

# Have Your Say



## 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 consideration of 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 additional strain on existing streets.

#### 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](http://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](http://www.surveymonkey.com/r/walkleysroadcorridor2)
- Email us anytime at [stratdev@salisbury.sa.gov.au](mailto:stratdev@salisbury.sa.gov.au)
- Call us on 1300 539 552

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](http://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

## 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 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 Walkleys Road to Burri Street to connect community through the neighborhood in a safe and convenient way.



### 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.



# CONCEPT PLAN

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



## 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 m<sup>2</sup> 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.



*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 decisions.*



## 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

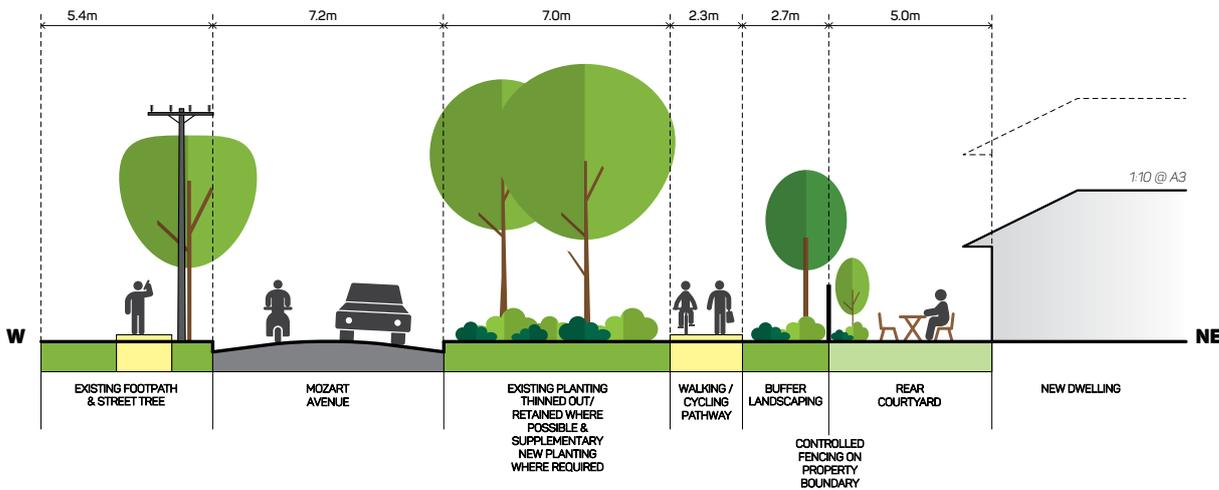
- Limited new through roads across the site to prevent 'rat runs' and through traffic.



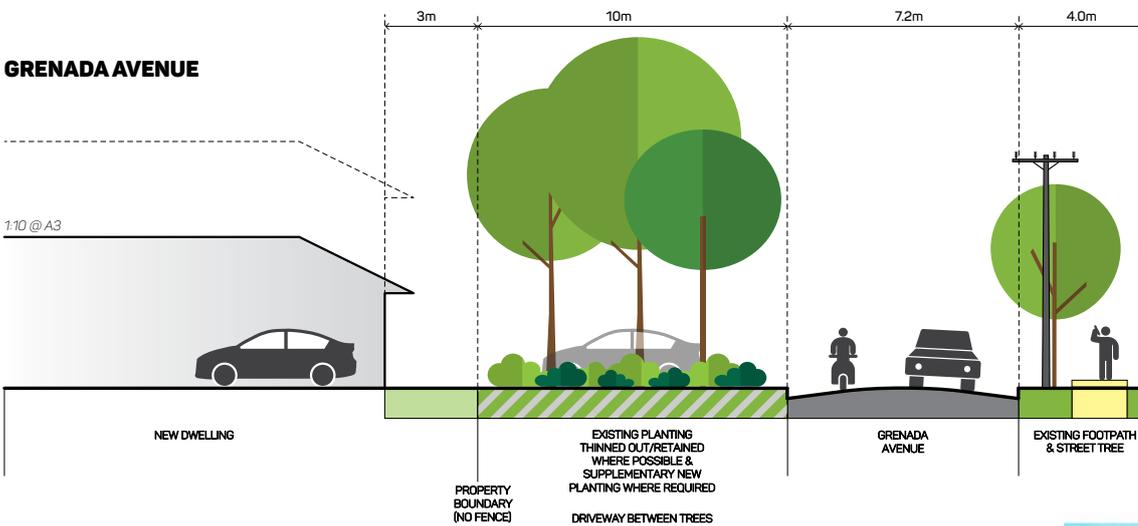
## Streetscapes

- 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.

### MOZART AVENUE



### GRENADA AVENUE



### MONTAGUE ROAD

