

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 www.salisbury.sa.gov.au/walkleysroadcorridor

Key statistics:



~80 people
attended the
pop up event



The majority
of participants
live within a
neighbouring
street



43 Feedback
form responses
were received

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.

1. Laneway to Brolga Avenue treated (i.e. distinctive paving) to discourage through traffic and minimise impact to existing residents
2. New feature reserve including irrigation, landscaping and grading to ensure usability and safety. Detention basins will remain dry between heavy rain events
3. Rules put in place to control the location of windows or balconies to stop overlooking
4. Potential new fencing along school boundary to ensure child safety
5. Conventional size blocks with single story dwellings only
6. Keep as many existing trees as possible and plant new trees, with landscaping maintained by Council
7. Townhouse living fronting open space
8. Existing reserve extended to provide green connection and pedestrian links
9. Allotments predominantly facing existing streets
10. Townhouse living within easy walking distance to shops, services and public transport, away from the area with direct interface to existing houses
11. Townhouse living fronting open space
12. Open space to provide a continuous path and walking trail link
13. Maintaining and formalising existing paths to surrounding services
14. New shared bikeway/pedestrian path, with landscaping, along Montague Road frontage
15. Rules put in place to establish adequate on-property parking
16. New streetscapes including trees and understory planting
17. New feature reserve including irrigated landscaping
18. Green streetscapes
19. Limited new through roads to prevent through traffic
20. Keep as many existing trees as possible and plant new trees with landscaping maintained by Council
21. Rules put in place about the type of back fencing used to avoid creation of a 'wall' along Mozart Street
22. New path from Walkleys Road to Burri Street to connect community through neighbourhood
23. Public road abutting reserve rather than housing
24. Keep as many existing trees as possible and plant new trees, with landscaping maintained by Council
25. New larger playground



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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 www.salisbury.sa.gov.au/walkleysroadcorridor

Email us at: stratdev@salisbury.sa.gov.au

Call us on: [1300 539 552](tel:1300539552)

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.

