COMBINED	3	33	17

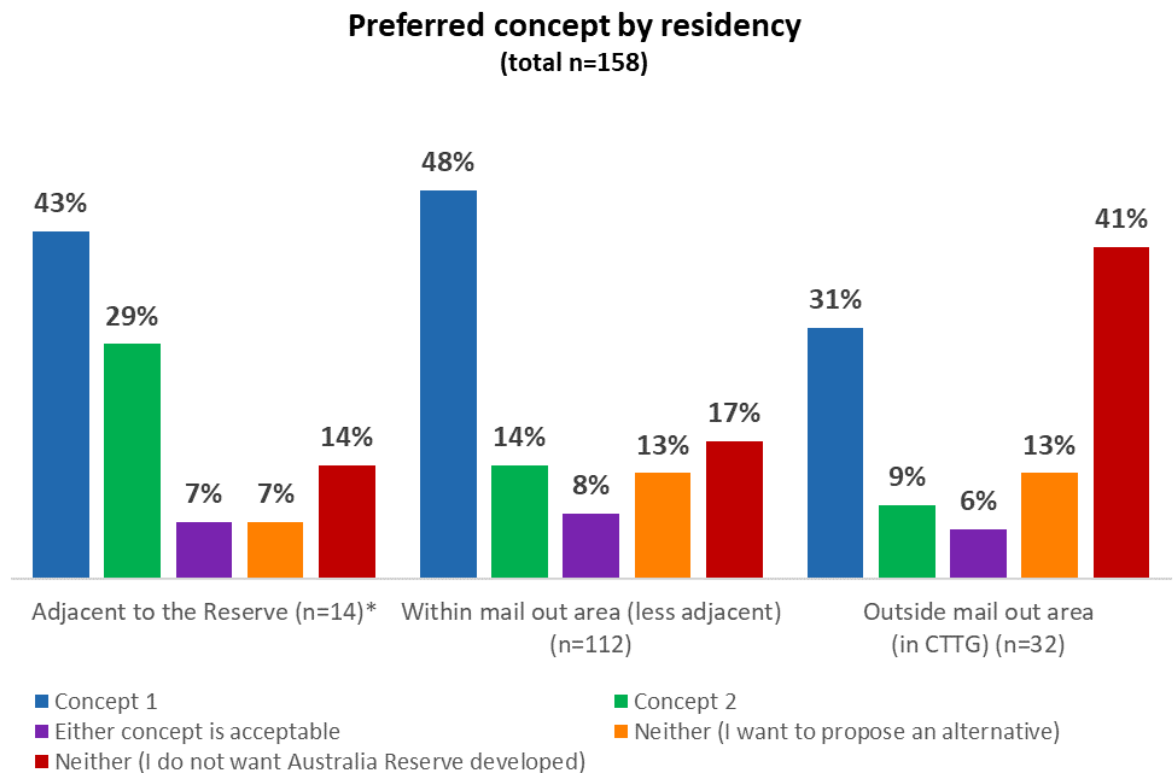
By percentages

	Adjacent to the Reserve (n=14)*	Other within mail out area (less adjacent) (n=112)	Outside mail out area (n=32)
Concept 1	43%	48%	31%
Concept 2	29%	14%	9%
Either/both concepts are acceptable	7%	8%	6%
SUPPORTIVE OF 1, 2 OR EITHER CONCEPTS COMBINED	79%	71%**	47%**
Neither (alternative proposed)	7%	13%	13%
Neither (no development)	14%	17%	41%
NEITHER CONCEPT COMBINED	21%	29%**	53%**

* Small sample size, interpret with caution

** Percentages do not add as expected due to rounding

The percentages are depicted in the graph on the following page.



**small sample size, interpret with caution*

Summary of key themes from comments received

Out of 139 respondents who could have provided a response, 122 responded to the question: **Why do you say this?**

The top 3 reasons why respondents said they preferred **Concept 1** were:

- The reserve runs along Australia Ave/housing is along the back of the reserve/housing set back from the road/maintains the Australia Avenue frontage (n=35)
- More open space retained/large area for recreation/smaller building footprint/continuous open space (n=30)
- Looks better/more appealing/less visual impact (n=10)

The top 2 reasons why respondents said they preferred **Concept 2** were:

- Makes use of the space (n=5)
- Less impact on the Rotary Village residents/driveway not along fence (n=3)

The top reason why respondents said **both concepts are acceptable** were:

- Car parking is an issue that needs to be solved/concern re car parking (n=3)

The top 3 **alternatives proposed** to 'neither (I want to propose an alternative)' were:

- Open space/developed park/playground (n=7)
- Parking (more needed) (n=6)
- Single storey housing (n=3)

The top 3 reasons why respondents said they said neither (I do not want Australia Reserve developed) were:

- Loss of open space/green area/should be retained (n=18)
- Will increase traffic/Australia Reserve is already congested with traffic and parked cars (n=8)
- Parking issues/proposed car parking will attract more commuters (n=8)

Of the 158 responses received, 114 responded to this question: **‘If this proposal was to proceed, what types of upgrades/improvements would you live to see on the retained portion of Australia Reserve?’**

The top 3 mostly commonly mentioned upgrades included:

- Playground (swings/slides) (n=26)
- Large/larger grass area/irrigated (n=16)
- More trees (n=13)

Full coded responses are following. In order to provide full transparency in regards to responses received, we have provided verbatim comments as part of Attachment 8.

Full coded responses

Reasons for preferring Concept 1 (*multiple response*)

	(n=70)	
	No. of responses	%
The reserve runs along Australia Avenue/housing is along the back of the reserve/housing set back from the road/ maintains the Australia Avenue frontage	35	50
More open space retained/large area for recreation/smaller building footprint/continuous open space	30	43
Looks better/more appealing/less visual impact	10	14
Less vehicle congestion/driveway further from Smart Road	9	13
Leave space for a playground/playground is accessible/ playground close to Smart Rd	5	7
Like the addition of trees and grass	3	4
Car parking is an issue that needs to be solved/concern re car parking	3	4
Prefer to see Australia Reserve not developed at all	2	3
We live in the area for the open space	2	3
It upgrades the reserve/reserve currently just weeds/currently unused	2	3
Like the walk ways/safer for students	2	3
Prefer parking at the rear of the building	1	1
Concern re impact on Australia Avenue/parking issue	1	1
Best balance of green space retained and development	1	1
Dwellings spread out rather than concentrated	1	1
New dwellings will have more privacy (not facing each other)	1	1
Ability to walk through from Smart Road retained	1	1
Ok with 2 story	1	1
Concept 2 allows space for more future housing	1	1
Will enhance the area	1	1
Housing separated by the rear driveway along the fence line	1	1

Reasons for preferring Concept 2 (multiple response)

	(n=23)	
	No. of responses	%
Makes use of the space	5	22
Less impact on the Rotary Village (ECH) residents/driveway not along the ECH fence	3	13
Two distinct areas (1 reserve and 1 kick about space)/housing all down one end of the reserve	2	9
More space for the playground/I would use the nature playground	2	9
More land sold will mean more profit and better upgrades	1	4
More houses for more people/affordable housing	1	4
Still plenty of reserve remaining	1	4
The Modbury Precinct has a lot of potential	1	4
Either option is ok/no issue with redevelopment	1	4
Driveway closer to Smart Road	1	4
Playground is further away from Smart Road	1	4
Less intrusive	1	4
Extra houses will cause traffic issues	1	4
Opposed to multi story development	1	4
Access road is away from the southern fence line	1	4
Better use of green space	1	4

Reasons for saying both concepts were acceptable (multiple response)

	(n=12)	
	No. of responses	%
Car parking is an issue that needs to be solved/concern re car parking	3	25
Either option is ok/no issue with redevelopment	1	8
More space for the playground/I would use the nature playground	1	8
Good idea to build housing close to public transport	1	8
Would like only 30% developed	1	8
Support development on Australia Reserve	1	8
Happy that the access gate and path to ECH will be retained	1	8

Details provided in response to saying 'neither (I want to proposed an alternative)' (multiple response)

	(n=19)	
	No. of responses	%
Open space/developed park/playground	7	37
Parking (more needed)	6	32
Single storey housing	3	16
Adventure playground	2	11
Dog park	2	11
All the upgrades with no housing	2	11
Nature playground	1	5
Low density housing	1	5
Oval (space to play cricket and football)	1	5
Nature reserve (trees, paths, bee hives)	1	5

**Reasons for saying ‘neither (I do not want Australia Reserve developed)’
(multiple response)**

	(n=34)	
	No. of responses	%
Loss of open space/green area/should be retained	18	53
Will increase traffic/Australia Avenue is already congested with traffic and parked cars	8	24
Parking issues/proposed car parking will attract more commuters	8	24
Already too much infill development/small houses	4	12
Want the upgrade in amenity without the housing	3	9
Impact on amenity/views/value to properties	3	9
Don't want houses/development on the reserve	2	6
Want to keep the area private and quiet	2	6
Unclear who will be purchasing/developing the land	1	3
Council being greedy/wants revenue	1	3
Modbury is becoming too crowded	1	3

If this proposal was to proceed, what types of upgrades/improvements would you like to see on the retained portion of Australia Reserve? (multiple response)

	(n=158)	
	No. of responses	%
Playground (swings/slides)	26	16
Large/larger grass area/irrigated	16	10
More trees	13	8
Pathways/Walkway to Smart Road/sealed pathways for ECH residents	10	6
Shade over play space/seating areas	10	6
Native trees (not deciduous)/bird attracting trees/native plantings	10	6
Park benches/plenty of seating along pathways	10	6
Lighting	8	5
BBQ area (with tables/chairs/benches)	8	5
Car parking	7	4
Open space for playground/grass	6	4
Toilets	6	4
No development/housing	5	3
No upgrades/Remain as space for the community	5	3
Exercise/fitness equipment	5	3
Landscaping (flower beds)	5	3
Like what is proposed on concept 1	5	3
Nature play/playground	4	3
What is already suggested in the concepts	4	3
Community garden	3	2
Skate park/bike track/jumps/sport opportunities (rage cage)/ninja warrior inspired playground	3	2
Time limit on car parking/yellow (no parking) lines on the other side of Australia Avenue	3	2
Fence/enclosed playground	3	2
Basketball ring	3	2
Something attractive/appealing	3	2
Dog park/fenced/off leash running area	2	1
Maintained reserve/user friendly/mixed recreational	2	1
Widen Australia Avenue/to ease congestion	2	1
Drinking fountain	2	1

Nature reserve/trees	1	1
All of the upgrades proposed	1	1
Addition of housing is only to increase Council profits	1	1
No grass more trees	1	1
No BBQs	1	1
Trees planted away from housing	1	1
Unrelated comment	1	1
Tree planting/plantings along the ECH fence line	1	1
Wetland area	1	1
Bike/scooter path	1	1
Adventure playground	1	1
Trees (large/non-native)	1	1
No dog park	1	1
Soccer/footy goals	1	1
Like what is proposed on concept 2	1	1

Other comments

A number of other comments were provided in the feedback form. These comments largely built upon or repeated comments provided in previous questions.

These comments can be read as part of the verbatim comments in Attachment 8.

