# Walkleys Corridor Stage 2 Community Engagement Summary

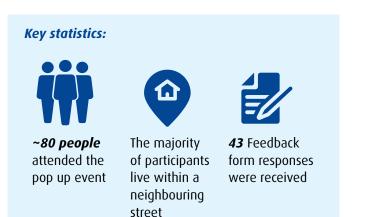


A second stage of engagement with the local community and key stakeholders took place in March 2021 about the potential future development of the Walkleys Road Corridor in Ingle Farm.

Following on from Stage One engagement in November 2020 which informed the development of a draft concept plan for the site, Stage Two sought to:

- Understand whether the community felt that the 'community aspiration brief', developed from feedback gathered during Stage One, was well reflected
- Identify opportunities to improve and refine to finalise the plan
- Identify information gaps
- Understand the overall level of community and stakeholder support.

A range of engagement activities were undertaken including a pop up engagement event, an online feedback form, a stakeholder workshop and dedicated email address and 1300 number.





#### Engagement Outcomes

Stage Two confirmed that mixed views remain about developing the area for housing.

Key areas of feedback related to:

- traffic and car parking, with many of the view that any new development would increase existing issues
- type of density of housing proposed, with a preference for single storey dwellings with block sizes more aligned to existing dwellings of the area.

A range of other opportunities to improve the concept plan were identified via the engagement feedback focused on:

- Adequate onsite parking
- Traffic management
- Housing design
- Connection to, and infrastructure, within reserves
- Location and size of stormwater detention basins
- Activation of the area

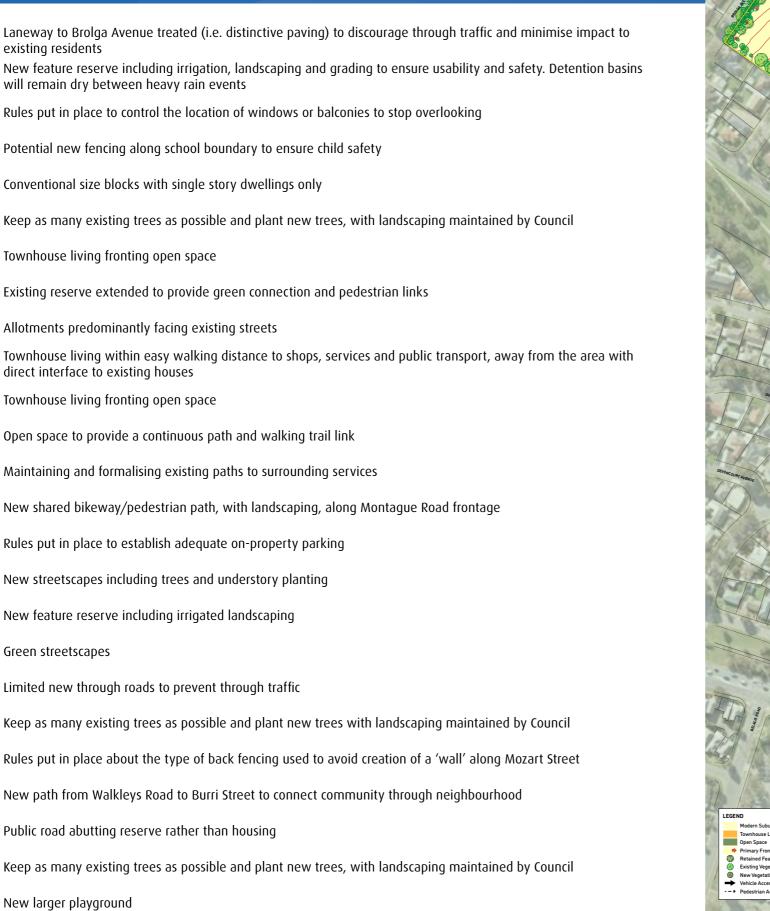
A detailed report of Stage Two engagement can be read at <u>www.salisbury.sa.gov.au/walkleysroadcorridor</u>

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### **FINAL CONCEPT PLAN**

Several refinements have been made to the draft concept plan in response to community and stakeholder feedback. The final concept plan is contained in this information brochure and highlights the changes made.

existing residents





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#### Final concept plan

Several refinements have been made to the draft concept plan in response to community and stakeholder feedback. The final concept plan is contained in this information brochure and highlights the changes made.

While all feedback was considered by Council, not every suggestion has resulted in changes to the final concept plan. This could be because they are not technically feasible or they need more investigation.

Council considered the feedback received, along with the final concept plan at its 26 July 2021 meeting. In doing so, Council decided to continue progressing investigations on the site.

As part of this decision, Council requested that further traffic investigations be undertaken to identify priority actions to improve traffic, local area traffic management and road safety along local roads in the vicinity of the Walkleys Road Corridor.

Council also requested that further community engagement be undertaken to develop a new playground at the corner of Baloo Street and Sullivan Road, Ingle Farm.

As further investigations and detailed design is progressed, further changes to the final concept plan may occur.

### Need more information?

Contact us: Visit <u>www.salisbury.sa.gov.au/walkleysroadcorridor</u> Email us at: <u>stratdev@salisbury.sa.gov.au</u> Call us on: <u>1300 539 552</u>

#### Next steps

Before a decision is made to proceed with residential development, several approvals and changes are necessary. This includes a business case, detailed design, as well as planning and land division approvals. Should all these approvals be obtained, and Council decides to proceed with the residential development of Walkleys Road Corridor, construction would then start. This would be at least 18 months away.

Council is leading the proposal to develop the site and will be the land developer if the site is developed. 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.

If developed for housing, the financial return will be retained by Council and used to invest in more community services and facilities, including the local area through the upgrade of open space as part of any proposed development. This builds on Council's capacity to fund what the community needs.

#### More opportunities to have a say

There will be further opportunities to have a say as the proposal is progressed. Council will continue to keep the community informed as decisions are made.

The next opportunity to have a say will be about a new playground at the corner of Baloo Street and O'Sullivan Road, Ingle Farm which is included in the final concept plan.



www.salisbury.sa.gov.au/walkleysroadcorridor