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**ENGAGEMENT REPORT
WALKLEYS ROAD CORRIDOR – STAGE 1**



Walkleys Road Corridor Engagement Report – Stage 1

5 January 2021

Prepared for City of Salisbury

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1.0 Background

The City of Salisbury has been investigating areas of Council owned land that are suitable for future development. The Walkleys Road Reserve Corridor, 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 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.

1.1 Purpose of the engagement

The purpose of the engagement was to engage with the local community and key stakeholders to understand their views about potential future development of this site. The engagement was designed to collect information to help identify and articulate the community's aspirations or key principles that will aid preparation of the draft concept plan for the site, as part of the Concept Feasibility stage.

It is the first of two stages of engagement in this concept feasibility stage. Once the draft concept plan is developed, the engagement will move to testing and refining ideas and options proposed by the draft concept plan and gathering feedback to finalise the draft concept plan. This second stage will also seek to understand the general level of support for the draft concept plan.

The intent of Stage One engagement activities was to:

- Communicate and demonstrate that the City of Salisbury is genuine about engagement and wants input to help develop the Concept Plan (as part of a broader strategy in identifying surplus or underutilised land)
- Understand what is valued about the locality and why
- Identify issues and opportunities to inform the preparation of the Concept Plan by the design team so that the Plan acknowledges community knowledge, needs and values, and achieves the objectives of the strategic property development program

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

- What is it that you value about this site? Why? (exploration at a values base)
- What local issues and impacts do we need to be aware of if the site was to be developed for housing with some shops/offices? How could we address these issues?
- What local opportunities might come about if the site was to be developed for housing with some shops/offices?
- What are the broader community opportunities that might come about from this development?

1.2 Engagement activities

A range of engagement activities was undertaken to inform and engage the community around this project and seek their views. The consultation period opened at 9am on Monday 2 November 2020 and



closed at 5pm on 23 November 2020. A Stakeholder workshop was held on Wednesday 25 November and feedback from this was also incorporated in this report.

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

Table 1 – Early engagement and promotion activities

Activity	Description	Target audience
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)
Program webpage?	Strategic Property Development Program webpage including the key objectives, FAQs, previous and current projects information, participation opportunities and links to email and phone number for more information	All audiences
Have Your Say webpage	Links to project webpage, participation opportunities including links to email and phone number for more information during the consultation period	All audiences
Dedicated program email address	Established at a program level (Strategic Property Development Program) that will be 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.	All audiences
Postcard	Postcard flyer letter box dropped to all properties within the project catchment (1828), and posted to all non-occupier property owners (635) to raise awareness of the project, invite to pop up engagement session and direct to online survey	Residents, property owners, businesses and organisations
Information brochure including FAQs	This double-sided A3 brochure provides key information including overview of project, participation opportunities and 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
Corflute signage at reserve	5 corflute signs were installed at key locations throughout the road reserve to raise awareness of the project, invite to pop up event and direct to online survey	Drivers, cyclists, pedestrians, residents and visitors/users of the road reserve
Social media (Facebook and twitter)	Posts on Council's social media platforms to promote the project, invite to the online survey and pop up event	Council's social media community (which may include residents and stakeholders not picked up through other tactics)



Activity	Description	Target audience
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 project, participation opportunities and links to email and phone number for more information	Council's Reconciliation Action Plan Working Group members
Pop up engagement event	A 3 hour pop up event was held on the road reserve to provide a face to face opportunity for community to seek information and provide feedback	Existing residents, future residents, reserve users, Elected Members
Online listening posts	'Listening Post' sessions (15 minute online meetings with the engagement team via Zoom) were promoted as an additional way to discuss ideas, issues and opportunities at greater detail	All audiences
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	Stakeholders

A map showing the catchment used for the postcard that was letter box dropped and delivered to non-occupier property owners is contained in Appendix A.

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 any issue. It is possible for stakeholders to participate in several or even all engagement tactics, meaning their views could be reported several times.

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 listening posts, dedicated project mailbox and dedicated 1300 number

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



2.0 Pop Up Community Engagement Event

2.1 Introduction

A pop up community engagement event was held on the Walkleys Road Reserve Corridor near Baloo Street. It was promoted via the project webpage and the Have Your Say 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 Saturday 14 November from 10am until 1pm. It was staffed by City of Salisbury and URPS staff.

2.2 Participation

Approximately 100 people attended the pop up event and it was consistently attended throughout the 3 hour session, with people arriving before the nominated opening time and staying for discussion beyond the 1pm closing time. As evidenced by those who opted in for project updates (57 people), the majority were from the immediately surrounding area, with all but 2 of these people living in Ingle Farm.