Evaluation of Community Engagement Strategy objectives

The key objectives/purpose of the community engagement, as tabled below, were developed as part of the Community Engagement Strategy:

Objectives	Comment
<ul style="list-style-type: none"> • Provide background information regarding the 2015 Development Plan Amendment in particular in relation to Australia Reserve • To inform the community of the proposed development/disposal of a portion of Australia Reserve for housing • Advise that the proceeds from the disposal and development of a portion of Australia Reserve will contribute to upgrading the remainder of the reserve. • To inform the community of the steps required to change 'revoke' the community land classification (stage 2) • To seek community feedback from local residents, key stakeholders, site users and the broader community in relation to the proposed development/disposal of a portion of Australia Reserve • Invite feedback on the proposed concepts and what changes (upgrades) to Australia Reserve the community might like to see if the proposal proceeds 	<p>Various marketing and communications methods were undertaken to advise the community of the opportunity to provide feedback including:</p> <ul style="list-style-type: none"> • A notice to the public in the <i>North-North Eastern Messenger</i> on 7 August 2019 • Social media post via Council's Facebook • Signage placed onsite at Australia Reserve • Direct mail out to 566 Residents, property and business owners within the vicinity of Australia Reserve (properties within approximately a 400m radius south of Smart Road and 200m radius north of Smart Road). <p>All key messages were communicated via the mail out letter and online via the 'have your say' project page.</p> <p>The above communication methods achieved a good level of engagement.</p>

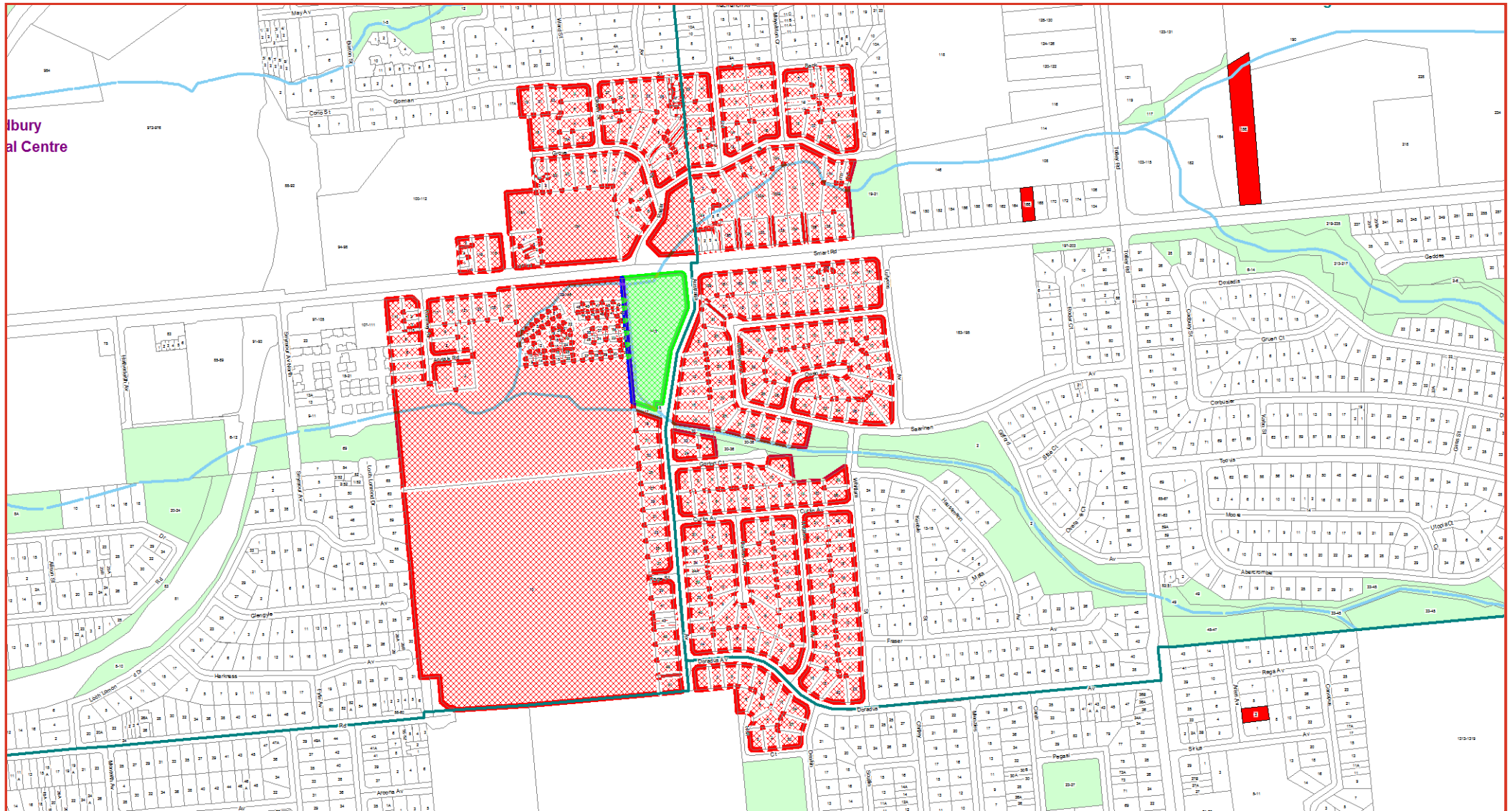
Next steps

All feedback will be presented at a meeting of Council for Elected Members' consideration before making any decisions about the proposed future development and upgrade of Australia Reserve.

Following this Council meeting, we will write to all those who provided feedback to advise what Council has decided and what the next steps will be.

Attachment 1: Mail out map

Mail out area map – Australia Reserve



Contact Details

PO Box 571, Modbury SA 5092
571 Montague Road, Modbury
Tel (08) 8397 7444
Fax (08) 8397 7400
TTY (08) 8397 7340
www.teatreegully.sa.gov.au
Email cttg@cttg.sa.gov.au



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Attachment 2: community engagement advertising (Public Notice)

Public notice – North-North Eastern Messenger – 7 August 2019



Attachment 3: Community engagement advertising (onsite signage)

Onsite signage



Attachment 4: Letter

31 July 2019
Our ref: 19/957

<Insert addressee name>
<Insert company name, if applicable>
<Insert address>
<Insert address>

Have your say: Future development and upgrade of Australia Reserve

Dear <insert addressee first name>

Council is seeking feedback from the community 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 information

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 we wish to hear from you about the above proposed concepts, reserve upgrade ideas and proposed parking on Australia Avenue. There are a number of ways you can provide feedback:

- Provide your feedback online at **haveyoursay.cttg.sa.gov.au/austreserve**
- Complete and return the enclosed feedback form
- Come along to the onsite information session on **Saturday 24 August**, drop in to Australia Reserve anytime between 10.00am to 11.30am. At this session you can view the concepts, ask questions and drop off your feedback form.

We would appreciate 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.

If you have any questions regarding this proposal, please do not hesitate to contact me on 8397 7444 or email ingrid.wilkshire@cttg.sa.gov.au

Yours sincerely



Ingrid Wilkshire
Manager City Strategy

Attachment 5: Feedback Form

Feedback Form

Future Development and upgrade of Australia Reserve and proposed parking on Australia Avenue



This feedback form can be also completed online at
haveyoursay.cttg.sa.gov.au/austreserve

Council wants to hear from the local community about the future development and upgrade of Australia Reserve and proposed parking on Australia Avenue. As detailed in the enclosed letter, two potential concepts have been developed for consideration.

1. Your details *(please print clearly)*:

Name:

Address:

Email:

Phone:

Please note: For your feedback to be included, your name and contact details must be provided. Your personal details will not be made public or published in any Council reports. By providing your email address you are agreeing to future communication from us by email in relation to this consultation (email is our preferred method of contact). Please ensure you check your 'junk mail' folder

2. Which best describes you? *(please tick all that apply)*

I am a local resident/property owner ☐

I use Australia Reserve..... ☐

Other (please specify) ☐

3a. Of the two concepts detailed in the enclosed letter, which do you prefer?

Concept 1 (4000sqm/33% developed)..... ☐

Concept 2 (5065sqm/42% developed)..... ☐

Either concept is acceptable ☐

Neither (I want to propose an alternative)..... ☐

Neither (I do not want Australia Reserve developed) ☐

please go to questions 3c to provide details

3b. Why do you say this?

.....

.....

.....

.....

.....

.....

..... (Please turn over)

- 3c. If your response to question 3a was ‘neither (I want to propose an alternative)’, please use the below space to provide details:**

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.....

.....

- 4. If this proposal was to proceed with Concept 1 or 2, what types of upgrades/improvements would you like to see on the retained portion of Australia Reserve?**

.....

.....

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.....

.....

- 5. Other comments about this proposal:**

.....

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.....

Thank you for your feedback.

Feedback forms should be returned to Council **by 5pm, Friday 30 August 2019** by using the reply-paid envelope provided or by posting to the following address (no stamp required):

City of Tea Tree Gully
Reply Paid 571
MODBURY SA 5092

Attachment 6: Concepts

LEGEND

DEVELOPMENT FOOTPRINT - 2 STOREY

UPGRADED PARK

VEHICLE ACCESS

PUBLIC FOOTPATH ROUTES

NEW ON STREET CAR PARKING

NEW TREES

EXISTING TREES IN GOOD CONDITION

DEVELOPMENT SITE

NEW PLAYSPACE

NEW LIGHTING



PROPOSED AREAS	M ²	%
CURRENT AUSTRALIA AVENUE RESERVE (INCLUDING EASEMENTS + UTILITY AREAS)	12,200M ²	100%
PROPOSED AREA FOR HOUSING DEVELOPMENT	4000M ²	33%
RESERVE AREA (INCLUDING LOCAL PLAYSPACE, SHELTERS, SEATING, BBQ FACILITIES, DUAL USE PATH, TREE AND AMENITY PLANTING - CAR PARKING WITHIN RESERVE IS APPROXIMATELY 800M ²)	8200M ²	67%
*ALL DIMENSIONS ARE APPROXIMATE		

LEGEND

DEVELOPMENT FOOTPRINT - 2 STOREY

UPGRADED PARK

VEHICLE ACCESS

PUBLIC FOOTPATH ROUTES

NEW ON STREET CAR PARKING

NEW TREES

EXISTING TREES IN GOOD CONDITION

DEVELOPMENT SITE

NEW PLAYSACE

NEW LIGHTING

LAND FOR REVOCATION
TWO STOREY DWELLINGS
WITH CENTRAL DRIVE
ACCESS FROM AUSTRALIA
AVENUE

83m

78m

12.7m

19m

10m access

48m

111m

182m

48m

38m

2 STOREY HOUSING
(including off street
visitor parking)

AUSTRALIA AVENUE

SMART ROAD

RESTHAVEN
FUTURE AGED
CARE/RETIREMENT

ECH RETIREMENT HOMES

NEW 90 DEGREE CAR
PARKING (50 PARKS) TO
FRONT RESERVE WITH
STREET TREE + AMENITY
PLANTING IN NEW BUILD
OUTS AND
MANOEUVRE SPACE AT REAR
OF CAR PARKING SPACES

NEW 1.5M DUAL USE PATH

NEW LOCAL PLAY SPACE WITH
SHELTER , SEATING + BBQ
FACILITIES

NEW IRRIGATED TURF
INFORMAL PLAY AREA

DRAINAGE RESERVE +
UTILITY RESERVE

AREA FOR STORMWATER PIPE
(5M WIDE)

PEDESTRIAN ACCESS FROM
ECH RETIREMENT HOMES TO
BE RETAINED

PROPOSED AREAS	M ²	%
CURRENT AUSTRALIA AVENUE RESERVE (INCLUDING EASEMENTS + UTILITY AREAS)	12,200M ²	100%
PROPOSED AREA FOR HOUSING DEVELOPMENT	5065M ²	42%
RESERVE AREA (INCLUDING LOCAL PLAYSACE, SHELTERS, SEATING, BBQ FACILITIES, DUAL USE PATH, TREE AND AMENITY PLANTING - CAR PARKING WITHIN RESERVE IS APPROXIMATELY 800M ²)	7135M ²	58%

*ALL DIMENSIONS ARE APPROXIMATE

CITY OF
TEA TREE GULLY
Naturally Better

JENSEN PLUS

Planning
Landscape Architecture
Urban Design
Social Planning

Concept 2 - Local Reserve + Housing with Central Road Access

Australia Reserve

JULY 2019
REV: D
P1019
1:1000 @ A3

Attachment 7: Submission (1) and Respondent attachments to feedback form (2)

Email Submission:

To the Tea tree Gully Council

Regarding Development of Australia Reserve

I attended the information session last Saturday & came away very concerned about the buildings & the safety of the 90 degree street parking.

