



Community engagement outcomes report

Future development and upgrade of Australia Reserve (Stage 2)

Consultation held: 25 November – 20 December 2019

Report prepared by:
Sarah McDougall
Community Engagement Officer

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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 was created and included 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 wanted to explore the future of Australia Reserve.

Community engagement occurred in two stages. Stage 1 provided the community an opportunity to be involved early and provide input into the potential development ideas for Australia Reserve and provide feedback on the possible development concept. Stage 1 was more ‘conversational’ and was conducted prior to the ‘Revocation of Community Land’ legislative consultation process (Stage 2).

Overview of Stage 1 community engagement

To aid the discussion when consulting with the community, two potential concept plans were developed for consideration, with feedback invited on what was proposed and any other desired changes or upgrades to Australia Reserve, should the proposal proceed. Stage 1 community engagement was conducted from 5 – 30 August 2019.

Concept 1 (see Attachment 7)

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

Concept 2 (see Attachment 7)

- 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 (approx. 5065m²)
- 58% of the site for Council retained public reserve

Both concepts included:

- 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
- Strip of Australia Reserve (4.3% - approx. 520m²) along Australia Avenue for revocation and realignment of reserve property boundary to accommodate additional on street parking

Stage 1 community engagement outcomes

During the consultation period a total of 158 valid feedback form responses were received by Council regarding the proposal. The below table is a snapshot of the feedback received:

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

Full details of the responses received are available in the Stage 1 community engagement outcomes report at haveyoursay.cttg.sa.gov.au/austreserve

At its meeting on 8 October 2019, Council made the decision to proceed with the second stage of community engagement (revocation of community land classification) on one preferred concept, being Concept 1, with some changes.

Additionally, at its meeting on 12 November Council made the decision to vary the original resolution to allow for further amendments to Concept 1, which were based on resident feedback.

Stage 2 community engagement

Legislative requirements

As Australia Reserve is classified as Community Land, Section 194(2) of the Local Government Act 1999 (the Act) states that a 'Revocation of Community Land' process must take place (and that the council must follow the relevant steps set out in its public consultation policy) before the portion of land can be sold or disposed of.

The second stage of community engagement was undertaken to understand the views of local residents, users of Australia Reserve and the broader community on the proposed disposal of a portion of Australia Reserve for housing and road reserve (based on an amended version of Concept 1), and to meet the above mentioned legislative requirements.

A community engagement strategy was prepared in line with the requirements under the Act and Council's Community Engagement Public Consultation Policy.

At its meeting on 8 October 2019 Council endorsed the community engagement to be undertaken on the stage 2 proposal in accordance with Section 194(2) of the Act.

Key messages and communication points

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. 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 state:
"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 this change to the Development Plan Council began exploring the future development of Australia Reserve, including proposed parking on Australia Avenue, by consulting the local community in August 2019. Two concepts were provided for consideration.
- During the consultation period, a total of 158 responses were received by Council regarding the proposal.
- The outcomes of that community engagement process indicated:
 - 67% of respondents are supportive of development on Australia Reserve
 - 44% preferred concept 1
 - 15% preferred concept 2
- After reviewing and considering community feedback, Council resolved at the 8 October and 12 November 2019 Council meetings to proceed with another stage of community engagement to revoke (or change) the community land classification of a portion of Australia Reserve, based on Concept 1 (with modifications).
- The proposed development and upgrade of Australia Reserve involves the disposal of a portion of the Reserve and revocation of the community land classification for this portion:
 - 33% of the site requires revocation for housing development (approx. 4000m²)
 - A strip of the Reserve (5.7%, approx. 700m²) along Australia Avenue requires revocation for realignment of the reserve property boundary and to accommodate indented parking
- The remaining portion of Australia Reserve (61.3%, approx. 7500m²) would be retained for public reserve upgrade, with proceeds from the disposal used to fund the upgrades.
- The revised concept plan is based on the original proposal for concept plan 1 with a number of changes to address resident feedback. The original key features are as follows:
 - Privately developed two storey dwellings with park frontage with rear driveway access
 - Parking for residents and visitors at the rear of the building via a common driveway
 - 90 degree indented car parking along Australia Avenue
 - Creek line retained

- Tree planting along Australia Avenue
 - 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
- The following changes have been incorporated:
 - Conversion of three (3) car parks immediately to the north of the common driveway to landscaping
 - Additional landscaping and tree planting on the remaining reserve
 - Realignment of the eastern reserve property boundary to accommodate indented parking
 - Nature play & biodiversity planting on the northern portion of the site
 - New Smart Road & Australia Avenue intersection design to accommodate a left turn slip lane (onto Smart Road) to improve traffic flow
 - Additional pedestrian paths across the reserve
 - Additional landscaping along the southern boundary where possible
 - Width of dual use path (which runs along Australia Avenue) widened from 1.5m to 2m
 - Manoeuvring area at the rear of the on-street parking spaces increased to 3.5m to improve visibility for reversing and traffic safety
 - Drainage swale between the development and the western boundary fence to have suitable landscaping
- Council is committed to ensuring that the development is well-designed, integrated and is modelled on high quality standards of design and construction, and will employ the most appropriate disposal process to achieve these outcomes.
- At this stage it is proposed that the new indented parking bays along Australia Avenue would not be time restricted, however some of these may have time restrictions added to allow for short-term visitor parking.
- In addition, existing parking restrictions along the eastern side of Australia Avenue would be increased to a 24 hour 'No Stopping' zone given that visitor parking would be available on the western side of the road.
- Council staff would continue to monitor and review traffic movement along Australia Avenue, as well as the effectiveness of new and existing parking arrangements.
- 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 for housing and road reserve.
- Before we take any further steps, we would like to hear from local residents about what's being proposed and any further upgrade ideas.
- All feedback received on this proposal will be presented to Council for consideration before a decision is made. Those who provide feedback will be advised of the Council meeting date when the matter will be considered and following this, the Council's decision.

Overview of community engagement activities

From 25 November to 20 December 2019 the community were invited to provide feedback on the future development and upgrade of Australia Reserve and the proposed disposal of a portion of Australia Reserve for housing and road reserve.

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

- Direct mail out to 573 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 Attachments 5 & 6 for a copy of the letter and feedback form provided)
- Email or letter to those who provided feedback during the Stage 1 community engagement (who did not fall into the above mail out area)
- A notice to the public in the *North-North Eastern Messenger* on 27 November 2019 (see Attachment 4)
- Social media post via Council's Facebook account
- Signage placed onsite at Australia Reserve (see Attachment 4)

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 concept plan)
- An online feedback form (based on the hard copy form in the mail out)
- 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 was held on Saturday 30 November 2019, from 10.00 to 11.30am. At this session people could talk to Council staff and Elected Members and view the concept plan. Attendees were encouraged to complete a feedback form and drop it off there or go online to Council's 'Have Your Say' site.

Community engagement outcomes

During the consultation period a total of 61 feedback form responses were received by Council regarding the proposal. One response was considered invalid as no contact details were provided; the other was an additional response received from one individual. Comments were merged where appropriate.

This left a total of **59 feedback form responses** that have been considered valid for the purposes of this report.

Written submission

One written submission was received. The respondent wished to reiterate their feedback from stage 1 in relation to timed car parking and the availability of disability parking spaces. This submission can be found in Attachment 3.

Onsite event

Approximately 20 people attended the onsite held at Australia Reserve on Saturday 30 November 2019.

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=59	
	No. of responses	Percentages
I am a local resident/property owner	54	95%
I use Australia Reserve	13	23%
Other*	3	5%

*other specified included:

- City of Tea Tree Gully resident (x2)
- Previous resident of Australia Avenue

Note: the above data is based on an individual’s perception of being a local resident or property owner. Therefore analysis of responses based on proximity to the Reserve is done using address details provided (see ‘Views on proposal categorised by respondents’ residency’ on page 8).

