



A New District Level Play Space at Baloo Reserve

In direct response to community feedback, Council would like to build a district level play space in Baloo Reserve, at the corner of Baloo Street and Sullivan Road, as part of the first stage of the Walkleys Road Corridor residential development.

Play spaces have an important role in our community, providing physical, mental, emotional and social development for our children and young people. They provide a space for residents and families to connect and interact. They also create a sense of community and support the wellbeing of the entire community.

Council wants to develop a play space incorporating inclusive elements that the whole community can enjoy, that:

- helps develop physical and cognitive abilities
- provides opportunities for inclusive play, social interaction, participation and connection to the community
- fosters free, unstructured and imaginative play
- integrates with the surrounding natural environment and offers access to nature
- creates an opportunity for risk and reward allowing children as they learn to manage risks in their environment



What experiences do you want the new Baloo Reserve Play Space to provide?

Drop in anytime at our pop-up events at Nova Church (61 Baloo Street, Ingle Farm)

Saturday 6 May, between 10am to 12pm | Wednesday 10 May between 4pm to 6pm

At these pop-up events you can speak to project team members about the development of Walkleys Road Corridor and participate in some fun activities that will help us understand what you are looking for in the new play space. Bring the kids along to share their ideas too. There will be child friendly activities for the kids to provide their feedback.

Complete an online feedback form available at www.surveymonkey.com/r/BalooReserve

Consultation on the Baloo Reserve Play Space will open on Tuesday 18 April and will close 5pm, Friday 12 May

Your feedback will be considered in developing the Baloo Reserve play space design for consideration by Council.

Contact us E: stratdev@salisbury.sa.gov.au P: 8406 8222

Walkleys Road Corridor

Delivering a new development for the City of Salisbury including a new community play space

The Walkleys Road Corridor, between Mozart Avenue and Denning and Grenada Avenues (which was originally reserved for the development of a future road), is being considered for future housing with upgraded streetscapes and parks. This new development is proposed to create new opportunities for housing choice and affordability and improve the amenity for existing and new residents through green streetscapes, open spaces and a new district play space.

What you told us about developing the Walkleys Road Corridor

There have been two stages of community engagement undertaken for this project so far. Many of you shared your views about the future of Walkleys Road Corridor by attending pop-up events or meetings, completing feedback forms, sending us an email, giving us a call or joining our listening posts.

STAGE 1 Nov 2020

To inform the development of a Draft Concept Plan for the site

We heard that the community wanted:

- Housing choice
- Better connection to local services
- Management of traffic
- Improved parks
- High design standards such as attention to detail and use of materials in the new homes and public spaces

STAGE 2 May 2021

To understand how well the Draft Concept Plan reflected Stage 1 feedback; identify opportunities for improvement; and gauge overall level of community support

We heard that the community:

- Held mixed views about developing the area for housing
- Had a preference for single storey dwellings with block sizes more aligned to existing dwellings in the area
- Wanted traffic managed in local streets to prevent 'rat running'
- Wanted adequate on site carparking provided
- Wanted connections and improvement to the public open space to provide amenity

STAGE 3 Apr 2023

To provide the community with the Final Concept Plan that was informed from feedback as well as seek input on the new district level play space

Consultation on the Baloo Reserve Play Space will open on Tuesday 18 April and will close 5pm, Friday 12 May



Have Your Say

Drop into one of our pop-up information events to find out more about the development of Walkleys Road Corridor and have your say about the NEW Baloo Reserve Play Space! See the back page for full details.



Final Concept Plan for the Walkleys Road Corridor

The Final Concept Plan for the Walkleys Road Corridor has been developed with the following design principles:

- Preserve feature trees and retain as many trees as practical
- Capture and retain views for the new and existing community
- Capitalise on the open space and easy access to shopping and transport
- Provide a high amenity streetscape, visually and physically connecting the site to / from existing areas and services
- Provide high quality, useable open spaces
- Improve connection through new and existing communities (e.g. open space accessibility, avoid site boundary fencing, retaining connectivity)
- Provide living choices through a range of housing types
- Provide for design outcomes that work with the existing landscaping character of the site (e.g. existing trees, slopes, views).

The concept plan illustrates the variety of housing and lot sizes available in the new development including traditional lot sizes, townhouses, smaller lot sizes and areas identified for 'super lots' which are larger lots created for further subdivision in collaboration with a builder partner. To view the Final Concept Plan, please visit www.salisbury.sa.gov.au/walkleysroadcorridor

Refinements were made to the concept plan in response to community and stakeholder feedback.

A plan showing these changes can be found here: www.salisbury.sa.gov.au/walkleysroadcorridor



Delivering a high quality, liveable community

Council is proposing to lead the development of this site and will be the land developer. By acting as the land developer, Council can better ensure that we have improved social, environmental and economic outcomes, not just a commercial outcome from the development, through a higher level of control over the final development outcomes. This approach also enables the financial return to be retained by Council and used to invest in more community services and facilities, including the new play space at Baloo Reserve which is proposed to be delivered during the first phase of construction.

Council has significant experience in delivering projects like this. You may have seen our developments at Greentree Walk, Boardwalk at Greentree in Paralowie, Riverwalk, Emerald Green in Parafield Gardens, The Reserve in Salisbury North, or Irving Place in Para Hills. These are now attractive, thriving communities that have given new residents and existing residents looking for a change in their lifestyle, the opportunity to experience what the City of Salisbury has to offer. Check out our award winning projects at www.salisburyliving.com.au

Before construction can start, Council still needs to undertake a number of processes. This includes community land revocation, detailed design, as well as planning and land division approvals. Once all these approvals are obtained, construction of the Walkleys Road Corridor residential development can commence. This is expected to be at least 18 months away. Construction will be staged and start with the lots behind North Ingle School and those bordered by Brolga Ave and Schumann St.