I have attached a copy of the letter I put in the suggestion box.

My first concern is about the 90 deg. parking & having room to back out safely. I was pleased to see that you had added room to manoeuvre until on asking I was told that you had added just 1.5 meters, as if this would do anything. When I back out I need 2 to 3 meters before I can see past an SUV, which is the fastest selling car in the market. It is totally not safe to back out blindly onto a busy road with other cars parked on the opposite side of the road & only allow 1.5 m.

Ideally to cater for 50 cars a parking lane should be created behind the parked cars so they could back out safely without impinging on the heavy traffic this road holds.

My other concern was for garages in the units, as expressed in the attached letter. I thought that by law the width should be 3m. & this is too narrow for the new cars but I was shocked to see that on Radar Ave No.6 A,B & C you have allowed garages that are only 2.4 m. wide. They will not be able to fit a car in there.

Tea Tree Gully Council

Future development of Australia Reserve Modbury

Thank you for the opportunity to comment on this proposal.

1. The best outcome would be that you would develop the park without building on it.
2. Of the two proposals Concept 1 is the only one that should be considered because it frees up most of the park & not divided in two as in Concept 2
3. There are a number of considerations to be taken into account when approving Concept 1
 - a. Buildings must be aesthetically pleasing to suit the park surrounds & not just square unappealing boxes as many are.
 - b. Each unit must have adequate parking under the same roof.
 - c. The garages must be of a size that can fit the modern trend in cars today, SUVs, people movers, etc. The regulation or three meter width will not fit these vehicles. They can drive in but cannot open their doors.

- d. The garages must be regulated to be maintained as garages for the life of the unit or they will be able to be converted to other living space & cars will park on the street.
- 4. Parking is of a major importance, both off-road & on road.
 - a. Off road parking must be adequate to accommodate all cars.
 - b. With on road parking spaces maneuver room is being considered but it must be long enough for the cars to turn without impinging on Australia Ave.
 - c. Because Australia Reserve will be a public park may I suggest that some spaces be timed parking & at least four Disabled parking spaces be designated or else all the parks will be filled with all day parkers going to work & the Reserve will not be able to be enjoyed by the surrounding residents.

Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

EXAMPLE ONLY



LEGEND



Cars can see either way down or up Aust Ave. when exit



impossible to see when cars parked. along Australia Ave if exiting driveway. (now).

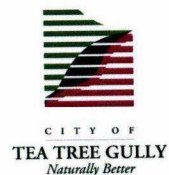
LEGEND

- DEVELOPMENT FOOTPRINT - 2 STOREY
- UPGRADED PARK
- VEHICLE ACCESS
- PUBLIC FOOTPATH ROUTES
- NEW ON STREET CAR PARKING
- NEW TREES
- EXISTING TREES IN GOOD CONDITION
- DEVELOPMENT SITE
- NEW PLAYSPACE
- NEW LIGHTING



PROPOSED AREAS	M ²	%
CURRENT AUSTRALIA AVENUE RESERVE (INCLUDING EASEMENTS + UTILITY AREAS)	12,200M ²	100%
PROPOSED AREA FOR HOUSING DEVELOPMENT	4000M ²	33%
RESERVE AREA (INCLUDING LOCAL PLAYSPACE, SHELTERS, SEATING, BBQ FACILITIES, DUAL USE PATH, TREE AND AMENITY PLANTING - CAR PARKING WITHIN RESERVE IS APPROXIMATELY 800M ²)	8200M ²	67%

*ALL DIMENSIONS ARE APPROXIMATE



NO 60!

Attachment 8: Verbatim comments (feedback form)

*In the interests of transparency, responses have been transcribed verbatim with minimal editing. Therefore some spelling and/or grammatical errors **may exist**.*

ID	Address	Of the two concept-s, which do you prefer?	Why do you say this? <i>(includes responses from those who wanted to propose an alternative)</i>	If this proposal was to proceed with Concept 1 or 2, what types of upgrades/improvements would you like to see on the retained portion of Australia Reserve?	Other comments about this proposal:
1	Australia Avenue, St Agnes	Concept 1	Option 1 will leave less of a building footprint and the reserve area as 1 complete area. Option 1 is set back with the full street frontage of the reserve remaining. This will provide us with a better outlook onto the reserve. Option 1 is set back with the full street frontage of the reserve remaining. This will provide us with a better outlook onto the reserve.	Include a bridge across the creek from Smart road to the option 1 development, as this would help alleviate potential pedestrian safety issues. This has been done by the Solitude Grove development for the property next to the reserve and others around the area (e.g. on North East Road and Hancock Road). The on street parking for 50 cars should include some limited time (e.g. 3 hour) parking so that families and visitors can use the upgraded reserve facilities during the daylight hours.	The parking on the residential side of Australia Avenue opposite the reserve should be made 'no parking' to make it safer for all residents affected by allowing clear vision of oncoming vehicles as they enter and exit their properties.

2	Niemeyer Crescent, St Agnes	Concept 1	Concept 1. The housing runs along the back of the land, would be less noisy for them, but more important the reserve area is more streamline and not divided in 2 as on Concept 2. Also in Concept 2 most of the reserve is blocked off and not seen from Smart Road or some of Australia Avenue. Can't see anything good about Concept 2.	Grassed area from Smart Road and along Australia Avenue including sections of manicured gardens with garden bridge, garden seats, gazebo or some type of shelter, BBQ. Some play equipment for children. Footpaths to the relaxing area of play area especially useful in winter.	The extra parking along Australia Avenue will be beneficial and the planting of trees will look great and also give shade. Hopefully there will be parking for those parking to use the reserve area and not all taken up by bus commuters.
3	Smart Road, St Agnes	Concept 1	Building is set back. More landscaping to street front.		Will this bring more value to my property (as it is or if my property is developed in the future).
4	Niemeyer Crescent, St Agnes	Concept 1	Less obtrusive from the street.	Agree with extra parking, landscaping and play space.	Add a path from the alley way from Niemeyer Crescent across the corner to Smart Road.
5	Niemeyer Crescent, St Agnes	Concept 1		Adequate lighting. Parking - my only concern would be that current High School and O-Bahn patrons would use the proposed car parks for 'all day parking'. Could there be a time limit on these parks?	
6	Smart Road, Modbury	Concept 1			
7	Fraser Avenue, St Agnes	Concept 1		The parking on Australia Ave, is the most frustrating thing. But we need to keep the park lands and reserves, soon there will be nowhere for our kids to run and play. keeping it green and kid friendly is the most important thing	

8	Crouchen Court, Wynn Vale	Concept 1	Concept 1 is more aesthetically pleasing with more open space	More trees	
9	Niemeyer Crescent, St Agnes	Concept 1	I prefer the reserve area being along Australia Ave with the residential development set back from the road.		
10	Corbusier Drive, St Agnes	Concept 1	I prefer to have these ugly two story buildings back from the road so they will not dominate the street line and be less obtrusive, even from Smart road. I would prefer it wasn't developed at all, but I doubt that would happen.	A nice playground, with decent equipment. The one near our house (Doxiadis) is useless! Perhaps a skate park for the older kids in the area?	
11	Armbuster Street, Hope Valley	Concept 1	I would prefer to see it not developed but if it has to be changed Concept 1 is a better option. As long as we still have part of the reserve. We live in this area because we like that there are plenty of open areas the kids can run, kick a ball. Hate areas that all you see is buildings, house after house.	Trees, playground, seating. Make it a family area	
12	Pegasi Avenue, Hope Valley	Concept 1	If it still leaves room for a fenced playground and bbq area that word be great.	Bbq area. Toilets. Bike track. Playground.	
13	Dovers Lane, Greenwith	Concept 1	It allows many of the homes on the opposite side of the street to continue enjoying a street view, and may reduce congestion of vehicles (concept 2 looks as though it could get crowded).	More trees and footpaths, as well as seating.	
14	Perseverance Road, Vista	Concept 1	It is already a congested area between the school, Datacom employees and interchange users - less additional users is better I feel	Outdoor adult gym space	
15	Albury Court, Hope Valley	Concept 1	It's currently a weed infested cesspool. I'm glad council decided to do something with it. Option 1 looks good and I defiantly like the trees and grass.	Real grass, trees, potentially a playground.	

