



INFORMATION SHEET

Proposed community land revocation Roebling Reserve

Council is seeking feedback from the community on the potential disposal (sale) of land and proposed revocation of community land classification for Roebling Reserve. Council has received a proposal from the owner of the Modbury Heights Shopping Centre to purchase the Reserve to facilitate the upgrade and expansion of the existing shopping centre.

What's being proposed?

Roebling Reserve, located at 7 Roebling Street, Modbury Heights is classified as 'community land'. The Reserve area is approximately 2,605sqm and contains the Akora Community Building (built circa 1978), an outdoor storage shed, children's playground, open space, car parking and a number of mature trees located mainly on the eastern side of the Reserve.

Council is proposing to revoke (remove) the community land classification over Roebling Reserve to enable the potential disposal (sale) of the entirety of the reserve to the adjoining shopping centre owner to enable the integration of the reserve land into the proposed development (see enclosed map). Proceeds of the sale of the reserve would be used for improvements and a streetscape uplift in the immediate area. The sale price would be informed by an independent valuation.

The proposed Modbury Heights Shopping Centre upgrade would include additional retail and food tenancies, allied health services, a new playground, outdoor dining areas, additional landscaping and other improvements.

Also included in the development proposal is a replacement community meeting space, Lions Clubs' facilities and outdoor storage shed. The shopping centre owner is offering Council the opportunity to enter into a peppercorn lease arrangement for use of the replacement community spaces and shed. It is proposed to enter into a formal agreement with the shopping centre owner prior to agreeing to sale of the land to ensure the community facilities proposed are included in the final design drawings and documentation, and are no less in quality, function and size than those that currently exist.

A concept plan has been developed for the Modbury Heights Shopping Centre expansion proposal (see enclosed). The plan is indicative and subject to change depending on planning requirements. Development approval will also be required under the Planning, Development and Infrastructure Act 2016 in order for the shopping centre development to proceed. This is a separate process to this consultation process.

Roebling Reserve is contained in the Minor Parks Community Land Management Plan (CLMP). An amendment to this CLMP would be required to remove Roebling Reserve from the CLMP, should the proposal proceed.

Key effects of the proposal include:

- Sale of Roebling Reserve would support renewal and expansion of the Modbury Heights Shopping Centre.
- The expansion seeks to enhance vibrancy and improve long-term viability of the activity centre by providing additional retail and food offerings, services and allied health opportunities which would benefit the local community.

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- The proposed expansion integrated with the Roebling Reserve land provides opportunity for private investment within the local area, estimated at \$7-\$9 million.
- Disposal of an underutilised community facility and open space would provide Council with additional funds that could facilitate improvements to the local neighbourhood.
- Potential delivery of upgraded community facilities and public realm improvements at minimal cost to Council.
- Loss of public open space and community land that is currently available for unrestricted public use.
- The expansion would increase noise and traffic movement in the area and the surrounding street network, affecting workers, visitors and residents. These matters would be subject to further assessment through relevant planning and development approval processes.
- Impact on existing trees (retention or removal of existing trees would be subject to further assessment through relevant planning and development approval processes, with tree protection measures set out in the Planning and Design Code and Council's Tree Management Policy).
- Reduces the existing buffer between the shopping centre and residents currently located adjacent to Roebling Reserve.

Council's Disposal of Land and Assets and Acquisition of Land Policy sets out the principles and considerations that Council regards when considering disposal of Council-owned land and assets.

More information about the effects of the implementation of this proposal on the area and local community can be found in the Report for Consultation (Section 194) available on Council's 'Your Say' website, at Council's Civic Centre reception or on request.

Consultation process

Roebling Reserve is classified as "Community land" under the Local Government Act 1999. The Minister for Local Government's approval to revoke (remove) the classification is required before any sale or land transfer can occur. The revocation process requires that Council must consult with the community before seeking Ministerial approval and make publicly available all of the information required under Section 194 of the Local Government Act 1999 during the community engagement period.

Have your say

We are inviting community feedback on this proposal. Share your views through the options below:

Scan the QR code:



- **Online** at yoursay.cttg.sa.gov.au/roebbling
- **Request a hard copy** feedback form to be posted to you or collect a hard copy at the Civic Centre reception at 571 Montague Road, Modbury
- **Email** community.engagement@cttg.sa.gov.au
- **Call** the Community Engagement team on 8397 7444

We value your comments and appreciate your feedback **by Monday, 9 November 2026**.

Council has not decided the outcome of this process. Council will consider the community's feedback before any further decisions are made in relation to this proposal.

Questions?

If you have any questions about this proposal, please use the 'Ask us a question' tool on the 'Your Say' website listed above, or you are welcome to call Lisa Webb, Senior Land and Property Officer on 8397 7444.

Map: Proposed revocation area, Roebling Reserve, Modbury (shown in red)



Concept plan for the Modbury Heights Shopping Centre expansion proposal*

*The plan is indicative and subject to change depending on planning requirements.

AREA SCHEDULE (sqm)
SITE AREA: 16 355.25m ²
EXISTING TOTAL BUILT AREA 437m ²
PROPOSED EXTENSION AREAS:
BLUE COMMERCIAL TENANCIES: 202m ²
PURPLE COMMERCIAL TENANCIES: 747m ²
TOTAL BLUE + PURPLE LETTABLE AREA: 949m ²
YELLOW COMMUNITY OUTREACH AREA: 78m ²
350 LOCKERS: 19m ²
CARDS STORAGE: 19m ²
COMMUNITY ROOM: 47m ²
AKORA SHED: 47m ²
WASTE ROOM: 62m ²
FIRE PASSAGE: 25m ²
PROPOSED LETTABLE AREA: 949m²
PROPOSED BUILT AREA: 1248m²
PROPOSED + EXISTING AREA: BUILT FOOT NOT LETTABLE: 1595m²
EXISTING CAR PARKING SPACES: 293
PROPOSED CAR PARKING SPACES: 260 INC. EXIST. RETAINED

1 SITE PLAN CONCEPT
SCALE 1:250

Date: 31/07/2024 13:14:32 PM
Project: 317 JOB 14202000000000000000 - Modbury Heights Shopping Centre ALL Land Use and Planning Planning Tribunal (DNR) - Modbury Heights Shopping Centre PC R010 0.0

Revised: 13/07/2024
Date Description Date

Note: 1. Legend
Customers must only visit the site before commencing work or preparing the design. Do not visit the site.

Project:
MODBURY SHOPPING CENTRE

Client:
RETAIL INK & THIRTEEN COMMERCIAL

Logo:
D'ANDREA ARCHITECTS
11/11/2024
11/11/2024
11/11/2024
11/11/2024

Project number:
Project Number: 11/11/2024
Checked: Approved: Status: 11/11/2024
Checker: Approver: AI 1:250

Sheet title:
DRAWING SERIES:
CONCEPT SITE PLAN

Sheet number:
A- 2202
Status:
Project Status