Engagement Report

Walkleys Road Corridor

Stage Two





Walkleys Road Corridor Engagement Report – Stage Two

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Lead consultant URPS

Suite 12/154 Fullarton Road (cnr Alexandra Ave)

Rose Park, SA 5067 (08) 8333 7999 urps.com.au

Prepared for City of Salisbury

Consultant Project Manager Anna Deller-Coombs, Principal Consultant

adellercoombs@urps.com.au

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1. Background

The City of Salisbury has been investigating areas of Council owned land that are suitable for future development. The Walkleys Road Corridor, between Mozart Avenue and Denning and Grenada Avenues in Ingle Farm, which was reserved for the development of a future road, is a significant site that Council is engaging with the community on as part of its Strategic Property Development Program.

A two-stage community engagement process was endorsed, with Stage One undertaken in November 2020.

Stage One engagement identified issues and opportunities for the proposed development at this site. Based on the feedback gathered a 'community aspiration brief' was developed and assisted the development of a draft concept plan for the Walkleys Road Corridor.

A separate engagement report was produced, that captured the engagement activities and feedback received through Stage One.

1.1 Purpose of the engagement

The purpose of Stage Two engagement was to engage with the local community and key stakeholders to gather feedback on the draft concept plan for the Walkleys Road Corridor.

The intent of Stage Two engagement activities was to:

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

The following lines of enquiry underpinned the Stage Two engagement with stakeholders and the community:

- How well do you think the 'community aspiration brief' has been reflected in the concept plan?
- What do you see are the benefits of the draft concept plan to you and your community?
- What improvements could be made to the draft concept plan?
- Overall, how would you describe your support for the draft concept plan?

1.2 Engagement activities

A range of engagement activities was undertaken to inform and engage the community and seek their views on the draft concept plan. The consultation period opened on 29 March 2021 and closed on 5 May 2021. A stakeholder workshop was held on Monday 29 March 2021 and feedback from this in included in this report.

Table 1 below outlines the activities undertaken, along with their target audience.



Table 1 - Stage Two engagement and promotion activities

Activity	Description	Target audience
Program webpage	Strategic Property Development Program webpage including the key objectives, FAQs, previous and current project information, participation opportunities and links to email and phone number for more information	All audiences
Have Your Say webpage		
Project webpage	Project webpage with project specific information including overview of project, participation opportunities and links to email and phone number for more information	All audiences (current and future residents, stakeholders, broader community)
Dedicated program email address	Established at a program level (Strategic Property Development Program) that is used across all projects, this email address provides a key point of contact to the engagement team for seeking information and providing feedback. It is monitored daily and responded to within 2 business days.	All audiences
Dedicated program 1300 number	Also established at program level, like the email address the 1300 number has been promoted as a key point of contact to the engagement team for seeking information and providing feedback. It is monitored daily and responded to within 2 business days (usually sooner).	All audiences
Postcard	Postcard flyer letter box dropped to all properties within the project catchment (1804), and posted to all non-occupier property owners (632) to promote pop up engagement session and direct to online survey	Residents, property owners, businesses and organisations
Information brochure	This double-sided A3 brochure provided key information on the draft concept plan and participation opportunities including links to email, phone number and website for more information. It was provided on the program webpage, project webpage and in hard copy at the pop-up event	All audiences
Traffic and Parking Fact Sheet	An additional fact sheet on traffic and parking issues was produced in response to community interest around this issue. It summarised the key	All audiences



Activity	Description	Target audience
	issues raised in Stage One engagement and provided information on how this was addressed in the concept plan. It was provided on the program webpage, project webpage and in hard copy at the pop-up event	
Stage One Summary and Full Report	Stage Once community engagement outcomes (hosted on project webpage)	All audiences
Corflute signage at reserve	5 corflute signs were installed at key locations throughout the road reserve to promote pop up event and direct to online survey	Drivers, cyclists, pedestrians, residents and visitors/users of the road reserve
Social media (Facebook and Twitter)	3 posts on Council's social media platforms to promote the project, online survey and pop-up event (1, 5 and 28 April)	Council's social media community (which may include residents and stakeholders not picked up through other tactics)
Pop up engagement event	A 2-hour pop up event was held at LIFE Church to provide a face-to-face opportunity for community to seek information on the draft concept plan and provide feedback (5-7pm on Thursday 8 April 2021).	Existing residents, future residents, reserve users, Elected Members
Online feedback form	Survey Monkey feedback form promoted through all communication methods (including through email and phone contact as well as hard copies provided at pop up event)	General community, residents and businesses
Stakeholder workshops	Workshop with key stakeholders to discuss and seek feedback on the draft concept plan	Stakeholders
Email to City of Salisbury's Reconciliation Action Plan Working Group	Email sent to members of City of Salisbury's Reconciliation Action Plan Working Group promoting the participation opportunities and links to email and phone number for more information	Council's Reconciliation Action Plan Working Group members

A map showing the catchment used for distribution of the postcard is included in Appendix A.

Maps showing the geographic location of those that participated in the engagement is included in Appendix B.

Copies of promotional material are included in Appendix E.



1.3 Engagement results

This engagement approach has been designed to be analysed qualitatively rather than quantitatively. While numbers of participants and respondents are counted in this report, these numbers are not indicative of levels of support for the draft concept plan. It is possible for stakeholders to participate in several or even all engagement tactics, meaning their views could be reported several times and as such may be misleading, particularity when trying to interpret the feedback quantitatively.

The following sections summarise the feedback received through the key engagement activities, including:

- Pop up community engagement event
- Community survey
- Stakeholder workshop
- Other methods including dedicated project email box and dedicated 1300 number

This report presents a summary of the engagement undertaken and the key themes of feedback received.



2. Pop Up Community Engagement Event

2.1 Introduction

A pop-up community engagement event was held at LIFE Church, 61 Baloo Street Ingle Farm. It was promoted via the project webpage, a letterbox dropped postcard to the surrounding catchment, a postcard mailed to non-occupier property owners in the catchment, on the information brochure (contained on the project webpage), corflute signage (5 signs) erected throughout Walkleys Road Reserve Corridor and through a post on City of Salisbury Twitter and Facebook channels.

The event was held on Thursday 8 April 2021 between 5 and 7pm. It was staffed by City of Salisbury, URPS and GTA staff.

2.2 Participation

Approximately 80 people attended the pop-up event, and it was consistently attended throughout the 2-hour session. The majority were from the immediately surrounding area, with many participants having attended the first pop-up session held as part of Stage One engagement.



Figure 1- Staff and community members discussing the draft concept plan at the pop-up event

Five main 'stations' were set up to communicate information and to facilitate participation and feedback, these were:

- 1. Welcome station welcome message, optional sign up sheet for project updates
- 2. 'What you told us' information to read reflecting how feedback captured during Stage One engagement informed the draft concept plan
- 3. Draft concept plan Visual representation of the concept plan and legend describing the different components of the plan. This was supported by an information sheet and traffic/parking fact sheet.



- 4. Concept plan feedback Participants were invited to indicate sentiment regarding the extent of the alignment of the draft concept plan with specific elements of community feedback received in Stage One (well reflected/neutral/not reflected)
- 5. 'How could the draft concept plan be improved?' an opportunity for free form comments and feedback recorded on post it notes.

Attending staff from City of Salisbury, URPS and GTA were positioned around individual stations to answer questions and facilitate feedback.

The feedback received through the engagement activities have been grouped and themed and are discussed below. All comments are provided verbatim in Appendix C.

2.3 Results

There were two main interactive activities that captured feedback on the draft concept plan. The first activity enquired as to what extent the draft concept plan reflected the community feedback received through the Stage One engagement (station 4 described in section 2.2 above). The second sought ideas for the draft concept plan to be improved (station 5 described in section 2.2 above).

2.3.1 Draft concept plan feedback

During Stage One community engagement, participants identified 7 key areas which were important to them to consider in developing a draft concept plan. These were:

- 1. Type of housing/size of allotments (predominantly modern suburban housing with some townhouses)
- 2. Interface between existing area and proposed new area
- 3. Paths and connections through the site
- 4. Parks and green spaces
- 5. Adequate space for off-street parking
- 6. Managing local traffic impact through road layout and street design
- 7. Managing known stormwater issues

The intent of this activity was to gauge participant sentiment of alignment to the draft concept plan. While many participants discussed their views, many few actively participated in the activity. Of those that actively participated, many only responded to some of the draft concept plan features.

The following graph reflects the sentiment of participants, who actively engaged in the activity, to the draft concept plan.



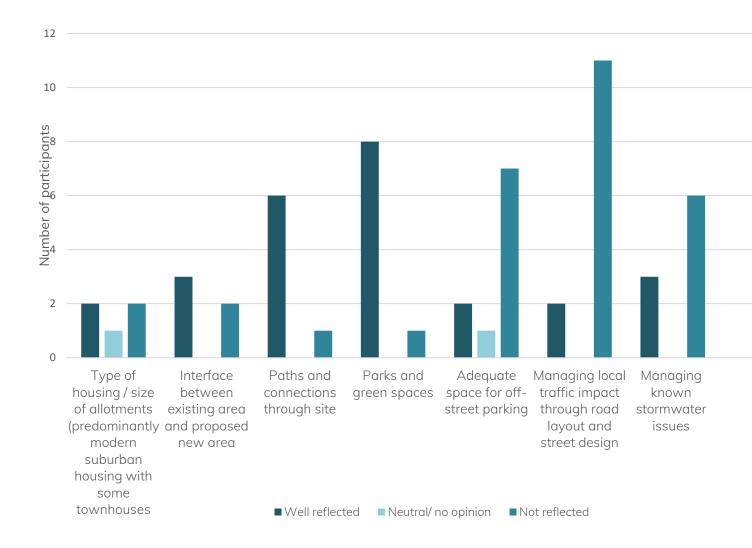


Figure 2 Pop up event – Draft concept plan key areas

Most participants felt that the features of the draft concept plan that are the most well reflected are:

- Paths and connections through the site (6 responses)
- Parks and green spaces (8 responses).