16	Smart Road, St Agnes	Concept 1	Need more green area and less development.	More trees and gardens.	
17	Hughes Avenue, St Agnes	Concept 1	Traffic flow, green frontage onto Australia Ave	Lush green lawn with shade trees, benches and drinking fountain	
18	Niemeyer Crescent, St Agnes	Concept 1	We think it would look better to have the buildings set back from both Smart Road and Australia Avenue. Also, this option retains a greater percentage of reserve, which we feel is important.		
19	Smart Road, St Agnes	Concept 1	Better street scape, more welcoming. Less land used for housing.	Trees as currently no trees - ugly! Seating as many elderly in the area. Safe fenced playground. No dog park!!	Parking will never be enough!! No parking opposite - development- streets are already used as car parks - danger to cars, pedestrians, bikes dogs, elderly. As usual little parking per home as with all new zoning and medium/high density living concepts.
20	Canis Avenue, Hope Valley	Concept 1	Still retains a contiguous park with extra parking.	More park benches for the elderly.	Angle parking rather than 90 degrees to enable easy reversing.
21	Australia Avenue, Modbury	Concept 1	Large area for public recreation	Playground for kids and entertaining area for adults	As this area is located near school and high rise buildings and town house are under construction, I propose to widen the road size and create more parking spaces
22	Smart Road, Modbury	Concept 1	Concept 1 provides a better scaled and situated building for the site. The site connects better with surrounding streets and buildings.		Connections through pathways and landscaping should be provided off Smart Road and from ECH site to allow good access.
23	Owen Court, St Agnes	Concept 1	Least impact on the streetscape. Continuous and usable green area - reserve for recreation.	Place space to include fitness type equipment (similar to Cairns). Fencing @ norther and north/east end. Parking have	Ensure there is sufficient parking for residential concept - ie 2 per residence and visitor parking - on street parking not permitted. Australia Avenue gets a lot of traffic particularly with school pick up / drop

				a 4hr time limit or similar to encourage use of reserve and equipment.	off.*Concern the staff at DataCom are accessing so many surrounding streets to park.
24	Australia Avenue, St Agnes	Concept 1	<p>Reasons:</p> <p>1) Most unobtrusive to street 2) Green space continuity and buffer area of min 5 metres to all existing structures ie front and rear housing. 3)Exit and access road placed at safer distance from Smart Road corner which will provide a safer and better traffic flow form corner Smart and Australia Avenue.</p> <p>If area not developed for buildings then my suggestion would be for wetland and community play area.</p>	Small community garden or enhance creek area as a wetland concept ie Gifford Reserve.	<p>Dwellings be two story town homes with rear parking 'not apartments'! Number of dwellings to be curbed at 20 not up to 35! Structure and aesthetics to be fully considered to ensure Tea Tree Gully retains it's reputation for desired living area. Car parking of 50 is excessive and would require other side of Australia Avenue to be no parking.</p> <p>Note: See Attachment 7 - picture of town homes on Sir Ross Smith Boulevard, Oaken.</p>
25	Gorton Court, St Agnes	Concept 1	Just looks better with the buildings at the back and greenery in the front.	Plan looks good as is. A playground area for kids if not already included. Basketball ring court. Mini skate ramps.	Having the 50 new carparks, can opposite them on Australia Avenue be no parking?
26	Hughes Avenue, St Agnes	Concept 1	Doesn't use as much of the reserve as Option 2. Option 1 - like the housing away from Australia Avenue. Also driveway access in better position. Option 2 driveway is in a bit of a blind spot on a bend.	I walk through Australia reserve when travelling from Smart Road to Australia Avenue. I would like this path retained.	<p>Hopefully no more cars are parked along Australia Avenue.</p> <p>Happy with recent parking restrictions. Became dangerous with bus commuters parking there all day instead of the ride and pay car park next to TTP.</p>
27	Smart Road, Modbury	Concept 1	All buildings are ugly but Concept 1 is the better of the two when viewed from Smart Road and Australia Avenue. Also more land and opportunity for landscaping.		Hopefully the stormwater will not be discharged directly into the creek. What type of residents will live in the building? Hopefully not Housing Commission! Who will be responsible for maintaining the groups and landscaping?

28	Niemeyer Crescent, St Agnes	Concept 1	Smaller footprint, will see more reserve from the road, reserve will be more joined / flow on continuously.	Play equipment for children, exercise equipment for adults, improved lighting and security, dog space/run area, grassed area, seating - anything is better than what the reserve is now.	How many houses are proposed?
29	Australia Avenue, St Agnes	Concept 1	1. The informal play area in Concept 1 provides a wider view range from Australia Avenue (stranger danger). 2. More lengthy area for kite flying. 3. Keep 2 storey buildings back from the Avenue.	Short cut path used by students through the reserve.	I assume car parking will be taken by bus travellers using the 541 bus stop at the end of Australia Avenue and by Modbury High students using cars to travel to school. Is this a housing commission project?
30	Niemeyer Crescent, St Agnes	Concept 1	I prefer to have the reserve/open space area out the front of the proposed dwellings. I believe this provides the best access to the reserve area for members of the public.	Several under cover seated areas for people to rest after walking through the area; Planting of native trees and shrubs; a small play area for children; a sizeable area of green lawn to enable people to have picnics and/or read a book; attractive lighting and quite a bit of it; level and good quality paths/paving.	I dislike the thought of this area having residential homes on it. I'd prefer that it was left as open space - but if it is definitely going to be developed then I'd prefer Option 1. My partner and I would prefer to see this area (or others) made into commercial residential (e.g. motel) to attract more visitors to the area.
31	Grove Street, Modbury	Concept 1	Because I like green space	I would like clean the trees on Smart Road and the reserve too.	I hope one day repaired the street because. At the moment so new houses developed and the suburbs growing up and I think one day Modbury will be looking more pretty. Thanks very much for have the opportunity to tell my opinion.

32	Pedare Court, Wynn Vale	Concept 1	I like the way there is a green space between the houses and the new development. I think it will look nicer.	Playground, irrigated grass. I like the provision for car park spaces along the road. It will need some lighting, perhaps solar lighting throughout the green space/park area. More trees, shrubs etc for native wildlife.	I think it will be fantastic. It has been bare for so long and in need of development. It will make the area more appealing and should add value to the area.
33	Smart Road, Modbury	Concept 1	Prefer footprint with parking at rear of building - less opportunity for residents to be impacted by passing pedestrians eg Modbury High students to and from TTP interchange. I am concerned however with adequacy and potential impact on Australia Ave road users of the proposed visitor parking. I note that the eastern side of Australia Ave is always full of day parking Mon-Fri and the visitor parking could become a haven for TTP interchange users who don't wish to pay parking fees. Then there is the issue of visitors reversing out onto Australia Ave which hosts considerable traffic from elderly residents from LHI.	I would ask that trees not be sited as close to buildings as council has at 129 Smart Rd. Here the gums are within 20 metres of units, constituting a fire hazard both by proximity to buildings and the volume of leaf litter that is shed throughout the year. This leaf litter also impacts on upper guttering. Play space also is important, as despite the impression that the placement of the words 'ECH Retirement Homes' there is a need for local families and those visiting their grandparent/s to play. I would also note that people who currently use Australia Ave as a thoroughfare may look for shortcuts through any future development.	I was disappointed with the placement of the words ECH Retirement Homes on the concept plans. Although correctly placed, it may give a false impression wrt residential usage adjacent to ECH.

34	Grove Street, Modbury	Concept 1	I prefer more green and the house at the back	I wish to see more green and some kids playground	I wish to have some new pathways on Grove St on the even side of the house number because the number of the pedestrian increased in the last few years plus kids from the school and mum with the prawns have trouble to walk properly
35	Smart Road, Modbury	Concept 1	It would be good to be able to walk the children to the planned pay area Concept 1, looks more accessible to the public.		It would be great to have a crossing placed on Smart Road considering there will be more housing (zebra crossing or a traffic light on Smart Road across from the creek).
36	Ramsay Avenue, Modbury	Concept 1	It would be good to have a local playground for my grandchildren.	Dual path use, play area, swings, shelters and seating, new turf, trees and parking.	
37	Smart Road, Modbury	Concept 1	Seems the best balance of development and green space. Will spread the dwellings rather than concentrate them. Will have the driveway as a buffer to our strata.	Play equipment, seats. Half-court basketball.	
38	Doradus Avenue, Hope Valley	Concept 1	Car parking and vehicle movement along Australia Avenue is becoming an increasing issue! Appreciate that parking proposed in the concept may alleviate some issues. However increased vehicle movement particularly at school start and finish times are creating issues along Australia Avenue and surrounding streets and at the Smart Road intersection, additional vehicles resulting from the development will only increase these issues.	Native planting Play equipment for a range of ages Seating Shelter Lighting for security Short term parking for visitors to reserve	
39	Smart Road, Modbury	Concept 1	Concept 1 allows for more of the reserve to remain undeveloped. It also allows for more privacy to the residents of the new dwellings.	The proposal includes all upgrades I would have suggested. Play space, trees, lighting, solar lighting if possible, would be my main suggestion.	

40	Smart Road, St Agnes	Concept 1	Concept 1 is much more appealing and the green space is more suited and surrounds the whole area. Whereas Concept 2 splits the area into 2 and the building is too imposing. The building in Concept 2 splits the park.	I think the proposal for new trees, play space and lighting is acceptable.	
41	Smart Road, Modbury	Concept 1	Having a playground close would be ideal as I have two young daughters. Concept 1 would mean we could easily access the play space from Smart Road without having to go past people's houses.	Playground, preferably covered with BBQ area.	
42	Niemeyer Crescent, St Agnes	Concept 1	Housing is set back on the reserve and I prefer the thought of landscaping and trees at the front. I think it will also be less congestion for Australia Avenue traffic than Concept 2.	Trees and shrubs to be planted.	
43	Lutyens Avenue, St Agnes	Concept 1	It preserves the road side view of a reserve. It still enables people to walk from Smart Road across the reserve. More pleasing to people on Australia Avenue looking at reserve still.	Beautification. Table, bench to sit at for picnic. BBQ area with shelter. Play area. With high rise housing - need these amenities.	
44	Smart Road, St Agnes	Concept 1	It will have less impact visually than Concept 2.	I think the improvements already suggested are enough.	
45	Radar Street, St Agnes	Concept 1	Less reserve and green area is used for development.		
46	Smart Road, St Agnes	Concept 1	Need more gardens and trees like Golden Grove area.	Flowers - shrubs - trees - pathways - parkland type area	
47	Smart Road, Modbury	Concept 1	Open air for exercise and community interaction.	Mostly lawn, trees, some garden and children's adventure playground.	

48	Niemeyer Crescent, St Agnes	Concept 1	Our home backs on to Australia Avenue and living space overlooks this reserve. Concept 2 is too intrusive in our line of sight. Concept 2 also splits the communal areas making it look less impressive.	Don't install deciduous trees, they make a mess and bad for hayfever, won't block view all year round.	
49	Smart Road, Modbury	Concept 1	So that the maximum amount of open space parkland is retained	Sown to good quality turf which is then watered during the summer and cut regularly Playground/BBQ facilities would be optional. Retain as natural as possible.	
50	Holt Court, Hope Valley	Concept 1		Planting of large non native trees	
51	Ramsay Avenue, Modbury	Concept 1			
52	Doradus Avenue, Hope Valley	Concept 1	Away from main road greeny in front with kids area trees etc. - Walk ways - lovely - 2 storey building OK.	Lawns with underground water usage. Kids area for to play, trees along main street. Widen the Australia Avenue to have median strips along that section.	
53	Australia Avenue, Modbury	Concept 1	I can't see any mention of how many 2 story house are proposed for this community land but in saying that, here is my opinion for what it is worth. Both ideas seem reasonable but the first concept is the one I would like to see happen. The avenue has a lot of residents which have more 20 years or 40 years living in this avenue. In concept 2 if that was to happen, I would like you to consider moving the play space further away towards Smart Road as we have two Border Collie dogs which for the last 10 years have not have any sounds next to them. I believe the play area which might bring new noises will set them off. We use the reserve daily yet nothing has been done to it until now because of development. I	I would like to see more greenery and trees.	53

			would like trees in between the proposed dwellings and the ECH walkway so we at least have some privacy between our properties. As this will directly affect us with our view and noise, I would expect you to take our ideas into consideration.		
54	Australia Avenue, St Agnes	Concept 1	It's already a nightmare to drive up Australia Ave if you do concept 2 there will be too many cars either trying to get through or in and out of dives ways. It's very hard to drive down Australia Avenue with cars parked, parents waiting for children, elderly residents form the Lutheran Homes and students leaving there cars in the streets all day.		
55	Australia Avenue, St Agnes	Concept 1	Concept two appears to divide the recreational space	Any play space must be protected from the sun	Perhaps the concept should define the dwellings are at a minimum comprised of 3 bedrooms.
56	Niemeyer Crescent, St Agnes	Concept 1	Concept 1 keeps the proposed play area close to the existing creek, and keeps the whole area more of an open space. Concept 2 breaks the area up too much, as well as bringing taller dwellings closer to the road, which may infringe on visibility on a relatively busy road.	For the play area, I would like to see equipment for multiple age groups, plenty of shade and seating. I would like to see the play area fenced if possible too, due to the amount of cars on Australia Avenue. It's a major thoroughfare for Modbury High School, as well as the aged care homes in the area. School drop off and pick up times prove to be very tricky, especially when there are cars parked on both sides of the road. If there are car parks going into one side of Australia avenue, then perhaps the other side needs to be a yellow line to prevent congestion.	Please include a proper footpath that cuts across the corner into Smart Road, to prevent further wear of the natural ground. It's clear that many people walk across this corner and I would hate to see damage done to a lovely landscaped area when a path could be laid instead.