Percentages

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

High level results

Views on the proposal overall

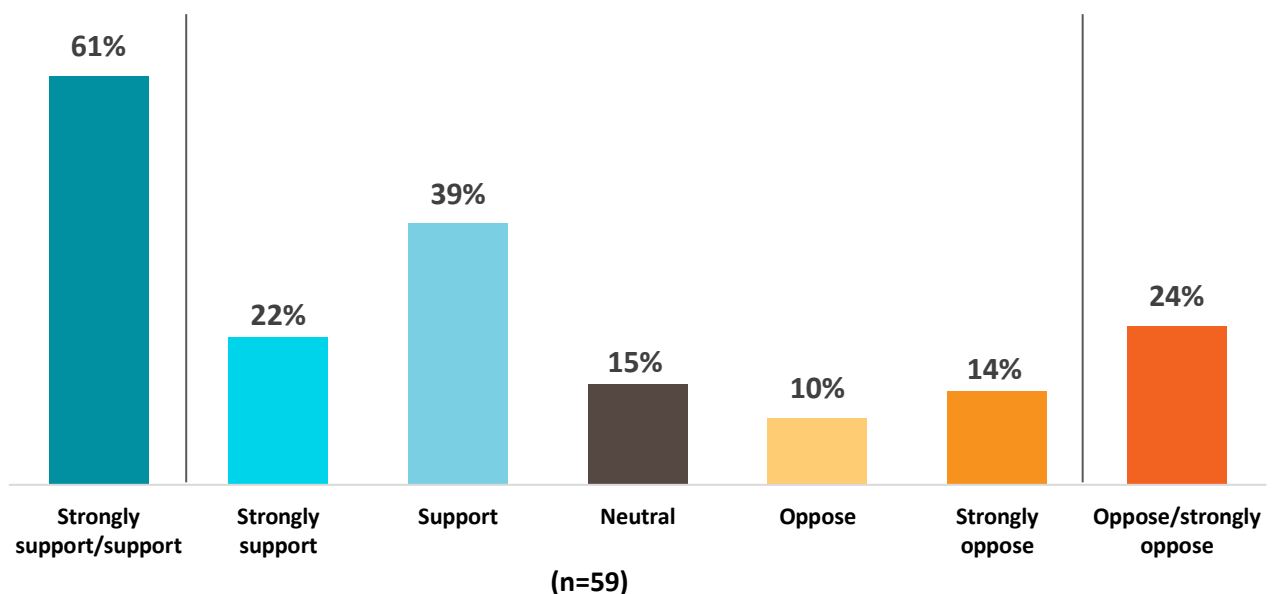
In response to the question: **How strongly do you support or oppose the proposed disposal of a portion of Australia Reserve to support the development and upgrade of the Reserve, as per the enclosed concept plan?**

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

	No. of responses
Strongly support	13
Support	23
Neither/nor (neutral)	9
Oppose	6
Strongly oppose	8
Total	59

The graph below depicts the percentages for each response, as well as total support and opposition.

How strongly do you support or oppose the proposed disposal of a portion of Australia Reserve to support the development and upgrade of the Reserve?



Views on proposal categorised by respondents' residency

In response to the question: **How strongly do you support or oppose the proposed disposal of a portion of Australia Reserve to support the development and upgrade of the Reserve, as per the enclosed concept plan?**

For the purposes of this report, the response data has been categorised as follows, based on the address details provided by respondents:

- Respondents living adjacent to Australia Reserve (residing across from the Reserve on parts of Australia Reserve and Ramsay Avenue, ECH Rotary Village and private units abutting the western boundary of the reserve) (n=8)
- Other respondents in the mailout area (as depicted in Attachment 1) excluding those living adjacent to the Reserve (n=43)
- Respondents outside the mailout area (as depicted in Attachment 1) within the City of Tea Tree Gully Local Government area (n=8)

By number of responses

	Adjacent to the Reserve (n=8)	Other mailout area (n=43)	Outside mailout area (in CTTG) (n=8)	Total (n=59)
Strongly support	-	10	3	13
Support	5	17	1	23
SUPPORT OVERALL	5	27	4	36
Neither/nor (neutral)	2	5	2	9
Oppose	-	6	-	6
Strongly oppose	1	5	2	8
OPPOSE OVERALL	1	11	2	14

By percentages

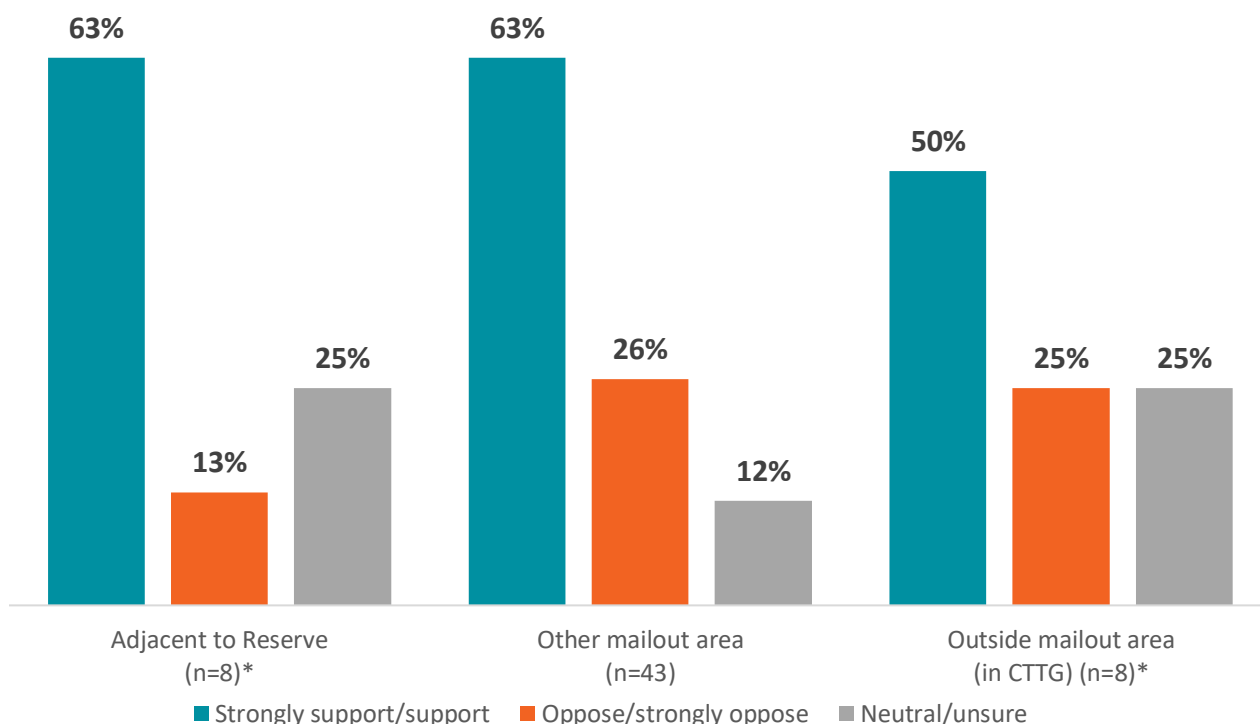
	Adjacent to the Reserve (n=8)	Other mailout area (n=43)	Outside mailout area (in CTTG) (n=8)	Total (n=59)
Strongly support	-	23%	38%	22%
Support	63%	40%	13%	39%
SUPPORT OVERALL	63%	63%	50%**	61%
Neither/nor (neutral)	25%	12%	25%	15%
Oppose	-	14%	-	10%
Strongly oppose	13%	12%	25%	14%
OPPOSE OVERALL	13%	26%	25%	24%

* Small sample sizes, interpret with caution

** Support overall percentage does not add as expected due to rounding

The following page provides this information in graphical format.

How strongly do you support or oppose the proposed disposal of a portion of Australia Reserve to support the development and upgrade of the Reserve?