Managing local traffic impact through road layout and street design was the standout feature of the draft concept plan which participants felt was not reflected in the draft concept plan (11 responses).

2.3.2 How could the draft concept plan be improved?

Over 100 individual comments and suggestions were provided through this engagement activity. These comments have been grouped by theme and described below:



2.3.3 Housing and built form

Comments related to housing and built form were primarily about the design and density of housing.

Two story dwellings were a focus, with some wanting only single-story dwellings included in the development and others wanting the areas identified for townhouses reduced. Although the current Planning and Development Code allows for two-story housing and 300m2 allotments, comments were based on their own experiences of current infill in the area and the change to the existing character of the area.

Participants commented:

"No townhouse living!"

"Fewer town houses, especially at Joslin/Burri St end"

"Prefer single storey houses facing Brolga Ave"

Some thought that the draft concept plan could be improved by changing the allotments to a more "traditional size" and housing being "not too close together". Comments suggested that:

"300-600m allotments are too small"

"200+ houses are too many"

Some suggested that architecture should be sympathetic to existing homes, with varying façade and housing types, with one person commenting:

"No houses looking the same from the street no 'house twins'"

2.3.4 Traffic and parking

The majority of comments provided related to how traffic and parking have been accommodated in the draft concept plan. Many of the comments were based on local experiences of the current traffic issues in the area. Some of the comments related to main roads in the responsibility of the Department for Transport and Infrastructure which cannot be addressed directly in the draft concept plan i.e. the creation of a four way intersection at Walkleys Road. Comments included:

"No housing on crossover roads at Baloo etc"

Existing on-street parking issues in narrow streets/bus routes"

"Concerns about bus connections (e.g. Tindale College/Paradise interchange) routes/stops not well integrated"

"Wider traffic impact assessment"

"Support for an access across corridor (new road connections)"

"Concerns about access from Montague Rd - development will add to it - new entry needed"



2.3.6 Open space

Comments related to open space related primarily to greening and supporting infrastructure for recreation.

Some comments related to the retention or replacement of existing trees and planting more trees (including fruit trees) both within reserves and streetscapes. This was viewed as having environmental (including wildlife) and amenity outcomes.

There were also suggestions made about what should be included in reserves including:

"BBQ, picnic, shelters, kick-about"

"Entertaining areas with picnic tables, possible north end"

"Ensure adequate number of kid friendly reserves"

"Lighting of reserves and trails"

Comments were also provided about activating existing, underutilised spaces including Alisa Ave Reserve and the reserve to the west of the LIFE church.

2.3.7 Footpaths and public transport

Several ideas were shared by participants to improve footpaths and access to public transport through the draft concept plan. In relation to footpaths, some suggestions included:

"More footpaths in existing reserves"

"Walking trail to connect Schumann with Brolga streets?"

"New footpaths to be wheelchair/gopher friendly"

Public transport was recognised as an important consideration for the draft concept plan and some felt that bus stops and routes need further integration. Improvements were identified to remove on-street car parking on a bus route, with one participant suggesting:

"Indented Bays for bus stops on Montague"

2.3.8 Safety

Another theme that comments followed was how safety could be improved in the draft concept plan. The draft concept plan includes a road and a stormwater detention basin near North Ingle Primary School. Comments to improve the draft concept plan included:

"Change houses to back School oval and if needed put road as no through in middle"

"Park with BBQ's next to school, detention basin next to school is a hazard"



3. Community Survey

3.1 Introduction

An online survey hosted on Survey Monkey was used as a key way to receive community feedback on the draft concept plan for the Walkleys Road Corridor. It was promoted via the project webpage, a letterbox dropped postcard to the surrounding catchment, a postcard mailed to non-occupier property owners in the catchment, on the information brochure (contained on the project webpage), on corflute signage (5 signs) erected throughout Walkleys Road Reserve Corridor and through posts on City of Salisbury Twitter and Facebook channels (directing to project webpage, not directly to survey). The online survey was accessible during the consultation period (from 29 March to 5 May 2021).

The majority of responses were received in the first week of opening, following promotion via letter box distribution. There was another 'peak' in responses received in the final week of engagement. This followed a resident undertaking their own letterbox drop encouraging people to participate in the engagement and voice their concerns.

3.2 Results

43 surveys were completed during the consultation period.

Numbers of responses to questions are reported as percentages below. Where 'other' options or comment fields have been provided, key themes of these comments are highlighted in this section, with verbatim comments provided in full in Appendix D.

3.2.1 About you

43 responses were received during the consultation period. Most respondents indicated that they live in Ingle Farm (40 responses), with the remaining three respondents living in Para Vista, Para Hills and Pooraka.

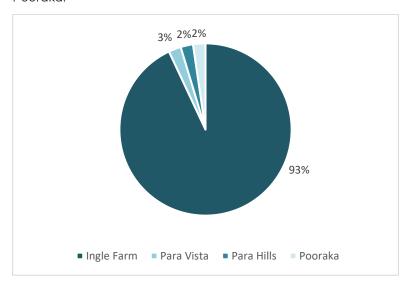


Figure 3 Responses to survey – response suburbs



3.2.2 Draft concept plan key areas

During Stage One community engagement, participants identified 7 key areas which were important to them to consider in developing a draft concept plan. These were:

- 1. Type of housing/size of allotments (predominantly modern suburban housing with some townhouses)
- 2. Interface between existing area and proposed new area
- 3. Paths and connections through the site
- 4. Parks and green spaces
- 5. Adequate space for off-street parking
- 6. Managing local traffic impact through road layout and street design
- 7. Managing known stormwater issues

This survey questions invited respondents to rate the above 7 areas on how well they thought they had been reflected in the draft concept plan.

Respondents indicated that they feel that the draft concept plan reflects paths and connections through the site (44.19%), and parks and green spaces (41.86%) well. The areas that respondents feel are not well reflected in the draft concept plan are local traffic management (58.14%), the interface with the existing area (51.16%) and adequate space for off-street parking (46.51%).

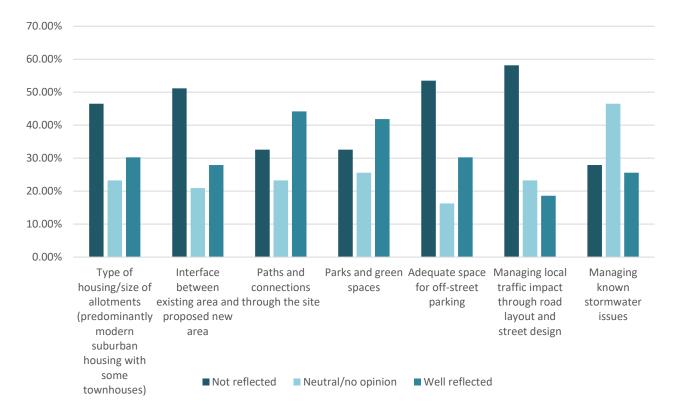


Figure 4 Responses to survey – Draft concept plan key areas

The opportunity to make additional comments was included with this question. Twenty comments were received and provided further detail on the above areas of the draft concept plan, the majority relating to the type of housing, characteristics and infrastructure of parks and green spaces, traffic management and parking. Comments included:

'I would like to see a park lands with trees, lakes, Pathway and bike trail for people to enjoy'.

'Would like no townhouse in the area. We are not Mawson Lakes, West, St Clair, Lights View etc. We are a nice quite suburb and done (sic) need/ want townhouse'.

'Looks fantastic, please proceed with it and don't let us down again, we badly need it to improve this suburb which compared to Walkleys Heights and Mawson Lakes is looking very old and tired'.

3.2.3 Benefits of the draft concept plan

Respondents were asked what benefits of the draft concept plan they see for them and their community. Respondents were given the choice of 7 options, and could choose multiple options, being:

- 1. Better parks with better facilities
- 2. Housing choice
- 3. Creation of new, desirable place for people to live
- 4. More people to support local services and businesses
- 5. Council can reinvest in other services/facilities in the local area, also across wider City of Salisbury area
- 6. Create local jobs (through construction etc.) and skills training opportunities
- 7. No benefits.

48.84% of respondents see better parks with better facilities as a benefit, along with the creation of a new, desirable place for people to live (44.19%). 34.88% see no benefits in the plan.



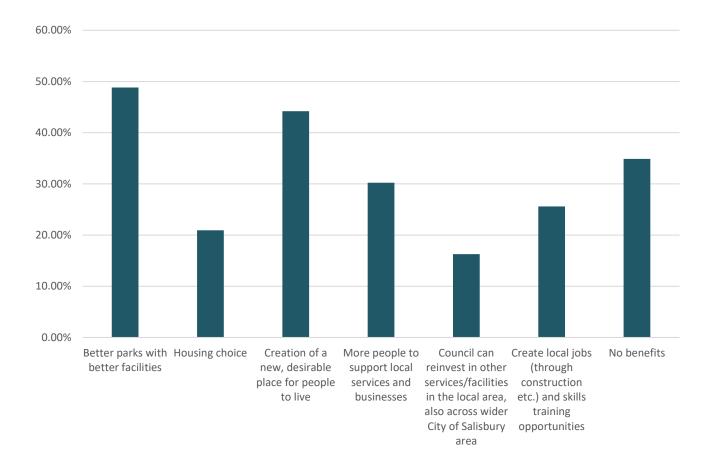


Figure 5 Responses to survey – Benefits of draft concept plan

14 additional comments were received to this question including:

'It will get rid of that terrible area which is basically mainly weeds and doesn't really get looked after by the council. It is an embarrassment to think that people who come to visit us have to drive past that area which in summer is barren and desolate and in winter is full of two foot high weeds'.