57	Niemeyer Crescent, St Agnes	Concept 1	We like the retention of open space and believe the location of the open space in this option will contribute more to the use and the place making of the site / area.	Native trees and shrubs and usable grass.	Thank you for asking our opinion.
58	Hughes Avenue, St Agnes	Concept 1	It's the best looking, but with the least impacted on the reserve.	With Concept 1, an additional path running Nth-Sth through the parkland to Smart Road.	The street parking Should NOT be at 90deg. This will be very dangerous for the people backing out on a 50km sweeping bend. It would make more sense to have parallel parking on both sides of Australia Ave. I assume you have seen the design error in Concept #2. With the parking bays blocking the 10m driveway access to the development.
59	Barton Court, St Agnes	Concept 1	Viewing the concept diagrams i think it's more likely that down the track more houses could be built if concept 2 was to be decided. I think this is less likely to happen with concept 1.	Playgrounds, public toilets, BBQ facilities to make the area more family friendly. Potentially including fencing around the perimeter to avoid children chasing balls into the street etc. More lighting at night time.	There should be significantly more lighting on the reserve at night time. I live less then a km from the bus stop yet in winter find myself driving to the Park and Ride or parking in back streets because it's not safe to walk past the reserve with the current limited street lighting. Additionally, most of the parking on Australia Avenue is Datacom staff members. I would assume that most of those 50 carpark at the reserve would be taken by the early start Datacom staff and therefore people catching the bus or driving to the bus stop are going to be forced to park in back streets again which doesn't solve the issue at all.
60	Niemeyer Crescent, St Agnes	Concept 1	I think the parklands would look less choppy and more like a designated green space.	I really like what is shown on Concept 1 and would like to see quite a few park benches dotted around the park along with tables nearer the BBQ area.	This is a long time coming and I'm looking forward to it!

61	Gorton Court, St Agnes	Concept 1	The dwellings in the Concept 1 proposal is set back further from Australia Ave, which has less visual impact for residents living / traveling along Australia avenue. Concept 1 also uses less of the reserves land area.	The concept 1 proposal overall is quite good, but we do not want to have any BBQ facilities on the reserve. Such facilities should only be at larger reserves such as Civic Park	Traffic is becoming a issue on Australia avenue. The Smart road end of Australia Ave should be wide end to allow a dedicated left turn lane. During afternoon school times Australia ave banks up with traffic from Modbury High School as there is an entrance to the school off Australia avenue. Traffic attempting to turn right onto Smart Rd from Australia avenue causes traffic to bank up and creates congestion.
62	Smart Road, St Agnes	Concept 1	We think it looks the most attractive and will enhance the area greatly.		We are happy that the area is being made more attractive and the beautification can only raise the values in the area BUT please do not plant gum trees on the road near the development. Thank you.
63	Australia Avenue, St Agnes	Concept 1	Much less confrontation to Australia Avenue from buildings and a park fronting.	Upgrade of park area, with a few trees. 1 - A playspace 2 - Shelter and good seating 3 - Can park within reserve 4 - Good parking Do not consider it necessary for BBQ facilities.	We feel that 20-22 dwellings to be maximum. Respectful dwelling frontages. We are not hoping for a future ghetto and so all-round parking to be safe and tidy. We are near town centre so hope it will be planned accordingly.
64	Ramsay Avenue, Modbury	Concept 1	We think it would look better, you will still have a bit of an open space, as we get older we will need to down size but would still like to stay in this area. We like the sound of the Resthaven Retirement Village off of Smart Road! Well done.	We like what you have proposed with the playground BBQ facilities	We like your ideas, we will need to sell our house of 52 years in the future. We don't want house prices to go down in this area! Also we would like what you are doing to Smart Road and the big round about on Reservoir Road.

65	Smart Road, St Agnes	Concept 1	Neither (I want to propose an alternative) I believe the space should be used 'built on' esp with Concept 1 as it retains the 'Green View' from the front. During the week the parks will be used I believe by 'Bus Uses' as is Smart Road. Having the entry point further up Australia Avenue it will make the intersection not as clogged as Concept 2 with cars backed up into the intersection from both ends of Smart Road. Another concept could be U shaped (see diagram on feedback form) therefore housing more apartments and using not much more land.	More trees = shade, the natural look as there is very little there at all. Open play areas. Shelters along the edge for adults to sit and watch the kids play. A structured safe play equipment ground (climbing, swings, etc) to draw families to the reserve and use it to play.	We think this is a great idea. As it seemed a waste of land just sitting there with no-one using it. Thanks for asking for our opinions.
66	Raymond Road, St Agnes	Concept 1	<ul style="list-style-type: none"> - Maximises retained greenspace - creates single, large, viable greenspace which embraces the greenline - development rear not visible from public areas and roads - retains 'openspace' characteristic along maximum length of Australia Avenue <p>I support development of the site only on the basis revenue generated is invested in sustainable, greenspace using resource capture of natural element in a space large enough to be "nature viable " for plants, birds animals etc so that children can interact with real eco systems.</p>	Include a "nature play" and 'wetland' area which incorporates the tree lined creek area with low impact 'board walk' "bridges; and 'play pool' concepts. Install nesting boxes along creekline and ensure new planting attract nectar dependant birds and animals.	Wetlands to be fed from excess rain water off captured from development roof lines and seal surfaces Concept 1 allows creation of an inviting, natural, public, greenspace, visible from Smart Road thus enhancing the community profile and the outlook of smart road.
67	Niemeyer Crescent, St Agnes	Concept 1	More space and parkland out the front of the homes and not an eye-saw when travelling on the road. Also more convenient and safe for students walking on the footpath.	More trees and shrubs to reduce pollution and noise for all concerned.	When cars are turn right and left the cars are banked up behind each other, should be a left and right hand turn into Smart Road to alleviate the banking of cars then will reduce waiting times getting onto Smart Road.

68	Niemeyer Crescent, St Agnes	Concept 1	The reserve has been since we moved here almost 30 years ago been undeveloped and largely unused. Apart from mowing the grass little has happened there. Retention of a large part of the reserve for community use whilst developing the remainder is to us a sensible option. Concept 1 puts the houses further back from the street, it also retains a greater area for parklands. We would however prefer the driveway to the development to be on Smart Rd. The intersection of Australia Ave. & Smart Rd can be busy particularly near school start & finish. I was a regular bus commuter and have seen several near misses from vehicles turning right onto Smart Rd , particularly when a bus is at the stop , the bus blocks the vision up Smart Rd Also the addition of the car parks is excellent , we have commuters park in our crescent on weekdays because of the lack of spaces elsewhere	Walking paths, shady areas with seating. a mini wetland area at the creek area ,	Whilst the loss of any community owned land is regrettable , the lack of anything happening to this area makes any well thought out development a definite improvement
69	Curtin Avenue, St Agnes	Concept 1	Because 67% will be retained and upgraded	Fenced play area creek cleaned up and lighting for night safety	Will my rates increase?
70	Smart Road, Modbury	Concept 1	We own a unit in Solitude Grove which backs on to the reserve, having vehicle access separating the housing from our fence would be better than a wall up against the fence which would block the light and look awful. I would prefer that the housing be away from the fence as they will look intrusive from our unit.	Water feature Lawn	You need to do something with this land, we just don't want it built too close to the fence.

71	Ramsay Avenue, Modbury	Concept 2	By selling more land you will make more money and be able to make a better job of the landscaping and car parking areas	A low gradient, smooth, all weather footpath for the residents of the ECH Retirement village to access the bus stop. Some of the residents have mobility difficulties and some have difficulties with the steep gradient of Ramsay Avenue. Residents of the ECH Retirement Village and Residents of the proposed Resthaven Retirement Village might appreciate a shaded BBQ area with seating that they could share with relatives and friends. An adjacent play area for the grand children would be nice too	
72	Bank Crescent, St Agnes	Concept 2	Make use of the area. Housing for more people.	Playground / play area. Seating.	
73	Trebbiano Street, Wynn Vale	Concept 2	More affordable housing is needed in the northeastern suburbs, as well as a play space for young people and families. With schools nearby surely this would be welcomed.	Shaded areas, toilets and a drinking fountain like they have in Civic Park	
74	Ramsay Avenue, Modbury	Concept 2	Room for development plenty of parkland remaining.	I would like to push to have a lawn, more trees, seating, fenced. No play equipment as dogs. Provide adequate lighting for night safety	Ensure any buildings on concept 2 are constructed of quality building materials (brick) not cheap rendered lillie Board or similar building materials.

75	Ramsay Avenue, Modbury	Concept 2		Children's park seats Shade. BBQ	Exit road from Rotary Village for emergency is a must.
76	Olympus Avenue, Modbury Heights	Concept 2	The Modbury precinct has a lot of potential. Great location however lots of old homes that were built in the 70's, which wasn't the best era for good home design. I would love to encourage good design and good quality new homes in the area. I think an emphasis on street appeal should be a factor - a subtle mix of contemporary & traditional facades. And lots of Trees. Green leafy suburbs seems to be favourable. Along with promotion of great new restaurants, bars and cafes!	Native plants, walking trail, places for people to sit and relax.	Good luck!
77	Australia Avenue, Modbury	Concept 2		greenery, play area, bbq area, seating (using recycled materials - such as WPC from APR)	I think this is an exciting proposal that would be beneficial for the area.
78	Ramsay Avenue, Modbury	Concept 2		Playground, seats, shade cloth, bbq etc.	
79	Saarinen Avenue, St Agnes	Concept 2	2 distinct areas, reserve and kick about.		
80	Australia Avenue, St Agnes	Concept 2	Either building is fine, but keep the driveway down Smart Road end. Clear vision when exit off the new driveway would be clear up and down Australia Avenue from that end. Putting the driveway further down will create a hazard for traffic and not to mention constant headlight into my windows.		
81	Ramsay Avenue, Modbury	Concept 2	I would prefer Concept 2 for more privacy for us. My unit is adjacent to eastern gate of Rotary Village so would prefer garden at this end near path and apartments other end facing Smart Road.		