Summary of key themes from responses to ‘why do you say this?’

Of the 59 responses received, 53 responded to the question: **Why do you say this?**

The key reasons for why respondents said they ‘Support’ or ‘Strongly support’ were:

- Will allow reserve to be better used/with playspace, BBQ/currently mostly unused/attract users to reserve (n=18)
- Will improve look of area/improvement to space with landscaping, footpaths, etc/currently an eyesore (n=9)
- Give area more modern look/align with TTP upgrades/raise profile of Modbury/promotes area growth (n=7)

The key reasons for why respondents said they ‘Oppose’ or ‘Strongly oppose’ were:

- Concerns/queries about standard of housing/number & size of etc/overlooking/need to be well designed/not enough information (n=4)
- Already enough cars parked both sides of Australia Avenue/difficult to travel down road/off-street parking should be mandatory (n=4)
- Don’t believe land should be sold/to fund upgrades/once land is sold it’s gone (n=3)

In order to provide full transparency in regards to responses received, all verbatim comments have been provided in Attachment 2.

Full coded responses

Reasons for supporting or strongly supporting the proposal to dispose of a portion of Australia Reserve *(multiple response)*

	(n=36)	
	No. of responses	%
Will allow reserve to be better used/with playspace, BBQ, landscaping/ currently mostly unused/attract users to reserve	18	50
Will improve look of area/improvement to space with landscaping, footpaths, etc/currently an eyesore	9	25
Give area more modern look/align with TTP upgrades/raise profile of Modbury/promotes area growth	7	19
Combines housing/development with community facilities/outdoor & social activities/well set out	6	17
(However) concerns/queries about standard of housing/number & size of etc/overlooking/need to be well designed/not enough information	5	14
Extra street parking/car parking will alleviate traffic congestion/indented safer for those reversing out of driveways opposite	4	11
Is a sound plan/well informed/well considered	3	8
Assist with easier traffic access into/out of Australia Avenue/left turn slip lane on Smart Road	2	6
(However) will reduce the amount of open space left in area/need more reserves, not less/why always more infill?	2	6
Builds community via higher density housing	1	3
Incorporates natural creekline/enhance as major feature fronting Smart Road	1	3
Selling section of community land allows other portion to be developed/ without burden on ratepayers	1	3
More ratepayers lead to reduced rates overall	1	3
Support if will increase property values	1	3
But strongly oppose if property values decrease	1	3
Support but prefer BBQ/playground to be closer to Smart Road	1	3
Plan seems have only minor amendments compared to original plan	1	3
Although dislike public land being lost/satisfied if sale proceeds can be invested in improving space	1	3
Majority of land retained for public reserve	1	3
Additional housing will generate more income via rates/enable Council to do more	1	3

Reasons for opposing or strongly opposing the proposal to dispose of a portion of Australia Reserve (multiple response)

	(n=14)	
	No. of responses	%
Concerns/queries about standard of housing/number & size of etc/overlooking/need to be well designed/not enough information	4	29
Already enough cars parked both sides of Australia Avenue/difficult to travel down road/off-street parking should be mandatory	4	29
Don't believe land shouldn't be sold/to fund upgrades/once land is sold it's gone	3	21
Area overcrowded by housing, less houses with backyards/affecting appeal of St Agnes area/out of sync with surrounding area	2	14
Would like Australia Reserve improved without housing development	2	14
Will reduce the amount of open space left in area/need more reserves not less	2	14
Will bring more car parking/increased traffic into small area - dangerous for school children/fumes from cars	2	14
Too many people living in close proximity affects wellbeing of community/increase traffic, noise, crime, parking	2	14
More housing may add to sewage issues believe exist in this area	1	7
TTG Council not for environment/believe intent is to build on as many reserves as they can	1	7
Oppose any building on reserve/should be kept in its natural state	1	7
More residents puts pressure on services, public transport etc	1	7
Appears to be Council raising more rate revenue from urban infill	1	7
Use area behind motorbike training school for development instead/no-one affected	1	7

Reasons for stating neutral to proposal to dispose of a portion of Australia Reserve (multiple response)

	(n=9)	
	No. of responses	%
Will allow reserve to be better used/with playspace, BBQ, landscaping/currently mostly unused/attract users to reserve	2	22
Amendments have improved plan - but still need more changes in relation to parking given use of street by O-Bahn users	2	22
Selling section of community land allows other portion to be developed/without burden on ratepayers	1	11
Extra street parking/car parking will alleviate traffic congestion/indented safer for those reversing out of driveways opposite	1	11
Still need more soundproofing on western and southern boundary fences	1	11
Extra small amount of traffic will not affect us	1	11

Additional desired upgrades

**If this proposal was to proceed, are there any upgrades/improvements not already included that you would like to see on the retained portion of Australia Reserve?
(multiple response)**

	(n=59)	
	No. of responses	%
Ensure sufficient off street car parking for new development/for 2 cars/traffic concerns for Australia Avenue	4	7
No upgrades/keep maintained & left as is	3	5
Playground/play equipment (swings/slides)	3	5
Native trees (not deciduous)/bird attracting trees/native plantings	3	5
Clean up/restore creek area along Smart Road/remove pest plants/new plantings/make it an educational feature	3	5
Need to consider bin placement/not on Australia Avenue or behind housing/have manoeuvring room for truck	3	5
Dog park/area for dogs/fenced/on or off leash multi-use	2	3
Fenced/enclosed playground/is next to busy road	2	3
Wetlands area-use water run-off from housing development/all stormwater to go here, not creek	2	3
Larger car parking area/increased car parking/still need more for Datacom staff, Modbury High student parking	2	3
Continuation of footpath from play space to proposed driveway/to maintain current use of reserve as shortcut to Smart Road	2	3
Remove parking reserve/along section of Australia Avenue/already too congested now	2	3
Solar lighting to be used where possible	1	2
Give back car parking in front of properties on Australia Avenue/for residents only/allow fire hydrant access	1	2
Toilets	1	2
Trees planted so as to provide shade in suitable areas, ie near BBQ, other amenities	1	2
Australia Ave to have centre median strip between lanes	1	2
What is already suggested in the concept/seems to cover everything required	1	2
Tree plantings/noise reduction along the western fence line	1	2
Drinking fountain	1	2
Attractive light posts installed	1	2
Something attractive/appealing/with trees	1	2
No gum trees	1	2
Single storey development only	1	2
As long as sufficient parking provided/less traffic congestion at Smart Road intersection	1	2
Build free waterpark/playground/with cafe - sell some reserve to fund this	1	2
Rubbish bins	1	2
No overcrowding of area with unsuitable development/consider what TTG stands for/environment we live in	1	2
Concerns about stormwater run-off to properties on western boundary	1	2
Concerns about height of two storey building blocking morning sun	1	2
Keep rear driveway reasonable distance from western boundary fence	1	2
No extra parking spaces should be provided/already excessive now/adds noise & pollution to residential area/no benefit to locals	1	2

Other comments

A number of other comments were provided in the feedback form. These comments largely built upon or repeated comments provided in the previous questions, however a number of different comments were also made by individuals.

Where appropriate these comments were noted and coded as part of the 'why do you say this?' and desired upgrades questions. In addition to the comments that were coded in this way, another area (mentioned by three respondents) related to timed parking restrictions on Australia Avenue.

All comments can be read as part of the verbatim comments in Attachment 2.

Analysis of Stage 1 and Stage 2 respondents

Of the 59 Stage 2 respondents, 21 (36%) participated in the Australia Reserve community engagement for the first time during Stage 2.

The remainder (n=38) were 'repeat respondents', that is they also provided feedback in Stage 1. This represents 24% of Stage 1 respondents providing feedback a second time. The majority of Stage 1 respondents (76%) did not participate in Stage 2.