'This plan will only increase the already stretched infrastructure and enhance the traffic risk further with the continuing in action to install speed management and restrict the flow through access from Montague Farm and Bridge Road'.

'Massive upheaval, and loss of green space is unacceptable'.

'Need to have more emphasis on Green Space and public transport connections. More high-density townhouses will contribute to traffic problems, on-street parking will not be catered for unless blocks have enough parking for one car per-bedroom'.

3.2.4 Support for the draft concept plan

This question asked respondents to indicate their level of support for the plan from five options ranging from support to don't support. 40 comments were also received further explaining the reasons behind their level of support.



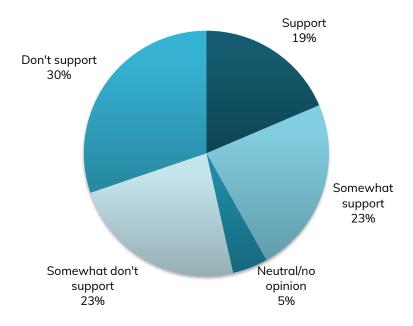


Figure 6 Responses to survey – Support for draft concept plan

3.2.5 Is there anything else you would like us to know?

Twenty seven responses were received to this free form question. Many focused on existing issues being experienced in the area with traffic and parking and concern that this would worsen with the concept plan. Other comments focused on the facilities they would like to see incorporated into the green spaces within the development. Comments included:

'Perhaps consider some outdoor exercise facilities for both adults and children. The walking trails and paths are a great idea. A few picnic areas would also be good. Some concrete table tennis tables. A badminton/volleyball/basketball area'.

'I do not support this development in any way. It is of too high a density for the area and rips away green spaces from our community. Any so called "parks" that have been included in the plan have been placed for the benefit of new town house occupants and not for the use of existing residents'.

'I'm a happy resident'.

'The surrounding streets are already under traffic pressure, and this is worsening as blocks in Ingle Farm continue to be sold and split. This plan will add to the congestion, and should not go ahead before predictable traffic impacts are accommodated'.

3.2.6 Further information

This question allowed for free form responses to what further information respondents would like to receive. Seventeen comments were made. These included the following topics:

- Regular updates
- More details on the plan (number of houses, parking areas, street lights etc.)



- Traffic impact predictions and how impacts will be managed/addressed
- Final concept plan
- Timing and schedule to implement development



4. Stakeholder Engagement

4.1 Workshop

A stakeholder workshop was held on Monday 29 March 2021 at 6-7.30pm at LIFE Church. Representatives from the following groups were invited:

- North Ingle School
- Ingle Farm Primary School
- LIFE Church
- Ingle Farm Neighbourhood Watch
- Ingle Farm Shopping Centre
- Northern Districts Baseball Club
- Ingle Farm Amateur Soccer Club

These invitees were the same as those identified for the first stakeholder workshop held as part of the Stage One engagement.

Representatives of North Ingle School, LIFE Church and Ingle Farm Amateur Soccer Club were in attendance. Ward members Councillor Woodman and Councillor Henningsen also participated in the workshop and it was attended by City of Salisbury staff and facilitated by URPS.

Participants were shown the draft concept plan and the key elements were described. The workshop posed three main lines of enquiry including:

- What do you like about the draft concept plan?
- What could be improved?
- How well do you think the initial engagement feedback received from the community has been reflected in the draft concept plan?

4.2 Summary

Representatives provided the following feedback on what they liked about the draft concept plan.

The overall sentiment was that they were supportive and excited about what development would bring to their community including new residents, students, parishioners and affordable housing options (including for those looking to downsize). Representatives noted that they liked the 'green' – including reserves and streetscaping, and the shared use path. They felt that the development would be a 'facelift' for their suburb.

There were some concerns noted with the draft concept plan, and opportunities for improvement, including:

Overlooking at North Ingle Farm Primary School

There was concern that the two storey townhouses located near the school would result in overlooking and present safety issues for children attending the school. Some participants identified that the way to resolve this would be to make these houses single storey, while others identified that the two storey



houses could be designed to manage overlooking and would provide passive surveillance and therefore increased safety for the school. There was also discussion about creating a 'hard edge' to the school at this locality which is currently open space/Walkley's reserve.

• Safety concerns regarding detention basin

Concern was raised about the safety of the detention basin given its close proximity to North Ingle Primary School and that there is no fencing around the school oval at this location. This would mean children could 'run into' the detention basin, posing a safety risk. It was noted that the provision of fencing around the school was not a Council responsibility but something to be raised with the Department of Education.

• Opportunity for drop off zone and traffic management

Providing a drop off zone for North Ingle Primary School in Grenada Avenue was suggested. The school noted the potential for increased traffic movements and traffic speeding through the area as result of more development which poses a safety risk to children travelling to/from school.

Desire for car parking

Life Church experience car parking issues particularly when holding larger events, and identified the opportunity to create a co-located car parking area that could be used by the church as well as visitors to the reserve area.

Activation of the area

Life Church identified their desire to open a café on site which would further activate the area and provide an opportunity for local people to gather. This would further enhance other services provided by the church which includes Foodworks every 2 weeks where people come to collect grocery items.

• Buffer zones between housing and Life Church

It was noted that there is noise generated by the church which is an issue for some residents. A desire to provide a sufficient buffer distance/measure to mitigate noise for new residents was expressed.



5. Other engagement activities

5.1 Dedicated project mailbox

Eight emails were received during the consultation period that provided feedback. Comments were focused on traffic movements through and around the proposed development as well as the type of housing proposal. Some indicated their level of support for the proposal.

5.2 Dedicated 1300 number

Several phone calls were received through the 1300 project number, with 8 individuals choosing to provide feedback. Four of these calls were received following a letterbox drop undertaken by a resident around 26 April 2021.

The feedback received included:

- Concern over the existing infrastructure capacity (i.e. roads) in the area being able to adequately accommodate increase in traffic etc.
- Safety of locations of entry points to new development (i.e. located near bend on Denning Ave)
- Housing type, design and density (not wanting high density or two storey)
- Concern about loss of open space and loss of tree canopy
- General support for development on this site (one respondent).

5.3 Responses to social media

Throughout this Stage 2 engagement, 3 social media posts appeared on City of Salisbury's Facebook and Twitter platforms encouraging community to have their say on the draft concept plan (see Appendix E).

All posts received minimal shares and comments. Those comments received varied between support for the plan and concern in changing the use of land from its original intended purpose (road corridor).



6. Directions for consideration

Stage Two of the Walkleys Road Corridor Reserve community engagement shows that there are still mixed views about developing the area for housing. These mixed views predominately relate to traffic and car parking and the type and density of housing proposed.

Traffic and car parking was the greatest concern expressed through the Stage Two engagement, continuing this theme from Stage One. It was consistently identified that there are already a number of issues and pressure points with traffic and parking in the area, with many of the view that the new development would only increase this. Underpinning this view were concerns about safety and noise. This theme also encompassed comments about entry and exit points to the new development area and their suitability in how they link to existing local roads.

Participants also raised concern through the Stage Two engagement about the density of housing with a focus on the small size of blocks proposed and the inclusion of townhouses. Many people expressed a preference for single storey dwellings only, 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 and could be considered further by Council in progressing the concept plan to the next stage of design development:

Parking

- Provision of on-site parking to minimise on-street parking in new residential development area
- Creation of a wider internal road network through the development that includes indented on-street parking bays
- Creation of a co-located car parking area that could be used by LIFE Church as well as visitors to the reserve area at the southern end of the new development.

Traffic management

- Undertake a formal traffic study to quantify the impact of increased traffic on the local area including taking account of public transport and intersections (i.e. Sullivan Rd/Montague Road, and Baloo St/Bridge Road)
- Work with North Ingle Primary School to create a drop off zone in Grenada Avenue to avoid potential safety risks posed by increased traffic from development
- Relocate entrance ways to internal streets from Denning Street away from where the road bends to increase safety outcomes
- Widen the internal road network of the development to account for traffic and access for emergency services, rubbish collection, deliveries etc.

Housing

- Improve design of housing near North Ingle Primary School (currently two-storey) to avoid potential for overlooking (could be via single story or change of design of two-story dwellings)
- Consider greater set-backs of housing from roads throughout the development
- Consider proximity and design of housing near Life Church given existing noise complaints/concerns.



Reserves

- Include infrastructure to support a range of activities and access e.g. bbq's, play and exercise equipment, tables and seating, walking paths
- Improve connectivity into and through new development area to provide greater access and connections for existing residents as well as new residents.

Detention basin

- Relocate detention basin further away from North Ingle Primary School
- Improve perceptions of safety management around detention basin i.e. fencing (particularly given that the school oval is not currently fenced at this location.

Activation of the area

• Incorporate building infrastructure to support the establishment of a new small business in the area such as a café where local people can gather to interact socially.

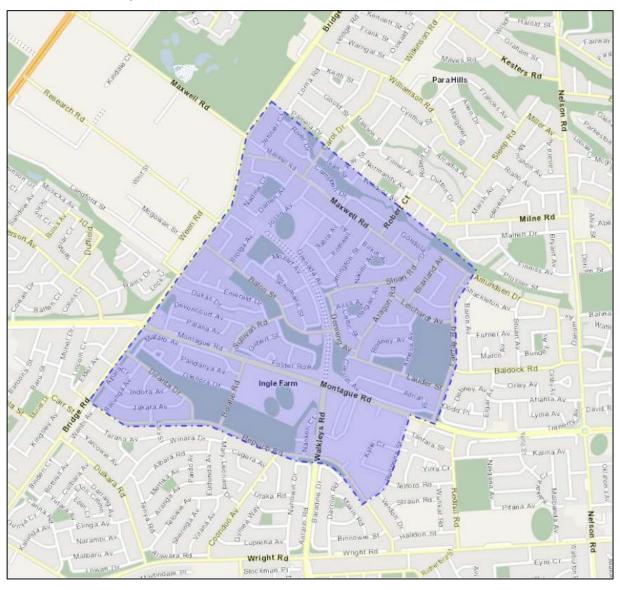
Given the level of interest of existing residents in particular aspects associated with the potential development of Walkleys Road Corridor it is recommended that Council provides further information to residents about the following:

- Traffic impact predictions and how impacts will be managed/addressed
- As a result of the engagement, what elements of the draft concept plan have changed and what stayed the same along with the reasons why
- Final concept plan including detail on the number of houses, parking areas, streetlights etc.
- The steps involved in progressing the concept plan through to construction including approval processes and opportunities for further consultation
- Timing and schedule to implement the development.