82	Australia Avenue St Agnes	Concept 2	Keep housing one side and keep play area off Smart Road. It will really safe for kid.		
83	Curtin Avenue, St Agnes	Concept 2	More space for the new play space / play area. Area looks more welcoming and accommodating as compared to being greeted by a big building coming off Smart Road. 2 storey housing blocks the view of the area in Concept 2.	BBQ area with table, benches and shade. Playground facilities (slides, swings, sandpit, etc) with shade. Drinking fountain. Toilet facilities.	
84	Ramsay Avenue, Modbury	Concept 2	No parking near our side fence.		
85	Hughes Avenue, St Agnes	Concept 2	Play space is away from Smart Road. Seems a safer option for little children.	Toilets at the play space would be amazing.	
86	Ramsay Avenue, Modbury	Concept 2	Still keeps open area between ECH and Australia Avenue and provides plenty of parking.		
87	Ramsay Avenue, Modbury	Concept 2			
88	Ramsay Avenue, Modbury	Concept 2	Less intrusive and better use of land.	Get rid of grass and plant trees with mulch around posts of trees	
89	Smart Road, Modbury	Concept 2	With regards to the layout it makes most sense with noise to units also backing the development. Also makes the reserve off the main road making it quiet and good place for children to be allowed to play.	So long as the place is neat and elegant, nothing I really want.	
90	Australia Avenue, St Agnes	Concept 2	Concept 2 appears to have a more workable area of land to establish a park on plus when the town houses are complete I sure any potential buyers would prefer a view of a tree lined creek on one side and a new park on the other to the view of a fence on one side and a road on the other.	a) a maintained lawn area b) irrigation for new planting c) planting and or screening to hide car park d) seating e) street / security lighting f) children's play equipment	We would like to see the entrance for Concept 1 nominally in the same position as Concept 2. This change would not inconvenience anyone, as there are no driveways opposite the future entrance to the reserve car park. There would be nominally 30m distance to the nearest driveway.

91	Ramsay Avenue, Modbury	Concept 2			I live on the fence line. We don't know how many houses. We will have months of noise while develop. Cars will be in and out and maybe barking dogs when finished.
92	Ramsay Avenue, Modbury	Concept 2	The traffic will be horrific. Australia Avenue is not wide enough to cope with extra traffic moving through. I am against multistorey plans as presented - it will eventually become a slum not to mention excess noise etc. The plus for Concept 2 is that there is a park/playground planned for exercise, picnics, space to kick a football.	The plus for Concept 2 is that there is a park/playground planned - to be used for exercise, picnics, space to kick a football.	
93	Smart Road, Modbury	Concept 2	Concept 2 has vehicle access away from southern fence line (see Concept 2 map) where I live and will cut down on vehicle noise for residents living near fence line. Also better use of green space and play area for kids / animals.		*See also attached maps* Concept 1's green space is close to the road and makes kicking footballs dangerous as they could much more easily go on the road. Concept 2 has a much better space for this.
94	Lower North East Road, Dernancourt	Either concept	I would use the nature playground. I think it's intelligent to build housing as near as possible to public transport and this is well located. My only concern is that enough parking will be provided and those who currently park on Australia avenue because the park n ride is full shouldn't lose the ability to do so.	I like the nature playground idea. Native plants and trees	As mentioned please maintain the parking. The park n ride at TTP gets full and people who start work later in the day need somewhere to park.

95	Niemeyer Crescent, St Agnes	Either concept	No strong preference between either concept. My main concern is in relation to parking issues already in the area which will be exacerbated if the development goes ahead without allowing for two off street car parks per dwelling.	Like idea of playground and bbq facilities. A bike / scooter path would also be nice.	As noted, primary concern is about existing parking issues being made worse. Dwellings to be built should have provisions for two side by side off street car parks. We already have people parking on Australia Avenue from a new-ish development built recently on Smart Road. We already have Datacom people parking all day on Niemeyer Crescent. There is an aged care facility to be built soon on Smart Road. Employees are likely to park all around St Agnes. If there isn't sufficient parks accounted for in development proposal, there will be a significant negative impact on residents of the adjacent streets and access to the proposed playground will be limited to those in walking distance.
96	Australia Avenue, Modbury	Either concept	I prefer concept 2 however I think only about 30 % of the land should be developed and the remainder developed into a park. The housing needs to be energy efficient	Proper grass which is maintained and watered, seating in different areas	As there is off street parking already allowed in the concept plans for residents and visitors I see no need for the additional 90 degree 50 car parks. We have enough issues in the street with the existing parking arrangements and these new parks would only compound this. By having to back out of a 90 degree car park you can't clearly see what is coming down the street in either direction until you are level with the rear of the vehicle next to you . This new parking is not to cater for the existing or new residents it is to cater for Datacom employees who can't find parking on the Tafe site.

97	Ramsay Avenue, Modbury	Either concept		<p>ECH as the owner of the adjoining land and on behalf of the residents do not object to the proposed development but encourage the rejuvenation to this greenfield space to proceed. ECH can see the benefits of this proposal by the use of a gate access to the space. ECH would like to suggest the possible installation of age friendly exercise equipment. The redeveloped space would also be taken full advantage by the residents of Rotary Village and the grandchildren who visit. This promotes intergenerational enjoyment by all that use it. ECH fully support the proposal and can see the benefits from it.</p>	<p>ECH is a leading not-for-profit with over 50 years industry experience in the provision of homes and services for older South Australians. We believe that to live the best life possible, people need to be active, engaged and have confidence as they age. In 2014, ECH divested all its residential care facilities to focus its energy on developing facilities, programs and services to support older South Australians to live the best life possible. ECH is committed to increasing access for older people into liveable, safe and affordable age-friendly homes that foster good health, well-being and community connectedness, and supporting them to age in place to end of life. Our philosophy is grounded in creating good places for people to live, to promote existing services and places in the community and integrate our villages, our homes and our wellness facilities to provide sustainable communities.</p> <p>ECH owns and operates 106 retirement villages over 1,650 independent living units with 1,900 residents with an average age of 80. ECH also has eight community services sites coordinating over 600 in-home packages, four wellness service centres servicing approximately 7,000 clients and five day programs to support people with dementia living in the community. ECH has an established retirement village in the City of Tea Tree Gully, Rotary Village in Modbury, offering age appropriate independent housing for people over 65 years. Currently, there are 118 residents at Rotary Village, ten of those residents have lived in the village for over 20 years. 70 residents are aged 80 and over with 55 octogenarians and 15 nonagenarians remaining active and independent in their</p>
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					<p>community. Additionally, ECH are soon to break ground at Smart Road Modbury on a new village that will offer another 77 independent retirement living units within the community. This development is located close to Rotary Village and ECH are seeking to take advantage of the walkway under the busway connecting the two villages. ECH as the owner of the adjoining land and on behalf of the residents do not object to the proposed development but encourage the rejuvenation to this greenfield space to proceed. ECH can see the benefits of this proposal by the use of a gate access to the space. ECH would like to suggest the possible installation of age friendly exercise equipment. The redeveloped space would also be taken full advantage by the residents of Rotary Village and the grandchildren who visit. This promotes intergenerational enjoyment by all that use it. ECH fully support the proposal and can see the benefits from it.</p>
98	Chapel Hill Road, Greenwith	Either concept	I fully support the development of Australia Reserve. I trust an educated decision will be made on which concept plan is best suited.	Walking trails, shaded playground, BBQ, public toilet, shaded seating areas	Good luck!
99	Barton Court, St Agnes	Either concept	Always issues with parking cars in Modbury area so I recommend triple story building at least the space for 1000 cars. A response to Question 3c - Issuing parking cars from Modbury High School students. Every year car numbers going up, Park and Ride parking becomes full sometimes.		If the Council made two story now after 5 or 10 year, Council have to upgrade this again.
100	Ramsay Avenue, Modbury	Either concept			

101	Smart Road, St Agnes	Either concept	No issue with redevelopment.	Proposals both look good but Concept 2 looks better.	
102	Ramsay Avenue, Modbury	Either concept	Note - they half ticked the 'Either concepts is acceptable' box No response to Why do you say this		
103	Ramsay Avenue, Modbury	Either concept	Upgrade of the area will not affect me directly. I am happy to accept any proposed development of this area. My only comment is that I am pleased to note that our locked gate into the area will be retained. All residents in our village have a key to the gate and it enables us to walk through a flat area to Smart Road, instead of having to walk up Ramsay Avenue which is too steep for most of us.		
104	Australia Avenue, Modbury	Either concept			
105	Ramsay Avenue, Modbury	Either concept			
106	Vicenzo Street, Fairview Park	Neither concept (propose alternative)	TTG could do with a great linking adventure playground like Roy Martin Reserve in Taperoo or Morialta. With open kickabout and parking etc.		
107	Hausman Avenue, St Agnes	Neither concept (propose alternative)	There is enough housing in the area. Most parks now have a dogs on lead sign which means it's limited where people can allow their dogs a run. I think a dog park would be a great idea and as we pay very high rates, I think we should have one here.		
108	Hughes Avenue, St Agnes	Neither concept (propose alternative)	The parking along Australia avenue is often used by either Modbury high or people catching the Obahn. While I understand the desire to add housing here this will only compound the problem and safety of this road. I propose a carpark area that is landscaped to assist in moving cars from the side streets in addition to an outdoor recreation and play area.	concept 1 and 2 are only to increase the councils profits and doesn't consider the existing local residents	

109	Curtin Avenue, St Agnes	Neither concept (propose alternative)	We propose, given the amount of family households with dogs that we put a dog park. As there is no dog park in the area. Or with the concepts of housing add the dog park instead of play space as there are child play spaces in the surrounding area, however not any a dog park. I also know I have communicated the idea before to residents who also agree.	Segregate a portion of it into a dog park if the concepts had to go through	
110	Hausman Avenue, St Agnes	Neither concept (propose alternative)	I don't think housing is appropriate for the area. The housing/ unit concept has not been effective throughout the area regarding new tidy living. The area provides further greenery to the area, and could be better used as a developed park. It is able to be set back from the roads making it safe for families and kids thus enhancing community engagement. The area currently acts as a thoroughfare for pedestrians and school kids from both local schools, meaning the residents of the proposed development will have constant pedestrian usage through their residential area. The housing will more than likely become rentals and would not enhance the area due to the demographic of tenants they would attract.	Ensure the park is still usable for the community such as walking their dogs or taking their children to the area. Not 2 story high density living.	Also consideration for a dog park as there isn't one in the area.
111	Smart Road, St Agnes	Neither concept (propose alternative)	We would like to see all of the developments listed for both concepts with the exception of only the residential space and facilities. I.e. Tree planting, 90 degree indented car parking along Australia Ave. etc.	We would like to see informal gardens with a variety of plants in the green spaces that remain.	Dear Councillors, Please consider very carefully the long-term consequences of removing another green space from this area. There is a lot of scientific research now that indicates we require regular contact with nature and green spaces for our wellbeing at a physical and psychological level. In our modern lifestyle, it is a risk to remove a space in a residential area where inhabitants can gain incidental contact with nature. For example, please review this report from a World Health Organisation Expert Consultation in 2012. https://www.who.int/hia/green_economy/indicators_cities.pdf?ua=1 While we understand the need to make council spaces financially viable we also wish