The table below shows how this group of 38 'repeat respondents' responded in Stage 1 (third column in table below) and how this compares to the total number of responses/preferences in Stage 1 (second column). As the table shows, this group of Stage 2 respondents were most likely to have preferred Concept 1 in Stage 1, which is perhaps unsurprising given the concept in Stage 2 was based on Concept 1.

Stage 1 feedback form options	Stage 1 Responses (preferred concept)	Stage 2 Respondents (who participated in Stage 1)	Percentage
Concept 1	70	23	33%
Concept 2	23	3	13%
Either concept is acceptable	12	1	8%
Neither (I want to propose an alternative)	19	3	16%
Neither (I do not want Australia Reserve developed)	34	8	24%
TOTAL	158	38	24%

Of the eight (8) respondents from Stage 2 who stated they didn't want to see Australia Reserve developed during the Stage 1 consultation, five of them were still strongly opposed to the proposal in Stage 2, while two were neutral and one supported the proposal.

Of the 23 respondents from Stage 2 who preferred Concept 1 in Stage 1, three were neutral to the proposal in Stage 2 while 20 respondents were supportive.

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 • Provide an overview of the stage 1 community engagement outcomes • To inform the community of the proposed development/disposal of a portion of Australia Reserve (for two-storey housing) and a portion to be converted to road reserve (to accommodate indented parking) and to upgrade the remaining reserve portion as a local park • Advise that the proceeds from the disposal and development of a portion of Australia Reserve will contribute to upgrading the remainder of the reserve, constructing the indented parking and reconfiguring the intersection. • To inform the community of the steps required to change 'revoke' the community land classification • To seek community feedback from local residents, key stakeholders, site users and the broader community in relation to the proposed development concept and required disposal of a portion of Australia Reserve • To seek further community feedback from local residents, key stakeholders, site users and the broader community in relation to the (upgrades) to Australia Reserve they might like to see if the revocation 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 27 November 2019 • Social media post via Council's Facebook • Signage placed onsite at Australia Reserve • Direct mail out to 573 residents and/or property within the vicinity of Australia Reserve (properties within approximately a 400m radius south of Smart Road and 200m radius north of Smart Road) • Email or letter to those who provided feedback during Stage 1 community engagement (who did not fall into the above mail out area) <p>All key messages were communicated via the mail out letter and online via the 'Have Your Say' project page.</p> <p>This was the second stage of a two stage community engagement process. Given the good level of engagement achieved during Stage 1 (158 responses) it was not unexpected that Stage 2 may achieve a lower response rate given the concept proposed was based on a concept from Stage 1.</p>

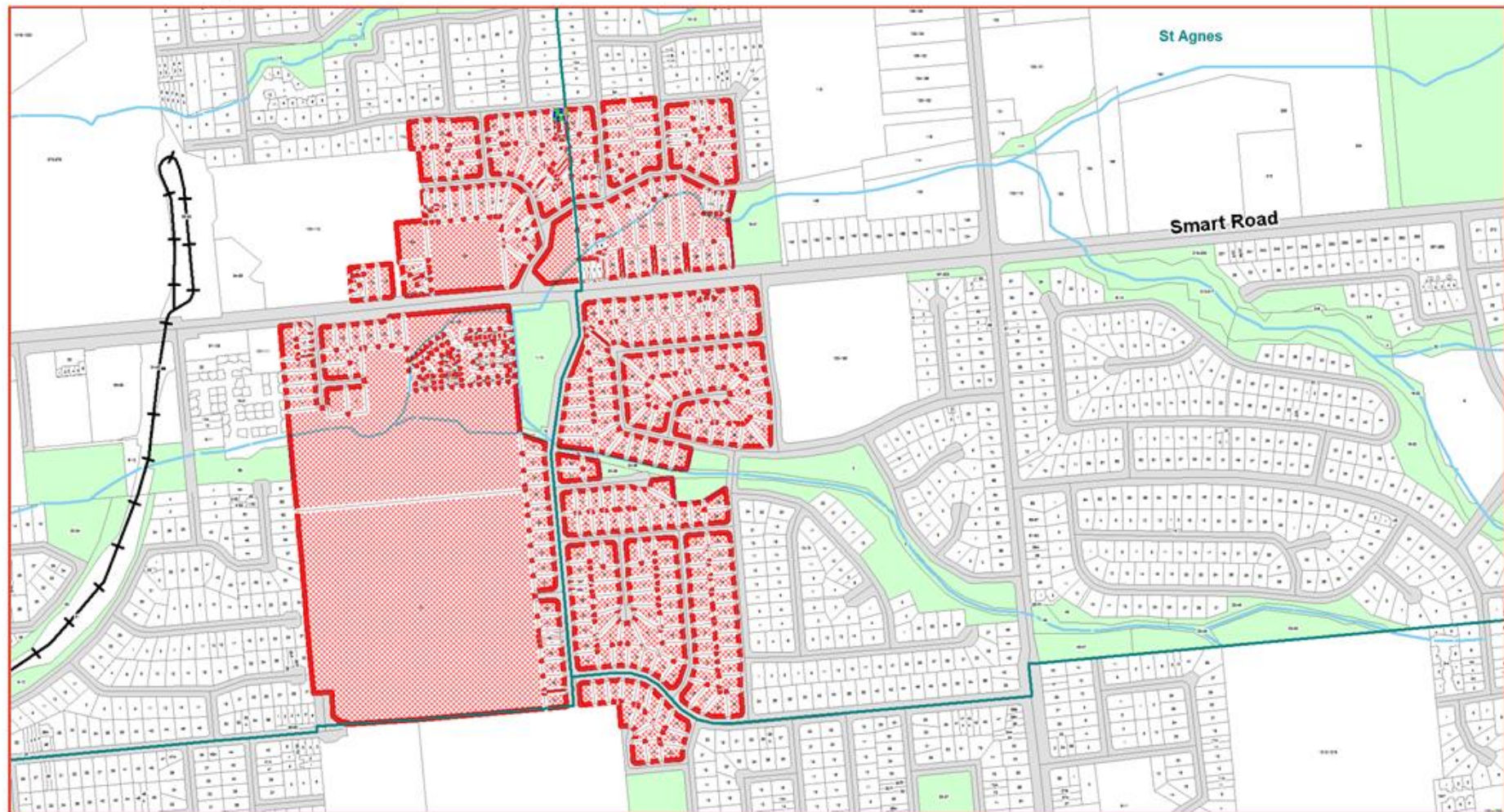
Next steps

All feedback will be presented at a meeting of Council for Elected Members' consideration before making any further 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: Mailout area map

Australia Reserve – Stage 2 – Map of mail-out properties



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: 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	Which best describes you?	Support/oppose proposal	Why do you say this?	Any other upgrades/improvements?	Any other comments about this proposal?
1	Australia Avenue, Modbury	I am a local resident /property owner I use Australia Reserve	Support	If a bbq area was to be put in or playground, I would prefer it to be closer to Smart Road as we are ... next to the reserve	I would like to see the reserve look nice with trees and presented well	
2	Australia Avenue, St Agnes	I am a local resident/property owner	Support	Happy to see a practical use of what can only be described as a no man's land!		My only concern is quality of development & number of townhouses. Also parking bay number of & how it will affect traffic flow
3	Australia Avenue, St Agnes	I am a local resident/property owner	Support	The reserve has been poorly maintained for 40 years or longer and with the development the upgraded reserve should be better utilised by all residents, but a number of measures should be put in place allowing for the safety of students and elderly because of the increase in traffic along Australia Avenue - As mentioned in question 5	Garbage bins	No parking opposite the reserve. Timed car parking in the newly created spaces 3hr Mon to Fri or paid parking. Maximum number of dwelling capped at 20 of high quality. Indent for community bus by elderly access from ECH. Pedestrian crossing on Australia Avenue. Traffic speed control safety chicane or humps on Australia Avenue