Appendix A

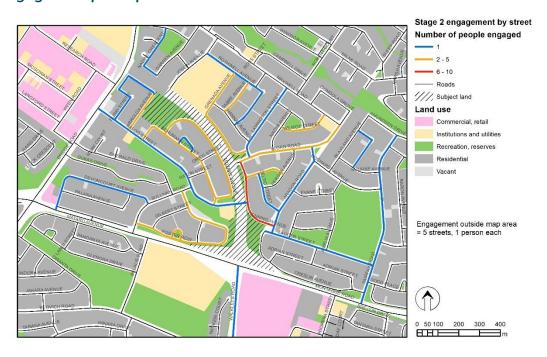
Catchment for post/letterbox distribution



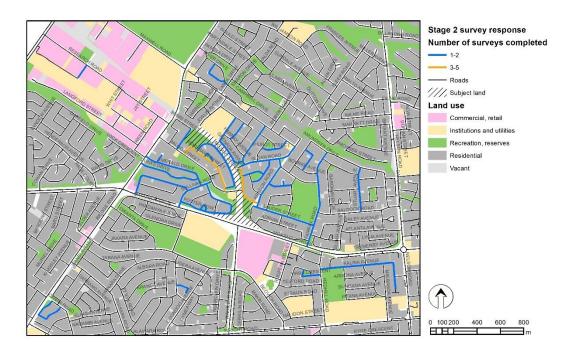
Appendix B

Geographic location of participants

Engagement participants



Survey participants



Appendix C

Verbatim responses from pop up community engagement event

How could the concept plan be improved?

Traffic and parking

- More space for road because people have house parties
- Entry/Exit at Montague Rd intersection for access for minimum of some redevelopment
- No extra road. Put on Brolga Ave. Keep the same traffic a problem with church at the end as it is
- Montague onto Sullivan Rd RT. Very dangerous
- No housing on crossover roads at Baloo-Lladyn etc
- Car parking (on street) on bus route
- Car parking a problem Foster Row. Sullivan Road look to off street park
- Car parking at Russian church on Brolga
- Bus services and movements interchange
- Traffic on Sullivan Rd
- Traffic lights at Sullivan Rd & Montague. Presently dangerous
- Lights at Sullivan and Montague Rd. Already difficult to get out due to traffic
- 4-way intersection at Walkleys
- Wider traffic impact assess
- Sullivan/Montague Rd
- What about bus route?
- More onsite car parking for townhouses
- Turn left option out of Burri into bridge?
- Access across Northern residential area to school
 - traffic hazard?
- Consider how manage parking/users of commercial development on Montague Rd
 - Busy road already
- Fix existing on street parking issues



- Existing corner on Schumann is hazardous
- Corner cutting, speed
- Aragon St condition of road surface/subsidence (SA water infrastructure "sink holes"?)
- Concerns about bus connections (e.g., Tindale College/Paradise interchange) Routes/stops not well integrated
- Existing on-street parking issues in narrow streets/bus routes
- Support for an access across corridor (new road connections)
- Concerns about access from Montague Rd
- new entry needed
- development will add to it
- Left in/out of Walkleys Rd?
- Bus shelter/seating needed at Burri Rd/Bridge Rd stop. West side of bridge
- Infrastructure shortages?
- traffic congestion
- Church creates traffic/ plug on Brolga. No parking signs needed on church doors
- Difficulty of egress at Baloo to Bridge Rd
 - ban U turns on Bridge Rd?
- Indented Bays for bus stops on Montague
- Baloo St, bus route
- · Schumann St traffic calming
- Dukes Dr, Sullivan Rd 4-9 4-6, Speed limit Montague Rd
- Make exit thru to Walkleys Rd Montague Rd
- On cleared around one house on "freeway" wide footpaths both sides
- Baloo St speeding is a HUGE issue
- traffic calming
- manage car parking, traffic



Housing and built form

- Architecture should be sympathetic to existing homes
- Concerns about 2 storeys
- Increase set back of houses on Foster Row adjacent Montague Rd.
- 200+ houses is too many!
- Balance new development with green
- Prefer single storey houses facing Brolga Ave
- No townhouses
- No houses looking the same from the street 'no house twins'
- Housing not too close together
- Fewer town houses, especially at Joslin/Burri St end
- No townhouse living!
- PLEASE no double storey houses (single only)
- No townhouse development
- 300-600m allotments are too small
- Less townhouses because more green spaces, more benches
- no townhouse
- Face houses to Mozart
- Traditional allotment
- Wider streets, traditional
- No 2 storey buildings or townhouses
- Will be good for the are if "done well", Quality housing

Open space

- Entertaining areas with picnic tables possible north end
- Want to keep trees on Brolga Ave. Reserve to maintain wildlife and appearance
- Places for kids to play
- BBQ, picnic, shelters, kick-about
- Green corridor with public facilities



- Plant fruit trees as street trees
- Love park at Northern end
- Green trees on Foster Row & pedestrian connections
- Activated spaces, Green
- Tree canopy
- Good to keep open/green spaces
- BBQ & picnic areas to have public toilet
- Ensure adequate number of kid friendly reserves
- Retain as many trees as possible
- Ailsa Ave reserve can this be upgraded? E.g., BBQ to encourage local community to gather
- Trees in reserve need removal/replacement trees (open views/better trees)
- BBQs in the Brolga reserve
- Activated space around church
- fruit trees
- What will happen to birdlife who live in present habitat?

Footpaths

- Walking trail to connect Schumann with Brolga streets?
- New footpaths to be wheelchair/gopher friendly
- More footpaths in existing reserves
- Denning St good footpath, Maintain footpaths
- Integrate bus, information on buses,
- Park at South end of Denning & Baloo
- Access from Baloo St

Safety

- Park with BBQ's next to school, detention basin next to school is a hazard
- Sullage pits & flooding at retirement living
- Change houses to back School oval and if needed put road as no through in middle
- Lighting of reserves and trails



- Road backing North Ingle School oval, not good idea
- Defection basins will potentially reduce amenity

Other

- Noise from the church (drumming)
- One house per freeway
- Be fully aware shops and commercial areas could have problems if shops too close
- , Existing issue with rubbish on streets now will be accelerated by more housing
- retirement village residents will be big users of reserve
- House Prices



Appendix D

Online survey verbatim comments

These written comments are provided verbatim and so will contain spelling and grammatical errors that have not been corrected.

Question 2 - You told us that the following points are important to you. How well do you think these have been reflected in the draft concept plan? Other (please specify)

- Any comment stating a negativity impact on existing infrastructure is misleading considering the
 existing has been in place for over 50 years and the NBN is currently delivered via existing copper
 wire at a maximum of 12 Mbps (Confirmed by NBN tech). These area should be developed for the
 benefit of existing residence.
- I would like to see a park lands with trees, lakes, Pathway and bike trail for people to enjoy.
- Would like no townhouse in the area. We are not mawson lakes, West, st Clair, lights view ect. We are a nice quite suburb and done need/ want townhouse
- There needs to be more trees. At the moment there are approx.150 trees in this area. The plan shows less than 1/4 of that amount. I like the idea of the walking track around the whole area.
- Regarding large open space from Brolga to Mozart Poor design all-round creating a rabbit warren with far too many entry and exit points. Why take away so much open space? The retirement village on Burri/end of Brolga is misplaced in design I can not fathom how poor the build will be for what is suggested. The retirement village is the reason the corridor can no longer be used for its intended purpose. Bravo to the genius who sold that land off.
- No enough detail, esp. on access/egress. Plan looks like it reduces access via currents roads, but how will that effect bus route for example?? Highways Department has massive infrastructure under the corridor for previous road plans how will this be remediated??
- If you build the hoysing on Walkleys Corridor it will be worse than the EYE-SAW MONTAGUE
 FARM all the housing is too close together n the roads are too NARROW. A few years ago a
 LITTLE 8 yr old BOY BURNED ALIVE IN HIS TOWNHOUSE BECAUSE THE FIRETRUCKS
 COULDN'T GET THRU THE STREETS AS ONE OR TWO CARS WERE PARKED ON THE ROAD N
 STREETS WERE TOO NARROW,
- Need few biger blocks (possible the ones on montague road) and have few design requirements to give the area a nice feel
- No Public Transport access through the area to get from Mawson Lakes to Tea Tree Plaza through Ingle Farm.