					<p>to point out that there is a genuine risk of causing harm to the health of our society long term which would be a considerable financial burden of which the true cost cannot yet be fully estimated.</p> <p>If you truly are a council focused on families and their wellbeing, please think about the future of Tea Tree Gully residents and of this city in general. We trust you will make a well-considered and wise decision for all of us.</p> <p>Thank you.</p>
112	Smart Road, St Agnes	Neither concept (propose alternative)	<p>Proposed projects will not be beneficial for St Agnes residents: increased traffic, congested Smart Road, increased CO2</p> <p>My proposal is to turn Australia Reserve into real park for the community. I proposed to build playground for local kids with park around; plant trees to promote healthy environment, attract birds, native animals. There is an alternative area for development and construction further down Smart Road, left off the roundabout across from Paragon Centre, there is a closed carpark, why not use it for the project?</p>	<p>Where is the nearest playground for local kids? Civic Park? Or that little one near Apalie Drive? Shouldn't we think about future generations...? What do you prefer kids laughter or noise and pollution?</p>	<p>Either of these projects will still go ahead as interests of community comes last when it comes to making revenue...</p> <p>I don't believe there will be many supporters of proposed projects and our opinion will be ignored.</p>
113	Hughes Avenue, St Agnes	Neither concept (propose alternative)	<p>We are constantly losing open space and adding strain on our environment. We have a lot of subdivision already in this area. Let's be creative with this space. Let's go for more car parking to begin with. Up the smart road end let's add 3000m2 of car park and make it illegal to park on Australia Ave. There are already enough near misses along there (I drive it multiple times a day). Then with the rest let's give our youth and young kids more. Add a bike park or skate park. A rage cage type sporting thing. A ninja warrior inspired playground. Let's make it a place people want to go to recharge and have fun. Let's reduce the mental illness in our local area by getting people (especially youth) outside more. This is a perfect opportunity to give kids more places to be.</p>	<p>As per my last response.</p> <p>Things to encourage kids and you outside and active. Skate park, bike track/jumps, sport opportunities (rage cage), ninja warrior inspired playground etc...</p>	<p>Get the cars off Australia Ave and get the kids/youth outside. Similar concept to Greenfield in Golden Grove. Please don't just add more housing</p>

114	Barton Court, St Agnes	Neither concept (propose alternative)	Public land should stay public land. Once it is sold off it cannot be retained. Over development makes Council areas unattractive for potential buyers to the area and impacts the amenity of the area in a negative way for current residents. It has not been properly utilised or maintained to date and we have no reason to believe that it will be once it is developed with residents living in higher density on it.	See the previous comments. The idea of 'if you build it they will come' only works if it is attractive enough for them to do so. Both concepts do not currently allow for this. Don't miss the opportunity to create something attractive rather than a deterrent to the area.	High density housing should never be placed on a beautiful open space that is public land, next to a waterway. The plans not only look hideous, they will impact in a negative way the attractiveness of this area. This has an impact on housing prices in the area as well and that is not acceptable.
115	Hughes Avenue, St Agnes	Neither concept (propose alternative)	I don't want more houses on the property. Use it for fun and recreation. 3a. I think it should be developed into a fenced big adventure style playground with shelters, BBQ's, toilets, skate park / bike pump track for children, families and youth to use and for extra parking to avoid Australia Avenue becoming a one way street as it does now. Also with a community garden.	A walkway to Smart Road Space for playground / grass / community garden	I'm disappointed that both proposals had so much building in them. I would like to see more fun and recreation at the foresight.
116	Renwick Crescent, Tea Tree Gully	Neither concept (propose alternative)	Nature Playground	Nature playground	Lots of kids in the area and scout groups that could use somewhere to take kids
117	Ramsay Avenue, Modbury	Neither concept (propose alternative)	I feel 2 story buildings take away residents privacy, why can't they be single story? Make the buildings single story. If they are 2 story they can see into other property backyards, and they were already settled. If this goes ahead it will take away people's privacy, it is unfair to let people build multi story premises in already developed areas.	A reserve should remain just that and be for the community to enjoy, it should only built on for community use such as halls or sporting, library or similar.	

118	Curtin Avenue, St Agnes	Neither concept (propose alternative)	I am all for development but not high density. Single storey Torrens title is preferable. I move here because of the larger blocks and minimal sub-development. Keep established suburbia in some parts of the state.	Enclosed playground, sheltered areas for BBQ's etc, trees (not gum), pathways.	
119	Ramsay Avenue, Modbury	Neither concept (propose alternative)	No problem with single story development		
120	Dalaston Street, Modbury	Neither concept (propose alternative)	Some form of parking is required in this area. The remainder to be left open and developed as a park area for people.	A park area with natural design to blend into nature.	Sick of all the houses crammed onto tiny blocks.
121	Owen Court, St Agnes	Neither concept (propose alternative)	<ul style="list-style-type: none"> - I see Australia Avenue daily when travelling on Smart Road. It looks nice, because of the open space area being over 12000m sq. - 2 storey dwellings with parking and back access is not good - it will be there forever = not inviting. - 90 degree angle parking (providing 50 park cars) is not as good as angle parking for easy access. 3c.- The Alternative? one 1/2 for recreation purposes and 1/2 for parking = longer term. - No housing - No dogs - Pedestrian walks to connect to O-Bahn walks and carparks + to Modbury Hospital would be nice and also short cut walks to Ardtornish and Modbury High Schools! 		Small native birds (no magpies) to be invited to live in the trees around the reserve.
122	Matthews Street, Hope Valley	Neither concept (propose alternative)	An oval for cricket and football to be played on. Specifically a second oval for Hope Valley Football Club. With the growth in female football all around the North East, another oval would be perfect. It could be a smaller oval that suits junior players (U8's-U10's) and female teams U10's-U14's. You could also put a playground and car parking		Thank you for listening :)

123	Smart Road, Modbury	Neither concept (propose alternative)	No more housing we have enough and the greed among the new estate developers is brutally apparent. Please re-develop this area as a nature reserve. Plant trees, make a walking path, even bee hives! We need them desperately but more importantly we do not need more houses/ units!	This proposal should be scrapped and a new proposal of a nature reserve/play area should be put forward!	
124	Curtin Avenue, St Agnes	Neither concept (propose alternative)	I would like a family BBQ area and park for the children to play and a dog park for the dogs to play fenced in and plenty of car parking because of all the cars parked on the road not safe from the Schools and buses. No more houses, we need play areas for families.		
125	Doradus Avenue, Hope Valley	Neither concept (propose alternative)	As it stands Australia Ave is exceedingly congested just before and after school hours. The additional proposed car-park would encourage more public transport users leaving their vehicles there for extended period. It is not ideal to have 15 -20 units where the residents would struggle to get on to Australia Ave to access Smart road.	Widen Australia Ave to ease the morning and afternoon congestion.	
126	Joycelyn Avenue, Surrey Downs	Neither concept (propose alternative)	Stop building houses on our existing green space - we need to preserve these reserves once you do one you do another then another and then no more greenspace- totally disagree with this proposal!	Neither option is acceptable. No alterations make it acceptable!	
127	Ramsay Avenue, Modbury	Neither concept (propose alternative)	We need to keep the area as a 'Green Area', it's lovely to be able to see birds as we walk to the bus stop. If sold, to whom? Calling your information line was told that no decision made at this time, but you have submitted two options, so the city must have some idea of who would build on the site. If the area is built on, in my opinion any units, townhouses etc should be owned not rented. I do not want public housing in the area.		90-degree parking in Australia Avenue is a safety hazard. Even if the road is widened, parking should be at 45 degrees. We have a High School in the area, and 'P' platers use the road twice a day on school days, plus parents driving children to and from school. There should only be two-hour parking on the east side of Australia Avenue between Smart Road and Gorton Court as this part of the road is on a curve and if cars are parked in the area south bound traffic have to give way for any northbound vehicles as it's a danger if they do not.

128	Pinehurst Street, Golden Grove	Neither (No development on Australia Reserve)		All of it	Chose spaces to develop where you are not robbing the community of their open spaces
129	Doradus Avenue, Hope Valley	Neither (No development on Australia Reserve)	<p>1. We need green spaces and this development will erode this.</p> <p>2. It will increase the traffic in Australia Avenue and neighbouring streets.</p> <p>3. It comes across as a greedy council wanting to increase its revenue.</p> <p>4. I doubt that the neighbours to this proposal would be excited by the 2 storey development.</p>	Development as a park with landscaping, including flower beds and benches.	Greedy council who can't even mow verges regularly or trim trees which block the lights at night when walking from bus stop on Smart Road, when requested. Also, insane subdivisions on Australia Ave already, where one block has been allowed to be split into 3 tiny blocks!
130	Doradus Avenue, Hope Valley	Neither (No development on Australia Reserve)	I am concerned about the extra vehicle parking proposed equating to increased local traffic flow. What also concerns me is the idea of building over the creek which flows nearby. Even the road doesn't stay level. The proposed recreation area is a farce. I can't think of anyone who would want to have a bbq with residences overlooking the area. Presently, people use it to walk through to access the bus and to exercise their dogs. What are the new residents going to think about possible noisy night parties on the recreational area right outside their houses and all the necessary new lighting?	The rest of the reserve is effectively useless as it isn't a desirable area for a bbq function. Maybe some play equipment, but there aren't a great many small children to use it. It will still be a reduced dog exercise area but if there is a playground, this won't be permissible.	I oppose this development
131	Chifley Avenue, Hope Valley	Neither (No development on Australia Reserve)	I do not want to see houses built on the reserve as it's nice to have a large open area close by to utilise. Would be great to have the playground, BBQ's and shade with enough room to still kick the footy. Once this site has some utilities on it, I believe it will become very busy. If the site is to be redeveloped I prefer concept 1, to keep the street look for a longer stretch. Could we not build the utilities now, see how much the park it used and whether developing is a good idea or not?	Shade, BBQ, tables, basketball ring, footy and or soccer goals	I would like to see a letter box drop in the local area to gather the most feedback possible

132	Australia Avenue, St Agnes	Neither (No development on Australia Reserve)	Totally against development of Australia Avenue Reserve. The Tea Tree Gully council area is a unique area with well laid out housing, open areas for families, bordering on the hills with a rural touch. This proposal will destroy all of this.		If we wanted overcrowded cluster living environments we would have chosen to live in central Adelaide. Who is actually responsible for this proposal!
133	Fraser Avenue, St Agnes	Neither (No development on Australia Reserve)	With all these green places being developed our great grand kids will grow up not knowing what grass park land s are like. It is time to save these areas for the future people.	Don't develop	It would mean more traffic on a school road.
134	Grove Street, Modbury	Neither (No development on Australia Reserve)	Too many blocks have been split and multiple buildings on these blocks. Not enough onsite parking making street full of cars not like it used to be. There is enough homes in the area without taking away green space.		Just leave it alone
135	Bank Crescent, St Agnes	Neither (No development on Australia Reserve)	Australia Ave is a nightmare for traffic. Our daughter attends Modbury High and pick up is horrendous, due to Park N Ride and Datacom people parking up the first section of the street. Having to drive half over the white line into continuous oncoming is so dangerous. A very bad location for development. Please consider putting up signage on the left and first section of Australia Ave that states no parking there between 8 and 9am, and 3 to 4 to at least make it safer for 800 students and parents. Thank you	None. We need some green spaces to remain	Just mentioning again to please consider no parking signage to help with safer traffic flow and stop Datacom and Park N Ride people parking there all day. Thank you
136	Browning Street, Tea Tree Gully	Neither (No development on Australia Reserve)	Green open space is preferable. Just keep as is or turn into playground/nature reserve	Adequate parking	Listen to residents and ratepayers please