4	Smart Road, Modbury	I am a local resident/property owner	Support	I think the proposed dwelling for be good for the area with the close proximity to the O-bahn and TTP. The plan gives enough space for the community with plenty of green areas to enjoy as well as catering for the residents.	Living at the rear of the property I have a couple of a few concerns. 1. Will the extra storm water runoff cause flooding to my property which dips 10ft below fence line. 2. The driveway at the rear of property I would like a reasonable distance from my fence. 3. The height of the 2 story complex blocking the morning sun. 4. Waste truck entering rear of property, would prefer bins at entrance to rear access of property. This way all driver has to do is unload main bins and reverse back into Australia Ave. If he came behind the noise and vibration would cause concerns for me.	To make sure the drainage of the property is sufficient to avoid flooding of my property and for the complex to look appealing from both the street and rear of property.
5	Smart Road, Modbury	I am a local resident/property owner	Support	Make good use of underdeveloped land		What is the total distance from the western fence and the two-storey building? What restriction on the second storey of building eg balcony that could look down into backyard of unit on Smart Road, Modbury

6	Australia Avenue, St Agnes	I am a local resident/property owner	Neither/nor (neutral)	I'm glad something is being done with the spare 'bit', wish the driveway could have been down the other end completely. Having car parks 'off' the street (indent) is a lot safer for reversing out of driveways. The situation now is terrible, I feel I'm going to hit one of the Datacom cars, so widening the road for parking - Bravo! It's probably the only thing I agree with.	Yes, give me back my parking out front of my home. I've lived here for over 10 years and only now Council realises there's a fire hydrant! It makes it even harder when next door creates a bigger 'thing' (not a driveway). So people can't park in front of his home. I'm sure that wasn't approved! 4 of the parks are taken from across the street too. I've got nothing but my own driveway for parking	I know you can't please everyone. I've been speaking with Cr Savvas regarding the driveway issues & there may be a solution. We shall see. Until then I'll reverse carefully!
7	Australia Avenue, St Agnes	I am a local resident/property owner	Neither/nor (neutral)			There doesn't appear to be any allowance for access of the council collection trucks with regards to turning around
8	Australia Avenue, St Agnes	I am a local resident/property owner I use Australia Reserve	Strongly oppose	It will bring a high intensity of traffic into a small area, with harmful unseen gasses and particles in the air, scientists are finding a link between these emissions and heart disease, cancers, growth, child development asthma and even dementia. It will bring too many people living in too close a proximity to one another for the general wellbeing of the community. Many countries	No extra parking spaces should be provided, as it will cause noise and pollution to a residential area, much more that what we already have to endure and that is already excessive, these extra spaces will no doubt be used by people shopping/business in the area, therefore the spaces will not be any benefit to	Every available "open space" is being built upon, taking away precious recreational space essential for the mental and physical wellbeing of the community, the ambience of the area will be diminished and the air quality will be compromised. We all have the ability to do something "good and worthwhile" for future generations, so apply this theory and "make a difference", whilst we have the

				are trying to dissuade vehicles and people interacting, yet by allowing this development you will be encouraging more vehicles to the area, extra parking, services, i.e. garbage collection etc.	the local residents in any case.	opportunity. I thought we were all supposed to be trying to help stop "global warming" therefore I cannot see how building on this parcel of "virgin land" can help the environment. It is morally wrong to take away the quality and enjoyment the residents of the area currently enjoy by building on this land.
9	Smart Road, Modbury	I am a local resident/property owner	Strongly support	I believe it will allow the reserve to be better utilized. It will also improve the look of the area	Trees should be in suitable areas near, bbqs and other amenities to allow good shade	
10	Smart Road, St Agnes	I am a local resident/property owner	Strongly support	The land should be used! I have never seen anyone using the reserve and we have lived here since 1986. I would love to see the land developed esp with park lands in front. It's important that it does not go above 2 storey so it blends in with the area, that the development is of a high standard not as some apartments elsewhere in Australia	has it been considered that there be playground equipment - families in the area would use it - the closest one is at the school	1 concern I have is that people in the housing development will treat/take over the new reserve area and want it for themselves - they would have to be told /written that it is for the use of the whole community

11	Ramsay Avenue, Modbury	I am a local resident/property owner	Strongly support	1. Raise the profile of Modbury & TTG. 2. Develop unused land. 3. More ratepayers = reduced rates overall	Plant many native flowering trees to support local wildlife	Ensure the housing construction is well designed with solid construction materials. Not shoe box design with blue board rendered finish that looks cheap & ugly
12	Raymond Road, St Agnes	I am a local resident/property owner	Strongly support	Builds community via higher density accommodation. Offsets / balances retirement developments with young families & children activities. Creates attractive, shared community frontage to Smart road, bringing social & family outdoor activity to the area. Creates opportunity to embrace the natural creekline & enhance as a major feature fronting Smart Road	A wetlands area using water run off from the housing development hard stand surfaces	I advocate a stage 2 where the undeveloped creekline extending west, bordered by the ECH & future Resthaven retirement homes is "nature/adventure play' or boardwalk developed to extend the flavour of Australia Reserve & consolidate natures presence on Smart Road
13	Smart Rd, St Agnes	I am a local resident/property owner	Strongly support	Because it will give the area a more upmarket, modern look and it is needed to match in with the tea tree plaza upgrades.	Well I would like to see some really nice lamp posts for the lighting proposal and also NO GUM TREES.	I really think some or a nice sculpture somewhere, we don't have any like other suburbs, I would have liked to see some in the new tea tree/ smart road upgrade.
14	Smart Road, Modbury	I am a local resident/property owner	Strongly support	Strongly support - if will increase property values. Strongly oppose - if will decrease property values. Obviously if the development increases property values we will be	Some kind of noise reduction plantings need to be along the perimeter of the development where it runs parallel to 129 Smart Road	It does seem that out parks are being infilled when there are already high density housing in that area. It would be nice to see some green areas kept as parks in that area

				happy. Equality if the development decreases property values we will be unhappy		
15	Ramsay Avenue, Modbury	I am a local resident/property owner I use Australia Reserve	Strongly support	It would be a big improvement to land and wider footpath, plus lighting and trees		It sounds wonderful, safer , more people around
16	Doradus Avenue, St Agnes	I am a local resident/property owner I use Australia Reserve	Strongly support	Good for the area /markets. Good for the road, easier to access into /out of Australia Avenue	N/A	no
17	Barton Court, St Agnes	I am a local resident/property owner	Strongly support	The proposal for the reserve with playspace, BBQ, seating landscaping is a better use of the current open reserve. Such changes need to be funded either by local government or privately. Selling a section of the community land reserve allows the other portion to be developed without imposing a large financial burden on rate payers.	Children's play equipment. Another footpath from the 10m access to the local playspace. The main use of the current space is as a shortcut to Smart Rd. Another footpath would allow this to happen	Thank you Council for developing this so some of it remains as community land and once developed I am sure it will be used

18	Doradus Avenue, Hope Valley	I am a local resident/property owner I use Australia Reserve	Strongly support	Because the area is large, unused mostly and a burden on ratepayers for maintenance. Residential close to amenities is a good thing	Council MUST ensure that resident parking is ONSITE. If not Australia Avenue will be restricted for traffic movements - and be worse due to resident traffic from the new development	That there must be native trees & bushes included in scope, and that there MUST be planning ahead for road adjustment funding included in TTG forward estimates
19	Niemeyer Crescent, St Agnes	I am a local resident/property owner	Support	I'm happy that something is finally happening to that piece of land and it seems that there is enough land to make a success of the entire project		
20	Mayelston Crescent, St Agnes	I am a local resident/property owner	Support	At the moment it is just wasted land with only the footpath used. Also it is a fire hazard to the surrounding properties	A larger car parking area - all day for those attending Modbury High School and those catching the bus on Smart Road	
21	Gorton Court, St Agnes	I am a local resident/property owner	Support	Proposal looks well set out both with residential living & reserve area. Extra parking off Australia Avenue as cars are parking in streets surrounding the O'Bahn Service. This plus & upgrade of car park can only help this. Residential streets are not wide enough for permanent parking	If this proceeds perhaps cleaning of creek area along Smart Rd would tidy up area completely	Good proposal - good community engagement by TTG Council