- There is an "incredible "amount of hoon drivers around this specific precinct where SLOAN RD is contained. I believe that the "initial idea" of a main roadway through the corridor is not totally lost due to the BRIDGE RD implementation years ago, could SLOAN rd travel through (where there is a dead end sign and continue on out straight through to MONTAGUE rd? I'm unsure how this will reduce hoon drivers but I'm almost fed up with the constant noise and sight of citizens squealing their car around a bend and up or around the hill here :-/ There are black marks all over the roads & something needs to be done to give other routes to drivers that doesn't lead them on suburban side roads with windy edges and kids playing around the corner :-D
- No access (walking path)to Montague rd for residents on foster row (parallel to Montague rd) and surrounding streets.
- Houses on the corner of Baloo Street need to be single storey so people turning out of Denning Avenue (from either direction) can see oncoming traffic from Baloo Street.
- Include space for a bus interchange bus services will be affected which may justify an interchange. Walkleys highway needs to be an intersection, not a T junction, to take pressure off Sullivan Rd. Sullivan Rd/Montague Rd intersection and and Baloo St/Bridge Rd intersection will not cope without lights. Bridge Rd will end up with lights at Baloo St, Research Rd and Maxwell Rd. Montague Rd will end up with lights at Fairfax Rd, Walkleys Hwy, Belalie Rd and Sullivan Rd. Porous concrete should be used to help alleviate stormwater issues.
- 1 Prefer no townhouses on brolga avenue as im already on the low side. Will they be facing the School? 2 No new road coming into Brolga Avenue as parking is already a problem with the Church at the end of the street. The road is not wide enough as it is, increasing traffic will make it worse. Prefer the suggested service Road be a no through road on Brolga avenue. 3 Just a suggestion that perhaps a nature strip parallel with Brolga and a service road in behind the nature strip for the proposed new housing on the other side thus making the road wider and providing privacy on both sides. 4 Lots of wildlife would like to keep trees on reserve along Brolga Avenue or incorporate as part of a nature strip. 5 No box houses like the ones at the end of Baloo Street and Bridge Road. 6 No fast food outlets to be built. 7 concerned about extra housing that choose to have wood fires as air quality is pretty poor 8 during winter months as it comes in through air-conditioning vents. (I would like these fires banned in residential areas). If you have control these.
- Impact to existing residence with heavy equipment, building and trafficking around said development.
- It is disappointing to note that the 'open' spaces are generally the waste land sections of the existing site. They are the storm water runoff line, which marks up as a stream in topo maps and behind the retirement home where practical access is poor.
- Looks fantastic, please proceed with it and dont let us down again, we badly need it to improve this suburb which compared to Walkleys Heights and Mawson Lakes is looking very old and tired.



- The request to keep open views to Outer Harbour should also be extended as a courtesy to Bergan Avenue if that feedback is to be considered fair. Council planted ugly weeping dead looking trees in the Bergan Ave Reserve which now block residential views to Outer Harbour that once previously existed. Why do others get to keep their views and we have lost ours and property value? Landscape and BBQ the area like the proposal so it blends in and make it Greener, it's just plain nasty!!
- My Main concerns relate to housing. There are already many sub 300m2 houses in the area that are causing traffic and parking congestion.
- Yes Council receives rates for homes built & I am not against that BUT Parking will become a severe problem if housing is high density and families grow where kids now drive and need parking spaces. That is not talked about enough. So please make sure that there will be enough parking for cars and that owners and tenants do not use garages for storage but actually park cars in their garages. We have neighbors at number 7A and 7B Wentworth drive that have 5 cars and mostly park on the street. They do not use their garages for cars. That needs to be considered I feel. I am not against development and luckily on Wentworth drive new houses are not all two per cleared block of land. That helps traffic density. Three homes on a single cleared block should never be allowed. In Modbury North there are big problems already because they allow three homes per conventional single home block of land.
- You have ignored all of us and our concerns with this half baked plan designed by people who have no idea the issues we deal with.
- This upgrade will effect the flow of traffic at the intersection of montegue and Sullivan road it is already extremely hard to do a right hand turn onto Montague Road during peak traffic times this intersection would need a upgrade including traffic lights to help with the flow of traffic.

Question 3 - What do you see are the benefits of this plan to you and your community?

- This plan will only increase the already stretched infrastructure and enhance the traffic risk further with the continuing in action to install speed management and restrict the flow through access from Montague Farm and Bridge Road.
- Will not benifit the community council will allow buildings that are not reflective of the area. This has shown in developments in Ingle Farm that council have approved.
- The council cannot currently manage green spaces, verges i.e Wright Rd verge with dead trees, Walkley Road is currently lined with dead trees and rubbish. Meanwhile Walkley Heights and Mawson Lakes look picturesque- Ingle Farm is the poor cousin and dumping ground.
- No benefit AT ALL to existing residents.



- Massive upheaval, and loss of green space is unacceptable.
- Gives inglefarm a fresh face
- Need to have more emphasis on Green Space and public transport connections. More highdensity townhouses will contribute to traffic problems, on-street parking will not be catered for unless blocks have enough parking for one car per-bedroom.
- The initial purpose of extending Walkleys Hwy through here was the best idea, but the horse has bolted
- I would love to see a Mawson lakes type area with a lake and nice park area built opposite Grenada Ave . Neighbours on either side are agreeable in seeing parks/playground areas. Even new housing would be more of an improvement!
- Jobs are unlikely to be guaranteed to locals in my community and to infer that is tantamount to lying. We pay a cost in loss of open space the Council has taken no responsibility for beyond slashing and then take from us to use the money in other parts of the city. Housing choice is already covered in the 30 yr plan for greater Adelaide in which the Council has targeted our suburb for redevelopment due to the age of housing stock, proximity to public transport and shops. Opening up more land doesn't really bring something to our area that you're not already doing with housing stock renewal. Our parks are poorly maintained and are not places that are appealing to visit. The park in the storm water drain on Barloo Rd is a good example of the poor quality facility you provide. I'd have more confidence in your claim of better parks if you were providing good parks across the suburb already. Be honest, the current iteration is an infill site where the only 'open' space either needs to be kept clear to manage flood events or in sites hard to fit a road into rather than a valued place for our suburb.
- It will get rid of that terrible area which is basically mainly weeds and doesnt realy get looked
 after by the council. It is an embarrasment to think that people who come to visit us have to drive
 past that area which in summer is barren and desolate and in winter is full of two foot high
 weeds.
- Montague to Baloo St MUST have a feeder road straight ahead from the intersection. To get out of the area there are minimal choices that are currently poorly managed. Such as Fairfax Rd with no left turn slip lanes. The opposite is true with new residents making a rat run to get out to main roads. A footbridge over Montague Rd is needed for pedestrian safety as well as bicycle lanes. If bringing in more people is the aim, surrounding amenities also need to be looked at, not just in the confines of the development proposal. Closer bus stop for O-Bahn and less need to walk long distances or transfers. NO community housing PLEASE, already see issues with Bridge\Baloo development. Way too many subdivided blocks and crammed housing. Beginning to look high density and needs to STOP!



- The only people benefiting are the retarted council who can't balance the budget without selling off the land but still manage to vote themselves a pay rise.
- You're taking away the openness feel and we'll become a sea of rooves like other new developments.

Question 4 - What do you see are the benefits of this plan to you and your community?

- Council has already demonstrated its plan for high density living with approval of 6 new residences on Sullivan Road and 5 on the corner of Sullivan and Foster Row replacing three residences with block areas as small as 220m2.
- There's to much housing and not enough open space for people to enjoy.
- The areas should be kept for local parks and a reserve. Building houses will just create more traffic, noise pollution and denser living.
- As council could use the money they intend in this development for road improvements and upgrades of parks eq placing toilets in parks.
- Should be kept green open space.
- What implications does this have for the local schools I including North Ingle School and Ingle farm primary? As Roma Mitchell is at capacity, whatchoices for schooling so Secondary students have for education in the local area? With council not using this space it hasn't costed a NB thing, but the extra revenue, will that be used within the area or in areas other to this by council, leaving the new areas to become run down similar to montague farm estate?
- Please no more housing, we already have enough people who bludge and contribute nothing to the community. Ingle Farm has a dreadful reputation and this development will continue with that.
- I've heart some neighbors in support of the plan and others are against. We dont want the area to be over crowded and no room for parking. We do hope the new houses (not townhouse) brings more support for our little school
- Two story town houses along Denning Avenue between Balloo Street and Aragon road will take away our view and cut down on cooling breezes in summer. SINGLE STORY HOUSES WOULD BE BETTER. Also, Llocal older residents who are considering down sizing and want to stay in the area DO NOT want to have to climb stairs every day!!!



- To add to what I have already stated. You have already built a Mawson Lakes why ruin a perfectly good suburb like Ingle Farm. The area is already getting extra housing with all the subdivision going on, we don't need to box it in by taking away open space.
- We say "No" to the destruction of our open space. We say "No" to the removal of our trees. We say "No" to cars left parked on streets due to insufficient off-street parking that goes hand in hand with high density housing.
- Hi, I am a business owner in Ingle Farm Shopping Centre, and also reside in Ingle Farm, but I want to build a new home on 600sq there is nothing in the area, so I would like the opportunity to purchase asap.
- Its never going to work n its going to be like a trailer park too many people n not enough space
- Adds value to the community. Makes area safe as well as at the moment the reserve is very dark and not very safe
- It will exacerbate existing traffic, stormwater, amenity issues, and create new problems if the existing charact of the area isn't maintained.
- I am against developing housing infrastructure in the beautiful open space across our street. I am concerned about the significant environmental impacts if such developments are commenced. I am also concerned about the increase in noise and traffic in the area. However I support the development of green spaces and parks that will benefit our small children. The play areas in Ingle Farm are poorly maintained and so we do not take our kids there. A creation of a developed green play area would be a nice feature.
- I believe that the "substantial parklands" here are useful and refreshing as well as supportive to the clean air which we receive.
- I don't trust the council to be invested in the best interests of the community when the main benefits will be financial towards the council
- Taking away open area with housing opposite us with no benefit to us. No park or green space or access straight through (pathway)
- I will need to adjust to the different view and new people in the area
- Because the council will do what it wants
- The impact on Sullivan Rd & Montague Rd intersection has not been addressed. Accidents at this point are already increasing due to congestion. Traffic coming up from Bridge Rd is travelling at 70km. Speed limit needs to be decreased. More traffic will increase around the neighbourhood.



Address the existing problems first. I avoid this intersection myself now if possible & I've lived here over 20 years.