Four main engagement activities were set up to facilitate participation and feedback, these were:

- Welcome station – welcome message, optional sign up sheet for project updates
- ‘About you – Place a coloured dot next to the responses that best describe you...’ – this captured whether attendees lived in a neighbouring street, within the suburb, if they participate in a group in the area, or are a visitor to the area. It also captured how often they use or visit the Walkleys Road Reserve Corridor with responses being daily, weekly, monthly, rarely or never
- ‘What would you like us to know about this site’ – large format aerial photograph of the site and surrounds. Staff recorded feedback directly on the aerial photograph and on post it notes
- ‘Housing Design Ideas – Housing types throughout this site will need to meet varied lifestyle needs and budgets. What do you like/not like and why?’ – this contained a set of 12 images of housing types and invited participants to identify their like or dislike of the image, and the staff members captured comments on post it notes to help understand responses
- ‘What other ideas do you have about the Walkleys Road Reserve Corridor?’ – an opportunity for free form comments and feedback recorded on post it notes.

Comments have been grouped and themed and are discussed below. All comments are provided verbatim in Appendix B.

Figure 1 Community members participating in pop up engagement event



Two-thirds of participating attendees indicated that they use the Walkleys Road Reserve Corridor daily, with around a quarter using it weekly. Less than 10% used it monthly, with no participants indicating that they used it ‘rarely’ or ‘never’ (refer Figure 4).

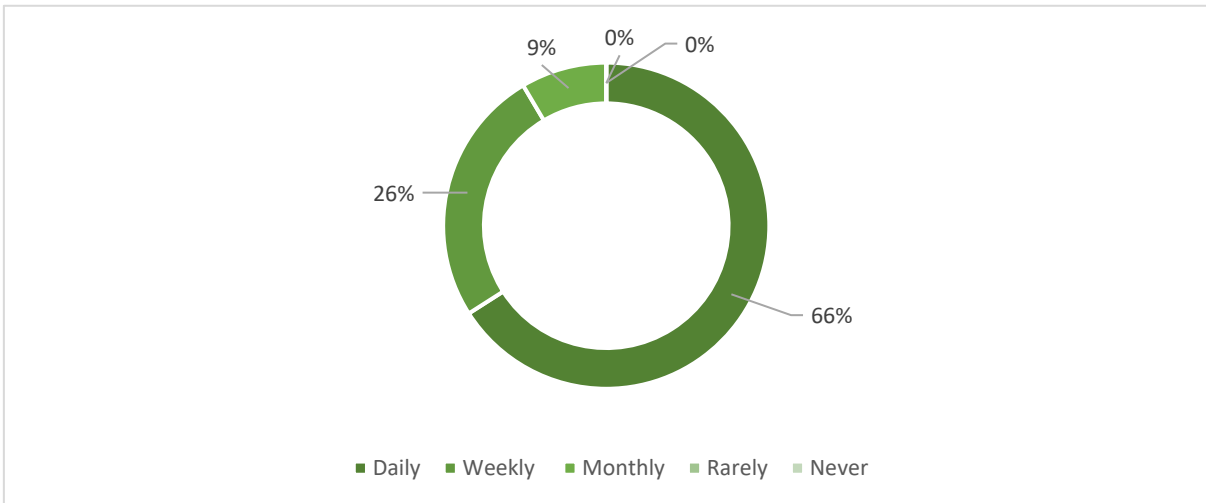


Figure 3 How often do you use or visit the Walkleys Road corridor?

The ‘About You’ data shows that attendees participating in the engagement activities are residents of the immediate area – generally only a few streets away, and that they are on the whole frequent users of the Walkleys Road Reserve Corridor. No participants were from outside the area or don’t currently use the corridor. This indicates that those who attended and participated are a community of interest and suggests that feedback received from this group is highly relevant.

Conversations with attendees indicated that there were a large number that have lived in the area for decades, including many when the area was first developed in the 1970s. Many neighbours knew each other or used the pop up event as an opportunity to formally meet neighbours they had seen in their street for many years. There were several attendees whose children had attended the North Ingle School, and had since grown up and moved out of home but remained living in the area.

2.3.2 What would you like us to know about the site?

Over 100 individual pieces of information and feedback were provided through this engagement activity. These have been grouped by theme and described below.

Housing and built form

Comments regarding housing and built form related primarily to the design and density of the housing. There was a keenness to see that the new development integrated well with the existing development and isn’t fenced off. Some didn’t like examples of medium density infill and referred to Lights View and Mawson Lakes as examples they didn’t like. One attendee commented:

“Don’t support 1 into 3 infill – crowded houses”

The need for new housing to have wide driveways and carports that could accommodate off street parking was raised by many participants. Further, that roads should be designed to allow on street



parking and still be wide enough for two cars to pass. Water sensitive urban design measures such as porous concrete was also raised.

Traffic and parking

A good degree of local intelligence of current traffic and parking issues was received. Some of these included:

- Congestion on Montague Road – and a concern this would be made worse through any commercial development
- ‘Rat run’ or cut through route from Montague Road to Bridge Road that uses Sullivan and Baloo Streets to avoid the Montague/Bridge Roads intersection
- Increased car parking generated by the LIFE Church on Baloo Street and Russian Church on Brolga Avenue causes issues
- Speeding cars are common along Baloo Street, Sullivan Road
- Right turn from Sullivan Road onto Montague Road is currently a difficult movement
- General observation that traffic is increasing in the area, and concern that this new development will put additional strain on the local street network that would have negative impacts on existing residents.