22	Niemeyer Crescent, St Agnes	I am a local resident/property owner I use Australia Reserve	Support	Well, I hate public land being given up. However, if proceeds from the sale can be invested into making the new space more 'liveable' and more attractive for the area, then I am quite satisfied.	I'd just like to see lots of native plants being planted as these will last longer than introduced species. I support anything that can be done to improve the visual aspects of the area, while maintaining as much biodiversity as possible. The residential homes to be built should blend into the new environment and not be too 'extravagant' or too 'over the top'. These homes should incorporate as many sustainability aspects as possible (solar power, solar batteries, sewerage systems not interfering with the environment, etc.).	I would have like to attend the day on 30 November but I was busy elsewhere. Would like to thank the council for providing us with the opportunity to be involved. We were recently married and what we had hoped for the area was more accommodation so that people attending events didn't have so far to travel. Sferas was excellent for us - however more accommodation options would have put more money back into the local economy.
23	Hughes Avenue, St Agnes	I am a local resident/property owner	Support	I like the incorporation of car parking and the playground	Make sure the playground is fenced being next to such a busy road	I'm sad that the area has to be used for housing and can't be kept as a large space with just a playground and bbq area. Why does everything have to be built up all the time? It is sad.

24	Lutyens Avenue, St Agnes	I am a local resident/property owner I use Australia Reserve	Support	The land is used for a walk through & playing with dogs but not much more. So to develop it with attractive plans whilst still maintaining a reserve & walk through & recreation area makes sense. It will be better maintained - used more - create housing & create income for TTG rates to enable Council to do more. It will improve the overall look of the area	I am assuming the white curved line from Smart Road through to play area is a path. If not, there does need to be access from Smart Road through to Australia Avenue.	It appears to be very well thought out & should look great. A good improvement & use of land to benefit local residents & future home owners
25	Barton Court, St Agnes	I am a local resident/property owner	Support	It promotes area growth and will attract more use to the reserve	No the current plan seems to cover everything that would be required in the upgrade	N/A
26	Smart Road, St Agnes	I am a local resident/property owner	Support	It is just vacant land at present and I feel it could be better used	As long as there is sufficient parking and no problems with extra traffic as the intersection of Australia Ave and Smart Road	No
27	Niemeyer Crescent, St Agnes	I am a local resident/property owner	Support	I believe the development will enhance the area	No	no
28	Smart Road, St Agnes	I am a local resident/property owner	Support	The amended plan, as far as I can see is only minor amendment to the earlier plan	No	No

29	Whitlam Street, St Agnes	I am a local resident/property owner	Support	It would be an improvement on current empty block & extra street parking would alleviate the congestion to traffic	No	No
30	Ramsay Avenue, Modbury	I am a local resident/property owner	Support	It's good to have new things in the area. It sounds really nice	No	No – it's all good
31	Barton Court, St Agnes		Support	Positive growth to area in underutilised facility	Remove parking along that section of Australia Avenue as already too congested and requires travelling to other side of the road.	Positive development for area
32	Gorton Court, St Agnes	I am a local resident/property owner	Support	The Australia Avenue reserve has been in its current unattractive state for decades. A minimal amount of housing with a significant amount of vegetation would greatly improve this area.	The creek area is a Riparian Zone and is an important part of the Dry Creek Catchment Zone which feeds into the Little Para River. (Ref: Stormwater Management Authority). This area needs to be restored by removal of existing pest plants eg Ash Trees, Olive Trees etc and planted with native plants which are endemic to the area and are of local Provenance. Council's Horticulturist Michael Medic could assist with the plant selection and procurement. Due to the sensitive nature of the	Rubbish bin collection from the housing needs to happen away from Australia Avenue as the garbage truck stopping to collect a long line of bins, would create a major traffic hazard. The bins need to be located along the housing access driveway and collected by the truck on this driveway. The area free from the new housing is not suitable for a BBQ area. This will create noise and other issues for the residents who live opposite. Civic Park which is close by, caters well for BBQs and is located away from housing. It has much better access and parking facilities.

					<p>creek, it is imperative that storm water from the housing development does NOT flow directly into it. Storm water needs to be collected in a wetlands style pond with appropriate vegetation to filter the storm water. This would also be an extremely attractive feature of the reserve and attract water birds and frogs. The rest of the area at the creek end should be extensively planted with endemic, local provenance Aust'n native plants. This could be an interesting and informative feature of the reserve, with plants labelled with both Botanical and Kurna names and a path to enable seeing them. Few people know about the plants which grew in the area pre-European settlement and I'm sure people would appreciate seeing them. To showcase this with signage to explain what the plants</p>	
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					<p>represent would highlight the council's commitment to be "Naturally Better". The development of the Australia Ave. reserve is an extremely rare opportunity to do something different to the "run of the mill" standard stuff that other councils do. Also all of these ideas could be promoted and attract visitors, both local and from outside the TT Gully area, including overseas visitors with the proximity of the O'Bahn and Tea Tree Plaza helping this. It would also be educational for local school children. There could also be an area planted with Indigenous Native Foods with labels and information. Consultation with local Kurna elders for this would be a fabulous opportunity for recognition for our Indigenous friends. The other areas of the reserve should also be planted with attractive flowering</p>	
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					native trees and shrubs as these have low water requirements, are low maintenance and will attract birds to the area.	
33	Smart Road, Modbury	I am a local resident/property owner	Support	I think the Council's proposed plan is well considered, it has given thought to the residents in the nearby streets e.g. widening footpaths, keeping majority of the land for public reserve & a left turn slip lane to accommodate increased traffic flow. I do not 'strongly support' the proposal as I would also be fine with the reserve remaining as it.	Solar lighting for the proposed lighting, if possible	Thank you for the opportunity to continue to provide feedback on the proposal
34	Owen Court, St Agnes	I am a local resident/property owner	Support	it means there will be a maintained & usable area for families & children	I note there will be vehicle turnaround & parking at the rear of the housing development- my concern is the homes will not have legitimate off street parking for 2 cars - example 3 new homes in radar street replaced 1 home were advertised as 2 car park spacing however there is only 1 garage each another will be in on the driveways- this is now a	Will there be a barrier fence between the road/parking & reserve. Will the parking be time limited? If not then this may limit usage to the reserve. Will equipment be inclusive for all users ie children with limited or no mobility

					congested area with home owners cars parking & Datacom staff - (1 home will not fit a family car in the garage)	
35	Smart Road, Modbury	I am a local resident/property owner	Support	It should have a little impact on us, but parking is an issue along this road and would be beneficial		
36	Niemeyer Crescent, St Agnes	I am a local resident/property owner	Neither/nor (neutral)	I don't want to see more units built in the area, but I understand that the proceeds of the land sale will help fund the development of the play space.	Toilets, drinking fountain, fencing	
37	Doradus Avenue, Hope Valley	I am a local resident/property owner	Neither/nor (neutral)	We support the upgrading of the reserve so that it can be used by the local community. We understand that development is inevitable in the area but disagree with the medium density proposed as it is at odds to the original reason we moved to the area over 40 years ago	playground equipment to be included	Car parks should have some timing restrictions from the commencement. Already approx. 24 cars park in the street all day / suspect employees of a nearby data centre. I trust consideration has been given to upgrading infrastructure to cope with the development (particularly stormwater & sewer). We have recently suffered from the effects of aging sewer pipes which SA Water just keep patching up when incidents occur. We are also concerned about potential contamination

