

Walkleys Road Corridor

STRATEGIC PROPERTY DEVELOPMENT PROJECT

Council has been investigating areas of Council owned land that are suitable for future development. The site on the other side of Montague Road from the Ingle Farm Shopping Centre between Mozart Avenue and Denning and Grenada Avenues (which was reserved for a future road and some open space) has been identified as a site for future housing and potentially for other non-residential uses in the area adjacent to Montague Road.

We are in the early stages of investigation and are keen to get community and stakeholder views on what the issues and opportunities are for future development on this site.

Rather than leave this site as an undeveloped road reserve and open space, the City of Salisbury want to work with the community to explore opportunities to create a new, vibrant plan for the Walkleys Road corridor.

We will use your input to develop a concept plan that reflects the issues and opportunities you identify, and that can deliver a range of benefits.

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



Frequently Asked Questions

Walkleys Road Corridor

Why this site?

This site was never developed for housing as it was set aside in case a future road was needed through here. This is not going to occur, so Council can investigate other uses.

Why not leave it as it is?

We acknowledge that the site provides an attractive outlook for many local residents, but that the space isn't highly usable as it has very limited facilities, equipment or infrastructure on it, reflecting its original purpose as a road reserve.

If developed for housing the financial return will be retained by Council and used to invest in more community services and facilities. This builds on Council's capacity to deliver community needs and limit the extent of rate increases that would otherwise be required.

What is a concept plan, and why are you doing one?

A 'concept plan' is a drawn plan that roughly maps out what a development might look like on the site – it shows where allotment boundaries, roads and reserves/ parks would fit. It might even show where houses or other types of development could be located. Our designers put together a concept plan based on understanding the features and constraints of the site. Consulting the community during this phase is an important way that we can understand these things – like how people move around and through the site, and what people value about it.

A concept plan helps us to understand how we could develop the site so that we can get the community's views on it. If Council decide to progress, it helps us to undertake more detailed planning on what the development would cost and benefits this would create for the

existing local community and a future community. This might include connection to services, housing choice and high quality design of homes and public spaces (including parks).

I thought this was reserved for a future road – is this still happening?

When Walkleys Road was first planned back in the late 1960s to early 70s, it was intended that this site would one day become an arterial road from Walkleys Road to Port Wakefield Road. Sufficient land was reserved for new road infrastructure. However, plans changed and a portion of the land fronting Bridge Road was developed as a retirement village (off of Bridge Road on Burri Street). This means that the unmade portion of the road between Montague Road and Bridge Road is no longer needed for road connection.



What sort of houses will you put on this site?

This hasn't been decided yet – we still need to do the planning to figure this out. We expect it will be a mix of one and two storey free standing (detached) homes, semi detached homes (joining one wall) and townhouses. Types of houses will be guided by the existing Development Plan and the new State Planning and Design Code that applies within the local area.



How many houses will there be?

This hasn't been decided yet – we still need to do the planning to figure this out. It is important that the site is 'in keeping' with the local area, and that we can incorporate the best quality design of homes and public spaces (including parks) and provide housing choice.

What type of non-residential use may be considered?

The area adjacent to Montague Road may potentially be considered for other non-residential uses (for example some community facilities, small-scale shops and offices). When non-residential land uses are considered as part of a residential development it is usually intended to be the kinds of shops/services that local residents would like to use. They are usually smaller businesses that have low impact on people living there.

Will there still be open space/parks that I can use?

Yes. Usable, attractive open space and parks that meet the needs of the local community would be part of this development, and we would like to hear what you would like to see in any future development of the site. The intent is to provide high quality, developed reserves servicing existing and new residents, whereas the current road reserve is expansive and largely undeveloped.

What will you do with my feedback?

Your feedback will be reported to Council to let them know all the issues and opportunities raised by the community and other stakeholders.

This will help them to make a decision on whether to proceed with the project or what changes they might make to better meet the needs of the local community and park users.

What are the next phases?

Concept planning (this current project phase) is very early in the process. Following this phase, the concept plan along with the outcomes of the community engagement will be taken to a Council meeting for a decision on whether or not to continue to investigate this site for potential future development. If Council decide to proceed, the project will go to the next phase. If Council decide not to proceed, no further investigations or community engagement will occur. The community will be informed as to Council's decision.



To learn more about the project phases, read the Program Frequently Asked Questions (FAQs) at www.salisbury.sa.gov.au/stratdevprogram

A full and updated list of these FAQs is available at the project website www.salisbury.sa.gov.au/walkleysroadcorridor



Find Out More

We will provide you with information on the project and how to have your say in the following ways:

- The project webpage will be regularly updated, including a more comprehensive and up to date list of frequently asked questions (FAQs) - www.salisbury.sa.gov.au/walkleysroadcorridor
- Information brochure and FAQs
- Signs on the reserve
- Postcard flyer letter box dropped to residents near the reserve
- Council social media channels

 @cityofsalisbury

 @CityofSalisbury

This project is part of the City of Salisbury Strategic Property Development Program. To learn more about this, and read the program frequently asked questions, please visit the Program webpage at www.salisbury.sa.gov.au/stratdevprogram

Have Your Say

- Come to our pop-up event on the reserve on Baloo Street (next to the LIFE Church) at 10am-1pm on Saturday 14 November 2020
- Fill out an online feedback form available at www.surveymonkey.com/r/walkleysroadcorridor
- Book in to talk to our team at an online listening post on 12 or 17 November 2020 – bookings can be made by calling or emailing us (1300 539 552 / stratdev@salisbury.sa.gov.au)
- Email us anytime at stratdev@salisbury.sa.gov.au
- Call us anytime on 1300 539 552

Feedback for Stage 1 closes on 23 November 2020

There will be a second round of consultation in early 2021 where we will show you the concept plan that your feedback helped to inform and give you a chance to have your say on it.