- From Baloo Streeet to Aragon Road there are only 2 storey town houses along Denning Avenue which will block both our view and the prevailing Southerly winds when needed in summer. It also impinges on our privacy in our own home. Single storey houses would be much better.
- It didn't include any of the points I had previously raised as important. (traffic/bus/porous concrete)
- Would like to keep a reserve opposite my house which I have enjoyed for many years along with the wildlife it has attracted. I have concerns about the water run off from houses as we are on the low side as well as the increase traffic.
- I am only interested in housing directly opposite Montague rd and a nice park area opposite Grenada Ave .
- Don't have faith in council.
- Getting rid of an eye sore. Nothing worse that looking at a space not being utilised for any purpose. Besides the very small amount of residence that live on the boundary, providing a view across it is pointless space to all other residence. The increase in the recreation space and new housing can only complement a area already being redeveloped via knockdown rebuilds.
- It has run roughshod over community expectations and desires
- The poor incorporation of green space, the lack of consideration for other open space purposes, the inclusion of considerable areas of townhouse sections and allowance of double story housing despite initial community feedback strongly indicating a lack of support for double story and multistory development.
- Originally I thought this was a good idea but after reviewing the plans in detail it doesn't appear concerns of many residents regarding traffic issues have been addressed. Baloo St and Sullivan Rd will continue to be the major access points and these are already busy and dangerous roads at times. The issues on Montague Rd at Walkleys Rd and Sullivan Rd will be significantly worse. To simply suggest this is the State Governments responsibility is inadequate. To suggest local traffic after the development will be monitored is a ridiculous response as it will be too late at this point. It appears the council is looking for the easy option to gain the rewards of selling off this land without actually working hard to develop a proper strategy regarding the increased traffic it will generate, including on the feeder roads which may be the State Government's responsibility. I do like the parks and walking trail but feel I would rather retain the existing than risk the potential traffic issues.
- It just looks like something that is badly needed in this area.



- There is a lack of infrastructure, on street parking and public transport facilities. To add many more houses will increase traffic through the area with no option for transport other than cars.
- Distrusting of Salisbury Council, simple as that. Have suffered significant financial loss in the past due to mis management by council of a local development. Don't get this one wrong that's all I can say.
- I believe this plan will be a good support the the locals by developing some parkland and play areas
- Vague, it would nice to know how many allotments for housing are allowed for, along with minimum and maximum land size.
- I support it as long as my views above are taken into account. We love Ingle Farm and to be part
 of Salisbury Council but please don't create Ghettos or problems areas for short term money
 gains. I expect the sensible Salisbury Council to do the right thing for the local Ingle Farm
 Community.
- It seems a good way of developing an unutilised resource. It should create a pleasant and harmonious park with new residences embedded.
- Lack of infrastructure and poorly thought out due to the councils financial ineptitude.
- I don't want to live surrounded by townhouses. How about changing the proposed plan by removing all townhouses and leaving that as landscape with the new proposed housing developments. We do not want to become a Lightsview! If we did, we'd be living there.

Question 5 – Is there anything else you would like us to know?

- Keep the land for parks/play grounds/ bbq etc. do not build.
- No
- Leave more green open space
- Open and green spaces are lovely, why not use this area to create a welcoming environment for the community who are already co contributing to the council purse?
- Fix up the green spaces of single Farm now! Give us fancy signage and plant decent trees along the main corridors as the current corridors are embarassing. Dead trees, dirt and weeds currently line the South Ward.



- We hope the gardens, parks and, green spaces and the walking track we created are utilized well and maintained. We have many people play cricket, football and catch on the paddock and still want space for that for our children
- Cars & motorbikes speed along Denning Avenue between Balloo Street and Aragon Road at all
 hours of the day. New streets entering into Denning Avenue would be dangerous. Street should
 run into Baloo and/or Lauder Street.
- Does more housing equal a reduction in council rates in the future?
- Where is this proposal coming from? Who, or whom is pressuring council to persist with this development? Is there a developer pressuring council?
- When will land be released
- The trees are well rooted n will cause major damage to piping n concrete structure will get rooted n
 damage all housing. Plus we need the trees as the WILDLIFE IVES IN THEM..plus the trees make our
 air cleaner. N there is over 1000 INCH ANT colonies plus the bull ants n black ants. Where are they
 all going to go????????? PLUS THERES THE PURPLE WATER PIPES UNDER THE PADDOCK
 BETWEEN MOZART AVE N DENNING AVE..
- · Having an entry from montague road via a service lane, dedicated for new development
- Not at this stage but I my have follow up feedback at a later stage.
- Traffic out of Khartoum onto Montague Rd is another problem which will increase. Cars cannot leave the Khartoum carport to turn left onto Montague Rd because the traffic lights at Walkleys Rd are set at an incorrect sequence. Too much favour is given to cars turning right from Montague Rd onto Walkleys. This will be compounded with proposed development.
- Proposed road entering Denning Ave in front of our house is not very practical due to the lack of vision, which we now have, down the street due to the sharp bend which people speed around both day and night.
- The surrounding streets are already under traffic pressure, and this is worsening as blocks in Ingle Farm continue to be sold and split. This plan will add to the congestion, and should not go ahead before predictable traffic impacts are accommodated.
- 1 Prefer no townhouses on brolga avenue as im already on the low side. Will they be facing the School? 2 No new road coming into Brolga Avenue as parking is already a problem with the Church at the end of the street. The road is not wide enough as it is, increasing traffic will make it worse. Prefer the suggested service Road be a no through road on Brolga avenue. 3 Just a suggestion that perhaps a nature strip parallel with Brolga and a service road in behind the nature strip for the proposed new housing on the other side thus making the road wider and providing privacy on both sides. 4 Lots of wildlife would like to keep trees on reserve along Brolga Avenue or incorporate as



part of a nature strip. 5 No box houses like the ones at the end of Baloo Street and Bridge Road. 6 No fast food outlets to be built. 7 concerned about extra housing that choose to have wood fires as air quality is pretty poor during winter months as it comes in through air-conditioning vents. (I would like these fires banned in residential areas). If you have control this will new houses

- North ingle school couldn't cope with extra students. Parking of traffic, and as I understand it, height restrictions due to Parafield airport.
- i'm a happy resident.
- I do not support this development in any way. It is of too high a density for the area and rips away green spaces from our community. Any so called "parks" that have been included in the plan have been placed for the benefit of new town house occupants and not for the use of existing residents.
- When are you going to start??
- Hoon behaviour is a problem. Just look at the road near the Life church and surrounds. Remember Beovich road and the man that was struck and killed in front of his kids!! Council was on the media, speed cameras, options we will do this and that. Still waiting!! Whatever you do in the area has to make things better not worse.
- As a parent with 2 kids, I'm concern about entertainment opportunities of this plan. I would expect
 enough parklands and playgrounds facilities for the kids as well as a walking/bike riding trail and
 some workout facilities within the parklands. I will also be worried about traffic management issues
 and I hope sufficient actions will be taken to rectify traffic and street carpark issues as we're gonna
 have more people living in this area.
- Please ensure that no new junk homes are built.
- Perhaps consider some outdoor exercise facilities for both adults and children. The walking trails and paths are a great idea. A few picnic areas would also be good. Some concrete table tennis tables. A badminton/volleyball/basketball area.
- Please just upgrade the intersection I mentioned above.
- How about fixing the footpath from Sloan Road, along Aragon Road to Lauder for all the senior citizens that walk daily to the Ingle Farm shops. It doesn't help that there is no footpath on one side and the side with the footpath is destroyed by all the new houses being built. High fences to the footpath is also a danger to pedestrians. On street parking on Aragon is horrendous now at the South end with all the new builds on the street. It will be even worse when the 4 houses together are finished. Not sure why you approve plans that only 1 car can fit in the driveway.



Question 6 – What other information would you like to receive?

- If council goes ahead with this plan what houses will be built and adequate parking which council has not thought about in approving developments within Ingle Farm.
- Plans for schools
- Regular updates
- A better concept would be nice!
- When will land be released
- Time line of project. Number of houses proposed. Pricing
- I'm a Project Management Bachelor student so I am interested in EVERYTHING I am legally allowed to be sent :-D
- Complete layout of off road parking (Mozart Street) & street lights
- Please address the traffic situations. Extra council rates in the coffers should not be the
 motivation for development. Will our council rates increase? What is the traffic impact through
 peripheral streets? What is the noise impact? Already we see new knock down/rebuild with 3 or 4
 on one block and no parking, so now our streets are clogged.
- Ongoing updates on this project.
- Traffic impact predictions and proposed road modifications to address these. Proposed changes to bus routes/services.
- updates
- How long until this development will start? Great idea and badly needed to improve Ingle Farm as a good area.
- Visual map plan of development not just a yellow line following the streets around the area.
- Starting date
- If proceeding the plan, more detailed information about street layouts, housing, parks, playgrounds, local shops, etc
- When final plans are drawn out. Publish what they are etc.



Appendix E

Engagement materials

The following engagement materials were produced:

- Information brochure
- Postcard promoting project and pop up engagement event
- Signage on site promoting project and pop up engagement event
- Posters used at pop up engagement event
- Online survey using survey monkey
- Social media posts

Copies of each of these materials is provided within this appendix.









Walkleys Road Corridor

Strategic Property Development Project

The Walkleys Road Corridor, between Mozart Avenue and Denning and Grenada Avenues in Ingle Farm, has been identified as a possible site for future housing which would incorporate upgraded streetscapes and parks. This site was originally reserved for a future road, which isn't going to occur so Council is looking at other uses.

What you told us

In November 2020, we invited you to participate in a series of activities to voice your ideas and concerns about the future of this site.

Many of you shared your views by attending our pop-up event at the reserve, filling out our feedback form, sending us an email, giving us a call or joining our listening post.

In developing a concept plan, you asked us to consider:

Amenity

The retention of as many existing mature trees as possible and planting of new street trees, valuing the views across the site to Outer Harbour and overlooking of existing housing to new homes.