						of the creek from construction rubbish and debris
38	Smart Road, St Agnes	I am a local resident/property owner	Neither/nor (neutral)	An extra small amount of traffic will not greatly affect us	No	No
39	Gorman Street, Modbury	I am a local resident/property owner	Neither/nor (neutral)	No comments	No comments	No comments
40	Owen Court, St Agnes	I am a local resident/property owner	Neither/nor (neutral)			The traffic congestion can be created/increased on Smart Road: during drop off & pick up times during school year. The intersection: Smart Road & Australia Avenue may need lights (traffic) for the right turn from Australia Ave into Smart Road
41	Holt Court, Hope Valley	I am a local resident/property owner I use Australia Reserve	Oppose	There are enough cars now parking in Australia Avenue both sides making it difficult to travel down the road		Can there be an allocated parking area for the bus stop on Smart Road? Make sure the 2 storey building has enough car parks for the residents & their visitors. Off street parking
42	Radar Street, St Agnes	I am a local resident/property owner	Oppose	There is not enough information for people to make a decision. There is no information stating how many houses, what is the land size per house and what is the land size vs house size on the block. This area is starting to be overcrowded by houses, and what was appeal of St	Houses with back yards, enough space to have a small shed to store stuff in and not take up the garage and force the car out on the street; If the house has 3 b/rooms it should have enough of a garage to support 2 cars without asking people to shuffle their cars around because	Has anyone taken into consideration about health related matters, such as no back yards for children to play or for someone to entertain guests means that you are stuck inside the house. There are many articles which relate technology to depression and anxiety and by basically forcing people to live in a house with

				<p>Agnes / TTG area is fading. The appeal being things like trees, houses with back yards, not feeling cramped in by houses over looking into your back yard, houses with enough space to park cars. It is stated that a portion will be kept for future upgrades, but it is not stating what - does this include more housing? From what I have read this area already has sewage issues and yet the council wants to add more houses to the problem. Also what about power usage - more housing equals more power usage.</p>	<p>this does not happen. Take into consideration of what TTG stands for and the environment we live in and adapt to this - do not over crowd this area with development that does not fit in.</p>	<p>no outlet you are basically going to add people to this statistic. Which then also impacts families, medical practices, etc. Again with using existing resources such as sewer, water, electricity - is there enough to support the development and not impact existing residents. Also what about reclaiming grey water? Has this been considered?</p>
43	Smart Road, Modbury	<p>I am a local resident/property owner I use Australia Reserve</p>	Oppose	<p>I am against approving high density living without knowing all the facts. How many two-storey residences are intended to be built? These type of developments can create ghettos - just look at Andrews Farm for a prime example. Residents should not be allowed to park their vehicles on the street - blocking streets and accessibility. Suitable parking on-site should be mandatory. Will this</p>	<p>An area for dog owners or make it multi-use for dogs off/on leash</p>	<p>I cannot support a concept such as this without knowing all the facts. Multi-storey high density developments such as these should not be treated lightly by Council. Such developments can go sour very quickly and may not bring value to the area. The abutting residents will wear the costs of such short sighted decisions for many years to come.</p>

				development be Community Titled or Torrens Titles? Any By-laws put in place should be strictly adhered to.		
44	Glover Street, Modbury	I am a local resident/property owner	Oppose			I never like to see any park / reserve areas developed - once it's gone its gone! With such dense housing that is happening now, families have no back yards. This impact families
45	Curtin Avenue, St Agnes	I am a local resident/property owner	Oppose	I don't believe the land should need to be sold off to fund the upgrades.	Increased parking. Staff from Datacom and Modbury High students park throughout the backstreets. I don't feel that even with the increase it will be enough for ppl who actually want to use the proposed new facility.	Increase parking, sell off less land.
46	Smart Road, St Agnes	I am a local resident/property owner	Oppose	We'd like Australia Reserve to be improved without urban development	No	No
47	Smart Road, Modbury		Strongly oppose	I strongly oppose building on the reserve and want to see it kept in its natural state for all to enjoy. Increased housing only equates to increased traffic, noise, crime, population, more car parking on roadways and overcrowding		

				on already stretched public transport systems. It's hard to get a seat and mainly standing room only on any given day. Council needs to listen to its rate payers and leave the reserve alone.		
48	Hughes Avenue, St Agnes	I am a local resident/property owner	Strongly oppose	We need more reserves and parks - not less		
49	Hughes Avenue, St Agnes	I am a local resident/property owner	Strongly oppose	1. This seems to be the Council raising more revenue in rates from urban infill. 2. This development is totally out of sync with the ambiance of surrounding areas. 3. Australia Avenue is a nightmare for local traffic at the best of times, this will only worsen the problem. 4. Why not use the area behind the motor bike training school for this development as no one will be affected	1. Single story only. 2. Australia Ave to become a true dual road with a centre median strip between lanes	1. Relocate the development elsewhere like at the rear area behind the motor bike training school on Smart Road. 2. Learn from past mistakes, such as a house on Radar Road demolished and replaced by 3 units on a very narrow road, with no parking. 3. Perseverance Road development on Ansteys Hill, cars turning on to a blind corner.
50	Doradus Avenue, Hope Valley	I am a local resident/property owner I use Australia Reserve	Strongly oppose	I believe that council should develop the whole reserve for public use and to stop selling off assets. I also have concerns re the standard of housing which will be approved. Council does not seem to care in any other developments which have been approved. I	No. it will now be unusable for me	no

				disapprove of the area being made into a public carpark		
51	Smart Road, Modbury	I am a local resident/property owner I use Australia Reserve	Strongly oppose	Tea Tree Gully Council claims to be for the environment. Releases media articles about banning straws at council meetings, and things like that but every piece of green reserve they want to build on. Wynn Vale - a Kaufland, Clovercrest - a shop extension and now we're back to building on Australia Reserve. TTG Council isn't green at all. It's obvious the intent is to build on as many reserves as they can get away with	Australia Reserve should be maintained instead of left fallow and should be left as it is	Shouldn't go ahead
52	Grand Junction Road, Hope Valley	I am a local resident/property owner	Strongly support			
53	Canis Avenue, Hope Valley	I am a local resident/property owner	Strongly support	I think it will improve the overall park		
54	Chapel Hill Road, Greenwith	Other (CTTG resident)	Strongly support	It looks like a sound and well informed plan.	No	Looking forward to seeing it come to light.

55	Albury Court, Hope Valley	I am a local resident/property owner I use Australia Reserve	Support	In its current state it's an eyesore.	No	No
56	Summer Hill Court, Wynn Vale	I am a local resident/property owner I use Australia Reserve	Neither/nor (neutral)		Build a FREE water park for kids like they have at Mildura plus a large playground. Add in a small cafe and make it a go to place with awesome playground and then sell off some reserve to fund this.	
57	Vaucluse Avenue, Valley View	Other (previous resident)	Neither/nor (neutral)	It is better now you have made changes but I still see a need for improvements. Parking should be 45 degree angle. Is this parking on the street for residents to use or visitors? There should be more parking in the actual development for the residents. The street parking will be taken up by people using the Obahn. The street has a heavy traffic flow and this will not help it at all. The residents that live opposite the proposed driveway will have a lot more to cope with eg traffic lights and noise. The boundary fence both at	Fenced in dog park, playground, bbq area,	

				the back and on the southern side should have more soundproofing either by planting trees or the fences themselves. Just the construction alone will be a nightmare on such a narrow street.		
58	Fraser Avenue, St Agnes	I am a local resident/property owner	Strongly oppose	Land is land once it has gone it is gone. I have enjoyed wide open spaces but once you start building on these spaces there will be NO wide open spaces. Our grandchildren's children will not know what wide open spaces are (just pictures in books). Also car parking for the Oban will increase causing more danger for school children going to and thro school.	Cut the grass more often	DONT do it. It's only to raise more rates. We don't need it.
59	Berryman Drive, Modbury	Other (TTG Council Resident)	Strongly oppose	Reserves should not be sold for development.		Reserves should not be sold for development

Attachment 3: Written submission

Tea Tree Gully Council

Future development of Australia Reserve Modbury

I really appreciate your new revised plan for this reserve but may I reiterate what I wrote in my first submission

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.

