Modbury Heights Precinct Plan

2016 - 2026

Versions	D17/53855
20/2/17	Incorporating resolutions from Council (11 October 2016)
15/9/17	Incorporating resolutions from Council (25 October 2016 and 27 June 2017), including updated version of Hargrave Reserve concept plan
Version	D22/50168
1/7/22	Incorporating resolutions from Council (28 June 2022), including an updated version of the Maxlay Reserve concept plan

Introduction

The Modbury Heights Precinct Plan

Precinct planning is an important role for Council as it allows Council to take a wide view of the local area and its unique issues and consider ways of revitalising tired spaces and make sure the area meets the needs of the local community now and in the future.

The City Master Plan 2011-2040 identifies a number of Urban Renewal precincts within the City of Tea Tree Gully for detailed precinct planning.

Modbury Heights is one of these precincts.

The Modbury Heights Precinct Plan has been prepared with extensive input from the community - the Community's feedback has been used to develop this precinct plan.

The Modbury Heights Precinct Plan will establish a plan and actions to guide the rejuvenation of public spaces within the precinct as guided by the vision expressed by the community.

Council's Long Term Financial Plan 2016-2026 has been updated to incorporate funding for the works listed in this document. This Implementation Plan incorporates Council resolutions from 12 July 2016, 11 October 2016, 25 October 2016 and 27 June 2017

The concept plan for Maxlay Reserve was updated in June 2022 in accord with resolution from 28 June 2022

Locality

The Modbury Heights Precinct is bound by The Golden Way, McIntyre, Milne, Golden Grove and Grenfell Roads.

There are approximately 2,000 dwellings in the area, a shopping centre, The Heights School and 19 reserves. The whole precinct is contained within the suburb of Modbury Heights. The area was predominately developed during the 1970s and 1980s with housing and reserves. It is now ready for upgrades and improvements.

Community involvement

With the assistance of the community and their participation in three separate community engagement processes involving surveys, workshop with students from the Heights School, open house events at Council Civic Centre and a community event held at Maxlay Reserve and targeted engagement, Council has committed to the upgrades and improvements as detailed in this document.

Precinct Plan - Modbury Heights



Strategic Plan 20120

Aspiration

Our City is a desirable and sustainable place to live
Objectives
1. A city that is made up of places and spaces that are appealing and easy to access.
2. A community with a diverse range of housing to suit a variety of needs, life stages and lifestyles.
3. A sustainable city that has a healthy natural environment and is resilient to climate change.
4. A place that expresses a unique character and identity, an area that inspires pride in its residents and one that people enjoy visiting.

Modbury Heights Precinct Vision

The community's vision for the precinct is:

- A green precinct with opportunities to enjoy it through outdoor recreation
- A clean, tidy, safe and quiet precinct
- A family friendly precinct with options for everyone
- Well connected with safe active travel
- A vibrant precinct with an identity.

What we will do

Council has committed to improvements and upgrades to three significant reserves in the Modbury Heights Precinct being Hargrave and Maxlay reserves and Lot 50 Golden Grove Road which abuts Kingfisher Reserve as part of the Dry Creek linear reserve. In addition street-tree planting will continue as well as street reseals and footpath construction with the objective of renewing the public spaces.

Modbury Heights Precinct Implementation Plan

Project id.	Project Name and Upgrades	Timelines/budget
1	**Hargrave Reserve v**	
	New and or upgrades	Resolution 25 October 2016 - Funding for improvements to be allocated over the next 2 financial years and that $330,000 be allocated in the draft 2017-18 budget with the remainder for consideration in future budget years.
1.1	Upgraded carparks	
1.2	Picnic settings	
1.3	Additional planting	
1.4	New playground	
1.5	Toilets/storage area	Resolution 27 June 2017 construct toilet plus $10,000 pa for ongoing maintenance
1.6	Irrigated kickabout area	
1.7	Pathway around reserve	
1.8	Neighbourhood standard sportsground *	Resolution 27 June 2017 - plus $50,000 pa for ongoing maintenance
2	**Lot 50 Golden Grove Road**	No details
	New and or upgrades	
2.1	Toilets	
2.2	Informal off street carpark	
2.3	Native landscaped areas	
2.4	Board walk and improved access to bank of wetland	
2.6	Picnic area	
2.7	Landscape feature using stone from Willison's Farm	

3	**Maxlay Reserve**	As per Council resolution on 11 October 2016 Incorporate in LTFP for completion in next 10 years Explore external funding opportunities Consider as part of future annual business planning and 2017-18 financial year
	New and or upgrades	
3.1	Fenced dog park, seating, shelter	
3.2	Hard surface pedestrian pathway connections to bus stop on The Golden Way	
	Picnic setting	
3.4	Additional tree planting	
3.5	Informal off street carpark	
3.6	Drainage swale	
3.7	Local level playground	As per Council resolution on 28 June 2022

HARGRAVE RESERVE



NOTE: CONCEPT PLAN ONLY
Subject to detailed urban & landscape design investigation

LOT 50 GOLDEN GROVE ROAD



NOTE: CONCEPT PLAN ONLY
Subject to detailed urban & landscape design investigation

CITY OF TEA TREE GULLY
Naturally Better

Maxlay Reserve Precinct Plan

May 2022



Other improvements

As per Council resolution on 12 July 2016

Project	Financial Year	Location	**Estimated costs** (all figures are as at June 2016 set by Council Contractor and Civil Operations teams)
Roads, Reconstruction / Resealing	2016-17	Ladywood Road from Milne Road round-about to Sandpiper Court	$350,000 plus Roads to Recovery Estimate
	2017-18	Melrose Street (Road Reconstruction)	$491,176
Footpaths, Construction	2018-19	North of De Sassenay from No.11 to Tressauget Street	$27,280
	2018-19	North of Currawong Crescent from Kingfisher Drive to Goshawk Avenue	$42,796
	2018-19	South Side of Sandpiper Court	$76,650
	2018-19	Telford Crescent – Brunel Drive to Hargrave Street	$75,020
Total costing on footpaths	2018-19		**$221,745**
Street trees	Continuous	Throughout the precinct infill of empty trees wells along the road verges	