137	Vaucluse Avenue, Valley View	Neither (No development on Australia Reserve)	Having previously lived on this street for 13 years I do not support this plan in either concept. With access only via Australia Ave, it will make a congested street even more of a traffic jam. The street has high traffic flow due to the high school. It is very narrow already. There are a high number of parked cars at the beginning of the street due to Obahn carpark being full and people catching the bus on Smart Rd instead of at the exchange. If you plan to go ahead with this development please consider entry via Smart Road or widening the street to allow more on street parking bays. The bays you have on the map is only one side of the street and will mean cars will be reversing into the street and not parallel parking bays, so this will cause even more congestion. I can see these parking spots being taken up by school mums every day so the residents will have very little of the parking bays. I doubt there is very little you can do about the high school traffic. I used to have to fight my way out of my driveway every morning with cars banked up the length of the street and across driveways and even cars parking in my driveway. I doubt it's improved since I moved out 4 years ago.	Playground	More on street parking, widening street, parking bays, entry via Smart Road instead of Australia Ave.
138	Hughes Avenue, St Agnes	Neither (No development on Australia Reserve)	We disagree with having so many developments in one area done on small spaces. This is changing irreversibly the character of St Agnes.		
139	Ramsay Avenue, Modbury	Neither (No development on Australia Reserve)	We like our privacy, peace and quiet and don't want people watching everything we do and don't want additional traffic in the area.		
140	Smart Road, Modbury	Neither (No development on	We want to keep it for everyone to enjoy it.		

		Australia Reserve)			
141	Smart Road, Modbury	Neither (No development on Australia Reserve)	With future Resthaven Aged Care on street, parking will be an issue. With more residential living extra housing will add to already struggling and old sewerage and water systems. Our property looks over the park and hills and 2 story development will block the view and bring down the value of our property, privacy and noise issues. Would rather the land be developed as park and stay as is for families in the area.	New turf. BBQ areas, playground, shelter and seating, suitable plants, trees.	
142	Curtin Avenue, St Agnes	Neither (No development on Australia Reserve)	We enjoy to the green space and Kent walks past it daily. We see residents using it with their dogs, throwing balls etc. Adding a community use amenities, BBQ , fenced park, playground for kids, landscaping (trees) There is already a traffic problem with people parking in Australia Drive to catch the bus on Smart Road (Which is good) but causes car issues when using Australia Drive.	Fenced dog park	As a dog owner I have been a bit disappointed that there is not an enclosed dog park where one can let their dog of lead to play with other dogs. The nearest we have found is at Holden Hill off Valiant Road. All the dog owners I have talked with in my walks all concur it would be great to have space like this. Yes there are several parks designated for dogs but none enclosed. Eg: – Deaken Reserve on Deakin Ave and Holt would be good as it is half fences already.
143	Niemeyer Crescent, St Agnes	Neither (No development on Australia Reserve)			
144	Glover Street, Modbury	Neither (No development on Australia Reserve)	Too many dwellings now in this area - parking is not adequate with all the block splitting (infill) and road congestion is bad. The new parking sign for Grove and Glover street have not gone ahead.		

145	Summer Hill Court , Wynn Vale	Neither (No development on Australia Reserve)	The area is already seeing far too much development with block sizes becoming too small and condensed. Open spaces should be PROTECTED AS SACRED! NO TWO STOREY HOMES! No more selling off parks for housing estates. Make the park the best playground in the area complete with massive nature play, family bbq and community gathering areas, enclosed fog park. Somewhere special and nice for resident children to play and have fun. NOT ANOTHER SELL OFF TO RAISE SHORT TERM CAPITAL! No more development of ANY PARKS! The health of a community requires open spaces for people to engage, relax and enjoy. I am a real estate agent who is very active in the area and I usually encourage development but not this time. Let's do the opposite and create a park as wonderful as Botanic park in the city, or Helicopter park in the CBD.	You're going to proceed and develop anyway. So this space for residents to give an opinion is just a way for you to appear to listen. EXPAND THE PARK TO A MASSIVE BBQ MEETING AREA FOR FAMILIES. No more development!!!!!!!	NO TOWN HOUSES -
146	Melrose Street, Modbury Heights	Neither (No development on Australia Reserve)	There is less and less space available for recreation and indigenous flora and fauna life.	Planting indigenous flora and installing bird boxes	Not for continued removal of parks.
147	Smart Road, St Agnes	Neither (No development on Australia Reserve)	Not enough green area and don't want another building development. Both proposals will block my view.	A larger grass area and not double story properties.	Not happy with losing another section of grass area but especially not happy that it is two story.
148	Australia Avenue, St Agnes	Neither (No development on Australia Reserve)	Don't want to give up one of the last open spaces. Should have been development long ago with playground and proper lawn areas.		Once this open space is gone it's gone for ever. Develop only for recreational use, please no more housing.

149	Smart Road, Modbury	Neither (No development on Australia Reserve)	Modbury is becoming too crowded and Smart Road is littered with cars all week. The area previously used by the aviation authority is planned for housing, the car park by TTP and now this idea that resurfaces itself every few years, soon there will be no green areas left in this area.		Put this idea to bed. Unless I remembers incorrectly it was voted against a few years ago. It sees the council hopes people forget and then they try again. Leave some green space.
150	Smart Road, Modbury	Neither (No development on Australia Reserve)	Reserve should remain as community land. I would like to see the business case justifying the action.	Access to unit developments to the west. Pump action adult exercise park.	Reserve should remain reserve.
151	Longview Place, Wynn Vale	Neither (No development on Australia Reserve)	We are going to have no big green open space left if we keep developing on our green space	None leave the green space we have left alone	Save our green space
152	Armbuster Street, Hope Valley	Neither (No development on Australia Reserve)	It's a large open area amongst a built up area, housing everywhere. It's bad enough that the council allows all these dog boxes to be built on a single block of land. The best part of living in Tea Tree Gully has always been the trees and open spaces. We NEED to keep and protect these areas from the urban sprawl	Keep the rest of the reserve maintained and user friendly and most importantly a life ban on ANY further development	Scrap any and all development on this land and leave it as a grassed and wooded public friendly area
153	Mcpharlin Avenue, Redwood Park	Neither (No development on Australia Reserve)	Too much open green space is replaced by development which effects the investments that residents wish to maintain.	The whole of Australia Reserve should be planted with trees, shrubs and plants to encourage native wild life and help reduce this council's carbon foot print.	Selling open space for profit and placing low grade housing on it is not something I would appreciate across from my investment. Would you.
154	Springton Lane, Greenwith	Neither (No development on Australia Reserve)	There's no green spaces left. Please just leave this alone!	You'd have stuffed it up enough so nothing could be done to fix it.	Stop taking all our green reserves! I'm not a lefty by any means, but I don't want to live in a concrete city! I'd move to Melbourne if I wanted that.

155	Smart Road, Modbury	Neither (No development on Australia Reserve)	The proposed concept 1 and 2 would mean the 2 story residents would be looking over our fences and the car parking is open to noise of excessive levels if residents come home late. Plus also open to rubbish being deposited over our fences. If this is going to happen may I suggest tall plants along fence line to keep noise level down.	If any concept was approved, concept 2 looks better as the housing is not up right against our fence, planting along our fence for privacy would be an idea. 111m is not very much for the height of a 2 story development. What about light and sun blocking for our yards not to mention privacy? Concept 1 is too close to our side fence.	This is a beautiful park area all of these areas are being destroyed by Councils to make money. AN example the proposed dwelling at Clovercrest Shopping Centre. Please leave these open parks alone.
156	Smart Road, Modbury	Neither (No development on Australia Reserve)	More people, more cars = more congestion on public transport and parking on smart road. I feel we need to maintain the reserve as it is now.		Totally against any housing on this land
157	Australia Avenue, St Agnes	Neither (No development on Australia Reserve)	Having lived at this address for 44 years we enjoy the open aspect. 1) with the proposed 35 dwellings and 50 extra parking spaces and some visitors to the dwellings, that may lead to an extra 130 vehicles per day using Australia Ave., we do not believe that is good for air pollution, asthma sufferers, and other health issues from vehicle exhaust emission. (the effects of lead emission on health) 2) the 35 dwelling proposal may bring 35 reverse cycle air conditioners at an average of 70/80 decibels that would be 2,625 decibels noise level in such a small area, this may affect our peace and quiet from the high noise level emission. 3) the dwelling proposal with balconies may bring gas/BBQ, satellite dishes, washing on balconies, shade sails, shade umbrellas and other items, that could look unsightly and become air borne in stormy weather, some may elect to have pets, we already have barking dogs in the area for long periods of time. 4) The 35 dwelling proposal should not have an access from Australia Ave., but should be entered from Smart Road, just like Solitude Grove,	Good screening from the street and council to commit to a good maintenance program. NO BBQ AREAS JUST PLAIN LAWN AND KEEP IT WATERED AND GREEN AND CUT MAYBE THE ODD GROUND COVER BUT NO GREAT BIG TREES	We are not in favour of any development due to an increase in traffic numbers, vehicle pollution, becoming a health and mental hazard. There are many children in this area and this must be considered. IF THE SITE IS TO BE DEVELOPED WHY NOT EXTEND THE RETIERMENT VILLAGE AND KEEP IT SINGLE STOREY.

			<p>however we hope the re-development never goes ahead, as the reserve is open space and should remain so. Please note I think I mentioned pollution from lead fuel vehicles - in some older vehicles (fuel additive added) BUT NOT I BELIEVE IN LEAD FREE VEHICLES. However there are other types of fuels for vehicles which may cause problems this is a matter I thought should be clarified. So we are both on the same page many thanks.</p> <p>5) We are also concerned with any public BBQ area and are fearful of any unsociable behaviour that may occur near our home, litter and rubbish that may occur, plus bringing more vehicles to the area, throughout the day, evening and perhaps night time. We have many more issues regarding this redevelopment, but have limited time to give consideration to this situation, and how will this proposal impact on property prices, health and safety issues, air and noise pollution, who will own these issues going forward. We feel confident there will be a transparent and considerate dialogue between Council to solve any issues and engage with the residents, but to confirm please be aware we are NOT in favour of ANY development on the Australia Avenue, Modbury reserve.</p>		
158	Ramsay Avenue, Modbury	Neither (No development on Australia Reserve)	<p>This looks like the third attempt (at least) to 're-zone' this location. The charm and attraction of TTG is it's 'countrification'. The closer it is kept to that the better, but some recreational development (young & old) along the creek area would be ok and probably, making it 'walkable'. Take your opportunity to professionally develop these aspects, not the commercial attractions.</p>	Mixed recreational.	<p>NOTE: Resident listed in order of 1-5 the Concepts.</p> <p>1 - Neither (I do not want Australia Reserve developed)</p> <p>2 - Neither (I want to propose an alternative)</p> <p>3 - Concept 1</p> <p>4 - Concept 2</p> <p>5 - Either concepts is acceptable.</p>