Open space and connections

Provide green links and spaces, through and beyond the site for amenity, environmental and recreational purposes and create greater connection to the surrounding area.

Traffic and movement

Minimise the need for on-street parking through on-property or alternate street design, so that the new development doesn't put extra strain on existing streets.

Additional Housing and built form

Housing that is predominantly single storey, with varied housing types that positively connects with existing housing.

Mixed use development

Consider the viability of small-scale shops and commercial development that does not create negative impacts to residential areas, while managing impacts on existing operations.

Infrastructure

New development that does not negatively impact existing infrastructure and utility services (including stormwater), and where possible also provides options for new infrastructure (e.g. gas connections) to the existing residential area.

A full report and a summary of feedback received through Stage 1 can be viewed at www.salisbury.sa.gov.au/walkleysroadcorridor



View the draft concept plan and

Have Your Say

- Come to our pop-up event at LIFE Church,
 61 Baloo Street Ingle Farm,
 5-7pm on Thursday 8 April 2021
- Fill out an online feedback form available at www.surveymonkey.com/r/walkleysroadcorridor2
- Email us anytime at stratdev@salisbury.sa.gov.au
- Call us on 1300 539 552

DRAFT CONCEPT PLAN

The illustrative concept plan is a visual representation of the vision and features for the site.

The draft concept plan is also available to view here: www.salisbury.sa.gov.au/walkleysroadcorridor

The draft concept plan has been developed with the following design principles:

- Preserve feature trees and retain as many trees as practical
- Capitalise on the open space and easy access to shopping and transport hub
- the surrounding residences
- Provide high quality, safe and attractive open space
- Improve connection through the site by installing footpaths and walking trails in key locations

 Provide attractive new streetscapes, which feel connected to
 Provide living choices through a range of housing options for the Salisbury community of all ages, backgrounds and budget

Draft Concept Plan features



Parks and Open Space

A new park next to Burri Street and Grenada Avenue proposed will offer new and existing residents a place to relax, meet friends, walk their dogs and play with their children or grandchildren. This space will be irrigated and well landscaped with paths and seating.

The existing gully between Fosters Row and Lauder Street will be

enhanced with additional planting, walking trails, some irrigated areas and seating. Housing will front these areas where possible to provide surveillance and safety into the open space. Opportunity to include a new playspace with elements that can be enjoyed by the greater community within this gully corridor, where new and existing residents can meet and connect. Consolidate the existing playspace in Baloo Reserve

Space under the existing







Paths and Walking Trails A new shared bikeway/ pedestrian path, with feature landscaping along Montague

Road.

to this new location.

A new path from Walkeys community through the neighborhood in a safe and convenient way.

Road to Burri Street to connect

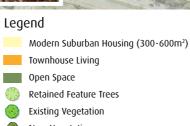
Stormwater

Stormwater detention areas will be built on the new northern park to manage stormwater runoff so that there is no adverse effect on existing residents.













Modern Suburban Housing

- Typically these are 3-4 bedroom single storey (sometime two storey) homes for families, couples, retirees who want to live in a house on its own block with a backyard.
- This type of housing will generally face the street, has a front yard, a garage and space for parking a car (or two) in the driveway. Blocks will be between 300 and 600 m² in size.



Townhouse Living

- This housing type will offer the community lower maintenance living options in two storey and single storey 2-4 bedroom homes.
- While these homes have compact backyards, they will be located next to open space which residents can use to stay active and connected to nature and their community. These homes will front open space where possible to provide surveillance and an increased sense of safety.
- Car parking will be carefully planned out for these areas to ensure adequate resident and visitor parking spaces are provided.







The draft illustrative concept plan is a visual representation of the vision and features developed through community engagement feedback and the strategic direction in the City Plan and the project objectives. The plan represents an option of what the Walkleys Road Corridor could look like with the proposed masterplanned residential community. Some factors will be considered as part of more detailed planning design and investigations subject to further community feedback and future Council decision

Walkleys Road Corridor DRAFT CONCEPT PLAN







Landscaping

 As many existing trees as possible will be retained to maintain the natural appearance and environmental benefits of the area. New trees will also be planted to enhance the existing landscape character.



Roads

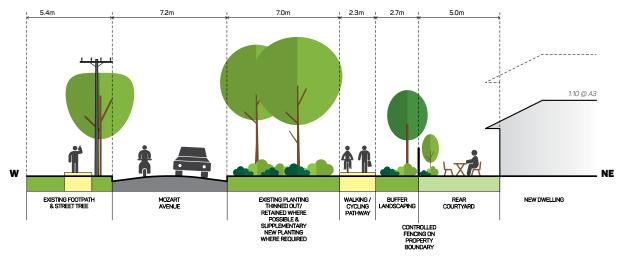
 Limited new through roads across the site to prevent 'rat runs' and through traffic.

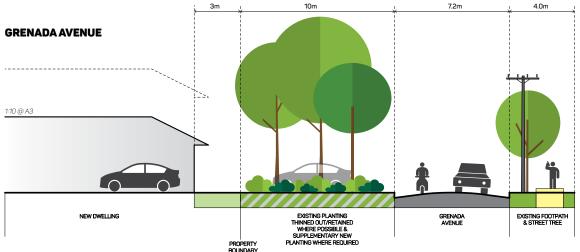


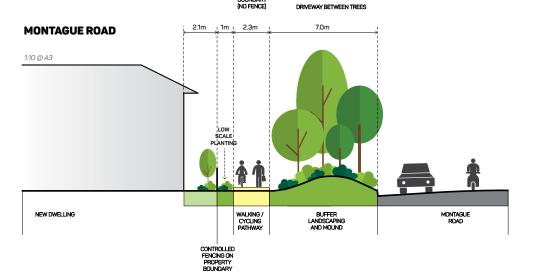
Streetscapes

 Attractive new streetscapes are planned that allow for offstreet carparking. Streetscapes will also provide street trees and understory planting for shade, greenery and colour.













Walkleys Road Corridor

Draft Concept Plan

The Walkleys Road Corridor, between Mozart Avenue and Denning and Grenada Avenues in Ingle Farm, has been identified as a possible site for future housing which would incorporate upgraded streetscapes and parks.



We are seeking your feedback on the draft concept plan.

In November 2020, Council asked the community for their views about the future of this site. The issues and opportunities identified have helped in the development of a draft concept plan.

The draft concept plan is available to view here: www.salisbury.sa.gov.au/walkleysroadcorridor

To give your feedback:

- Come to our pop-up event at LIFE Church,
 61 Baloo Street Ingle Farm,
 5-7pm on Thursday 8 April 2021.
- Fill out an online feedback form available at www.surveymonkey.com/r/walkleysroadcorridor2
- Email us anytime at stratdev@salisbury.sa.gov.au
- Call us on 1300 539 552

Feedback on the concept plan closes at 5pm on 5 May 2021



Have Isur Say Walkleys Road Corridor

Strategic Property Development Program

A draft concept plan is now available to view here: www.salisbury.sa.gov.au/walkleysroadcorridor

To give your feedback:

- Come to our pop-up event at LIFE Church,
 61 Baloo Street Ingle Farm,
 5-7pm on Thursday 8 April 2021.
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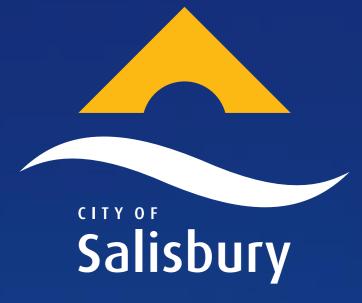


Melcone

to the Walkleys Road Corridor Pop Up Community Engagement Event.

We are committed to providing you with an opportunity to have your say and keep you accurately and regularly informed.

Please sign up for project updates here.



What you told us

Based on the feedback gathered through community engagement held during November 2020 (Stage 1), the 'community's brief' for the concept plan for Walkleys Road Reserve Corridor is as follows:

Amenity

- Retain as many existing mature trees as possible and include new street trees
- Retain views from the site across to Outer Harbor
- Manage impacts of overlooking, noise etc that may be generated from new development

Open space and connections

- The site should be well connected through paths and green space
- Provide new green spaces and recreation facilities like playgrounds, BBQs and shelters
- Keep and improve walking connections through and across the site to Montague Road, Bridge Road, schools, Ingle Farm shopping centre and public transport



Traffic and movement

- New housing should have space for car parking, so there isn't a lot of on street car parking required
- Consider other off street parking alternatives, including indented parking bays to minimise on street parking
- There are existing 'rat runs' through the area
- Design street layout so that a new development does not put extra strain on existing streets

Housing/built form

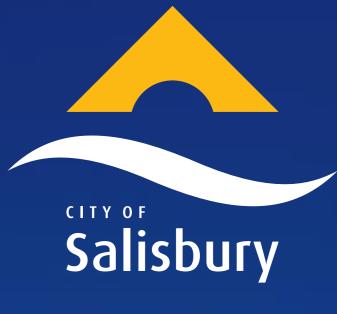
- Housing types and design should be varied through different roof forms and frontages
- Positive interface and connection to be created between a new development and existing housing – no inactive frontages or 'gated community'
- Housing that is predominantly single storey
- No apartment buildings or high density
- Use bigger setbacks and landscaping to make a gentler transition between new houses and existing ones

Mixed use development

- Some small scale shops are ok if they do not create negative impacts (eg traffic, car parking, noise) to residential areas
- Work with existing stakeholders (eg LIFE church) to manage impacts and enhance community connection

Infrastructure

- Consider impacts on infrastructure utilities services of the existing community, and where possible also provide options for new infrastructure (eg gas connections) to the existing residential area
- Effectively manage known stormwater issues in the area







Draft Concept Plan features



Parks and Open Space

- A new park proposed next to Burri Street and Grenada Avenue will offer new and existing residents a place to relax, meet friends, walk
 - their dogs and play with their children or grandchildren. This space will be irrigated and well landscaped with paths and seating.
- The existing gully between Fosters Row and Lauder Street will be enhanced with additional planting, walking trails, some irrigated areas and seating. Housing will front these areas where possible to provide surveillance and safety into the open space. Opportunity to include a new playspace with elements that can be enjoyed by the greater community within



this gully corridor, where new and existing residents can meet and connect. Consolidate the existing playspace in Baloo Reserve to a new location.