This is most important as it has the potential to be a really great & user friendly park.

Sincerely

Attachment 4: Community engagement advertising

Public notice – North-North Eastern Messenger – 27 November 2019



CITY OF
TEA TREE GULLY
Naturally Better

Have Your Say

Future development and
upgrade of Australia Reserve,
Modbury:

Proposed disposal of a portion
of the Reserve and change of
Community Land
Classification

Consultation closes 20
December 2019

To find out more and to
provide feedback visit:

[haveyoursay.cttg.sa.gov.au/
austreserve](http://haveyoursay.cttg.sa.gov.au/austreserve)

Onsite signage

Have your say

Proposed disposal of portion
of Australia Reserve to support
development and upgrade

Review the concept plan, comment
online or come to our 'drop in' session
here on Sat 30 Nov, 10–11.30am

For more information and to comment please
visit haveyoursay.cttg.sa.gov.au/austreserve

Consultation closes 5pm, 20 December 2019

Attachment 5: Letter and concept

<Name>
<Street address>
<SUBURB STATE POSTCODE>

21 November 2019
Our ref: 19/1235

Dear <Salutation>

Have your say: Future development and upgrade of Australia Reserve and proposed disposal of a portion of the Reserve (Stage 2)

Council is seeking feedback from the community on the future development and upgrade of Australia Reserve, and the proposed disposal of a portion of Australia Reserve for housing and road reserve. This consultation process follows the community engagement we conducted earlier this year in August, where the community was asked for feedback on two concepts for Australia Reserve.

Background

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

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 the 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 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."

Stage 1 community engagement

Given this change to the Development Plan, Council began exploring the future development of Australia Reserve, including proposed parking on Australia Avenue, by consulting with the local community in August 2019. Two concepts were provided for consideration.

During the consultation period, a total of 158 responses were received by Council. The outcomes of this community engagement process indicated that:

- 67% of respondents overall were supportive of development on Australia Reserve
- 44% preferred Concept 1
- 15% preferred Concept 2

After reviewing and considering community feedback, Council resolved at the 8 October and 12 November Council meetings to proceed with another stage of community engagement to revoke (or change) the community land classification of a portion of Australia Reserve, based on Concept 1 (with modifications).

The proposal

Council is proposing the development and upgrade of Australia Reserve, which involves the disposal of a portion of the Reserve and revocation of the community land classification for this portion:

- 33% of the site requires revocation for housing development (4000m²)
- A strip of the Reserve (5.7%, approx. 700m²) along Australia Avenue requires revocation for realignment of the reserve property boundary and to accommodate indented parking

The remaining portion of Australia Reserve (61.3%, approx. 7500m²) would be retained for public reserve upgrade, with proceeds from the disposal used to fund the upgrades.

The revised concept plan is enclosed with this letter. It based on the original proposal for Concept 1 with a number of changes to address resident feedback. The original key features are as follows:

- Privately developed two storey dwellings with park frontage with rear driveway access
- Parking for residents and visitors at the rear of the building via a common driveway
- 90 degree indented car parking along Australia Avenue
- Creek line retained
- Tree planting along Australia Avenue
- 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

The following changes have been incorporated:

- Conversion of three (3) car parks immediately to the north of the common driveway to landscaping
- Additional landscaping and tree planting on the remaining reserve
- Realignment of the eastern reserve property boundary to accommodate indented parking
- Nature play & biodiversity planting on the northern portion of the site
- New Smart Road & Australia Avenue intersection design to accommodate a left turn slip lane (onto Smart Road) to improve traffic flow
- Additional pedestrian paths across the reserve
- Additional landscaping along the southern boundary where possible
- Width of dual use path (which runs along Australia Avenue) widened from 1.5m to 2m
- Manoeuvring area at the rear of the on-street parking spaces increased to 3.5m to improve visibility for reversing and traffic safety
- Drainage swale between the development and the western boundary fence to have suitable landscaping

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.

At this stage it is proposed that the new indented parking bays along Australia Avenue would not be time restricted, however some of these may have time restrictions added to allow for short-term visitor parking. In addition, existing parking restrictions along the eastern side of Australia Avenue would be increased to a 24 hour 'No Stopping' zone given that visitor parking would be available on the western side of the road.

Council staff would continue to monitor and review traffic movement along Australia Avenue, as well as the effectiveness of new and existing parking arrangements.

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 for housing and road reserve.

Have your say

Before we take any further steps, we would like to hear from local residents about what's being proposed and any further upgrade ideas. There are a number of ways you can provide feedback:

- Complete the online feedback form at **haveyoursay.cttg.sa.gov.au/austreserve**
- Complete and return the enclosed feedback form
- Come along to the onsite 'drop-in' session on **Saturday 30 November**. Come to the reserve anytime between 10am and 11.30am. At this session you can view the concept, ask questions and drop off your feedback form.

We would appreciate your feedback **by 5pm, Friday 20 December 2019**.

All feedback received on this proposal will be presented to Council for consideration before a decision is made. Those who provide feedback will be advised of the Council meeting date when the matter will be considered and following this, the Council's decision.

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

LEGEND

DEVELOPMENT FOOTPRINT - 2 STOREY

UPGRADED PARK

VEHICLE ACCESS

PUBLIC FOOTPATH ROUTES

NEW ON STREET CAR PARKING

NEW TREES

EXISTING TREES IN GOOD CONDITION + ADDITIONAL UNDERSTOREY PLANTING

LAND FOR REVOCATION

NEW PLAYSPACE

NEW LIGHTING



PROPOSED AREAS	M ²	%
CURRENT AUSTRALIA AVENUE RESERVE (INCLUDING EASEMENTS + UTILITY AREAS)	12,200M ²	100%
PROPOSED REVOCATION AREAS		
- HOUSING DEVELOPMENT	4000M ²	33%
- ON STREET PARKING	700M ²	5.7%
NEW RESERVE AREA	7500M ²	61.3%
(INCLUDING LOCAL PLAYSACE, SHELTERS, SEATING, BBQ FACILITIES, DUAL USE PATH, TREE AND AMENITY PLANTING)		
*ALL DIMENSIONS ARE APPROXIMATE		

REST HAVEN
FUTURE
AGED CARE/
RETIREMENT

Attachment 6: Feedback Form

Feedback Form

Future development & upgrade of Australia Reserve – Stage 2
Proposed disposal of a portion of Australia Reserve
(Revocation of Community Land Classification)



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, which includes the proposed disposal of a portion of Australia Reserve for housing and road reserve. Revocation (or changing) of the community land classification of this portion of the Reserve is required before disposal can occur. Please refer to the concept plan and letter.

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

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

I am a local resident/property owner ☐

I use Australia Reserve..... ☐

Other (please specify) _____ ☐

2. How strongly do you support or oppose the proposed disposal of a portion of Australia Reserve to support the development and upgrade of the Reserve, as per the enclosed concept plan?

Strongly support ☐

Support ☐

Neither/nor (neutral) ☐

Oppose ☐

Strongly oppose ☐

(Please turn over)

3. Why do you say this?

.....

.....

.....

.....

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.....

.....

4. If this proposal was to proceed, are there any upgrades/improvements not already included that you would like to see on the retained portion of Australia Reserve?

.....

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.....

.....

.....

5. Do you have any other comments about this proposal?

.....

.....

.....

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.....

Thank you for your feedback.

Feedback forms should be returned to Council **by 5pm, Friday 20 December 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 7: Stage 1 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 PLAYSACE, 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

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		

JENSEN PLUS

Planning
Landscape Architecture
Urban Design
Social Planning

Development Concept Option 2 _ Local Reserve + Housing with Central Road Access

Australia Reserve

JULY 2019
REV: D
P1019
1:1000 @ A3