• Space under the existing powerlines will be used as open space and to provide walking trail linkages.



Paths and Walking Trails

- A new shared bikeway/pedestrian path, with feature landscaping along Montague Road frontage.
- A new path from Walkeys Road to Burri Street to connect community through the neighborhood in a safe and convenient way.





Modern Suburban Housing

- Typically these are 3-4 bedroom single storey (sometimes two storey) homes for families, couples, retirees who want to live in a house on its own block with a backyard.
- This type of housing will generally face the street, have a front yard, a garage and space for parking a car (or two) in the driveway. Blocks will be between 300 and 600 m² in size.







Townhouse Living

- These housing types will offer the community lower maintenance living options in two storey and single storey 2-4 bedroom homes.
- While these homes have compact backyards, they will be located next to open space which residents can use to stay active and connected to nature and their community. These homes will front open space where possible to provide surveillance and an increased sense of safety.
- Car parking will be carefully planned out for these areas to ensure adequate resident and visitor parking spaces are provided.









Stormwater

• Stormwater detention areas will be built on the new northern park to manage stormwater runoff so that there is no adverse effect on existing residents. These areas will remain dry between heavy rain events.



Landscaping

• As many existing trees as possible will be retained to maintain the natural appearance and environmental benefits of the area. New trees will also be planted to enhance the existing landscape character.



Roads

• Limited new through roads across the site to prevent 'rat runs' and through traffic.

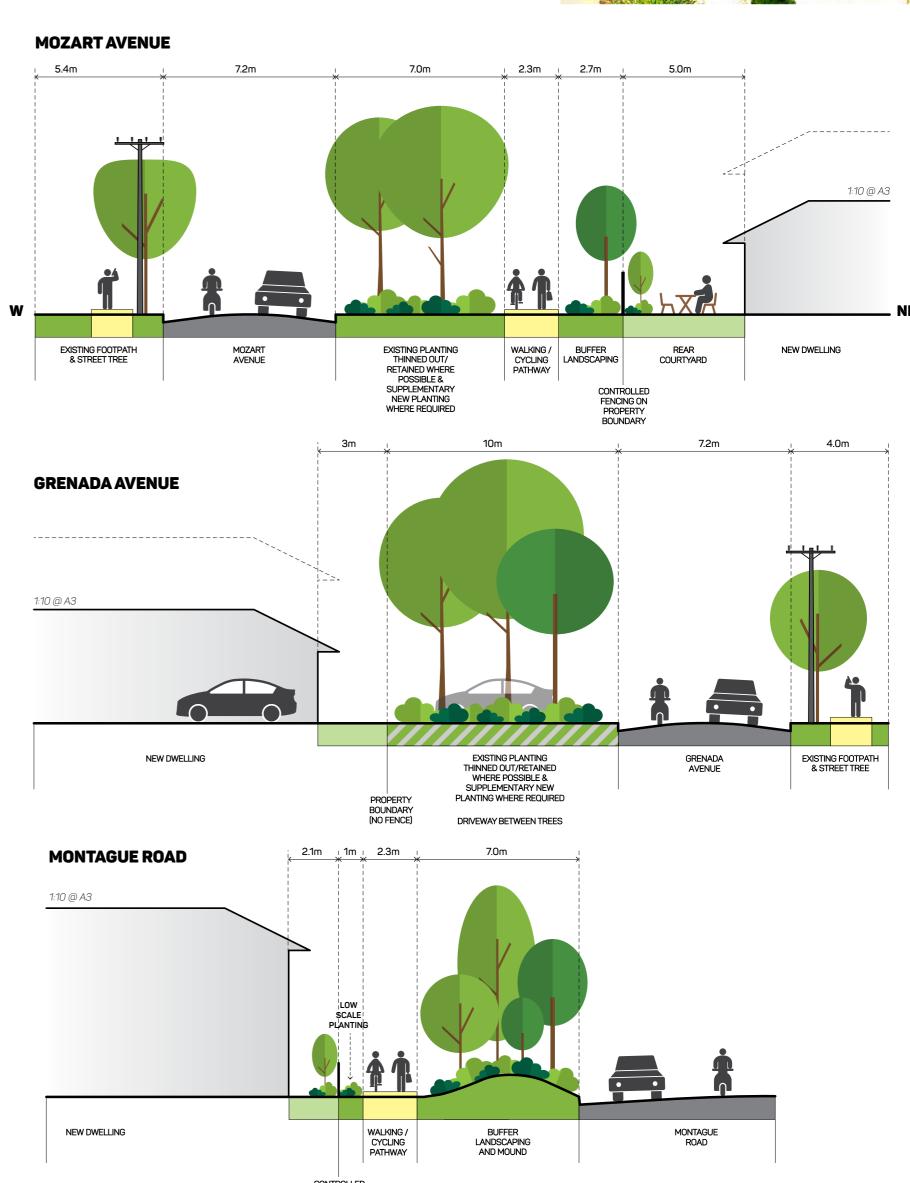


Streetscapes

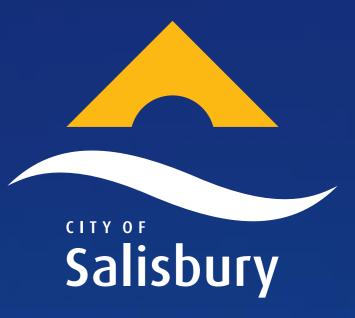
 Attractive new streetscapes are planned that allow for off-street carparking.
 Streetscapes will also provide street trees and understorey planting for shade, greenery and colour.





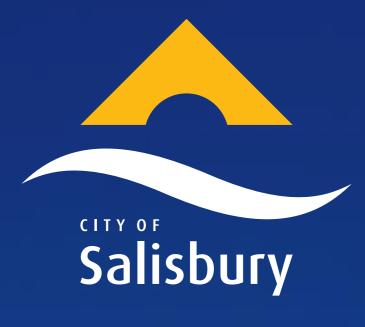


Have Vous Say



How have these features been reflected in the draft concept plan?

DRAFT CONCEPT PLAN FEATURE	Well reflected	Neutral/no opinion	Not reflected
Type of housing / size of allotments (predominantly modern suburban housing with some townhouses)			
Interface between existing area and proposed new area			
Paths and connections through site			
Parks and green spaces			
Adequate space for off-street parking			
Managing local traffic impact through road layout and street design			
Managing known stormwater issues			



How could the concept plan be improved?



Walkleys Road Corridor community engagement - Stage 2

This survey is also available online at www.surveymonkey.com/r/walkleysroadcorridor2

A draft concept plan for future development on the Walkleys Road Corridor is now available.

Your feedback on the draft concept plan will be used to finalise the concept plan and progress through Council.

To view the draft concept plan and for more information on this project, please visit www.salisbury.sa.gov.au/walkleysroadcorridor

Be sure to fill out your details at the end if you would like to stay up to date with this project.

About you		
Street name		
Suburb		
	Street name	Street name

2. You told us that the following points are important to you. How well do you think these have been reflected in the draft concept plan (please tick)

	Not reflected	Neutral/no opinion	Well reflected
Type of housing/size of allotments (predominantly modern suburban housing with some townhouses)			
Interface between existing area and proposed new area			
Paths and connections through the site			
Parks and green spaces			
Adequate space for off-street car parking			
Managing local traffic impact through road layout and street design			
Managing known stormwater issues			
Other (please specify)			

3.	What do you see are the benefits of this plan to you and your community? (please tick)	
	☐ Better parks with better facilities	
	☐ Housing choice	
	☐ Creation of a new, desirable place for people to live	
	☐ More people to support local services and businesses	
	Council can reinvest in other services/ facilities in the local area, also across wider City of Salisbury area	
	\square Create local jobs (through construction etc.) and skill training opportunity	
	☐ No benefits	
	Other (please specify)	
4.	Overall, how would you describe your support for the draft concept plan? (please tick)	
	☐ Support	
	☐ Somewhat support	
	☐ Neutral/no opinion	
	☐ Somewhat don't support	
	☐ Don't support	
	Why have you given this answer?	
5.	Is there anything else you would like us to know?	
-		
6.	What other information would you like to receive?	

Before you go....

If you would like to receive updates on this project, please provide your details below. Wherever possible we will communicate via email.

If you prefer not to provide your details, keep an eye out on our project website for latest updates www.salisbury.sa.gov.au/walkleyscorridor

7.	Yes, please contact me with project updates:	

First name	
Last name	
Street address / PO Box	
Suburb	
Postcode	
Email address	

Thank you for sharing your thoughts and opinions with us. This will help us to finalise the concept plan and progress through Council.

Stay up to date: www.salisbury.sa.gov.au/walkleyscorridor

Contact us anytime: stratdev@salisbury.sa.gov.au or 1300 539 552.



development. The site on the other side of...

1 Comment 1 Share

A Share



Comment Comment

Like

Now that the large corridor on Montague Rd opposite Walkleys Rd is not needed for a main road, we've put together a draft concept plan to develop it for new homes and parks. Have your say before 5 May 2021. salisbury.sa.gov.au/walkleysroadco...





We're engaging with the local community on a plan to develop Walkleys Road Corridor for new homes and parks.

Come and view the draft concept at our pop-up event at LIFE Church 61 Baloo St Ingle Farm on Thurs 8 April 2021 at 5-7pm.

Have your say: ow.ly/leOx50EdWxa