One attendee commented:

“Too much traffic in area already – too many cars parked on street – more housing will make this worse”

In terms of design solutions, some suggested that indented car parking bays in the reserve could be a solution, and that road design should ensure traffic speed is kept low or even restricted to only locals. There was mixed feedback about the option of a new access road into the site from Montague Road opposite Walkleys Road, with some seeing this as positive and necessary to service a new development, and others being opposed and concerned that it will create a rat run and increase traffic in the neighbourhood generally.

Footpaths and public transport

Many reported the existing bus route along Sullivan Street is convenient, and that they would like to see reduced trip times into the city. Others commented that the current bus route should be reconsidered so it went down Baloo Street rather than Sullivan Road. It was also noted that the bus currently waits at Baloo Street in order to maintain timetabling.

Use of existing routes through the site was noted by one attendee:

“Maintain paths through site (see where goat tracks are)”

Attendees commented on increasing young families in the area and the need to maintain or improve safe walking routes to schools. Upgrades to existing footpaths to better cater for walkers, prams and wheelchairs was desirable and the need for increased street lighting to improve safety at night was raised.

Open space

Repeated comments about retaining green space, a green corridor for flora and fauna including bird life were received. Some commented on the need to maintain tree canopy throughout the area and the role of trees and green space in providing a cooling effect in the urban environment. Some commented that the corridor is dry and dusty currently and they would like to see irrigated green space. An attendee commented on the role of open space in providing green belts in interface areas:



“Maintain narrow wedge between Foster Row and Montague Road as open space – not developed on”

In terms of recreational space, the need for playgrounds and facilities for families and children of all ages were commented on. Facilities such as BBQs, shelters, walking and cycling trails, skate park, and space for ball sports were identified.

Amenity

Many commented that the corridor currently provides pleasant amenity from their property due to views to the open space and mature trees. Some reported that the corridor is currently not well maintained and would like to see it improved. Views from the northern section to Mozart Avenue as well as out to Torrens Island were valued.

Some commented that they would like to see a well maintained area, with one commenting:

“Road reserve not well maintained”

Others expressed concerns about social or community housing in relation to this, with perceptions of less well maintained properties or undesirable behaviour being associated with this type of housing.

Mixed use development

Those who commented about potential future mixed use development consistently reported that it should be small scale in nature and that didn't require a lot of parking or generate noise. Some questioned whether local shops would be viable and that Ingle Farm Shopping Centre and existing service stations meet their daily convenience needs. One attendee commented:

“Was a set of shops on corner Robert Court and Normandy Ave that shut – local shops viable?”

A local café or hairdresser were seen by many to be positive options.

Constraints

Local intelligence was received about several constraints of the site, especially flooding. Flooding in Sullivan Road, Baloo Street, the retirement village and the end of Sloan Road were all reported as existing issues. Noise from LIFE Church (drums) on Sundays (all day) and Saturday evenings impacted some local residents. Pest issues (ants and rats) were reported by some.

Infrastructure

The capacity of existing infrastructure to cater for a new development was a concern of many attendees, with one comment:

“Water resources already stretched; increased use of utilities and more blackouts”

Water pressure was reported by many to already be low, and there was concern this would drop further. General impact on water resources, power and utilities, especially where it may impact negatively on the existing community were concerns. It was reported that gas and NBN were not consistently available in



the existing street network and some hoped that this might be made available as a result of the new development.

2.3.3 Housing design ideas

Twelve images were presented allowing attendees to place a green or red dot next to these, indicating their like or dislike of the design, respectively (refer figure 5).

Many comments were also received that further explained what was liked or disliked and why.

The need for plants, landscaping and green space around and in front of homes was highly valued as was the need for mature trees. The existing leafy green quality of Ingle Farm was valued and attendees wanted to see this maintained through new development, this was highlighted in one comment:

“Love the open space in Ingle Farm – green, leafy, large blocks”

In response to the images some reported that this kind of development could improve the area and that it would be preferable to the current state of the corridor, identified in the following comment:

“Support housing development as is wasted space currently – need to manage traffic in the area”

Single storey was one of the most frequently made comments, with many saying that two storey (or more) was not desirable. Increased density and houses close together was seen as a negative outcome by many, and concern about overlooking was reported. Apartments were not supported by any participants and many wanted to see larger blocks that were consistent with the surrounding area.

Design features such as articulated frontages and varied roof design, heights and finishes were seen as positive in all types of housing. Ensuring that people could park their cars on their driveway/carport and that garbage bins could fit on site properly were also identified.

2.3.4 What other ideas do you have about the Walkleys Road Reserve Corridor?

Many comments received at this last engagement activity are consistent with those received in others above, but this may be an indication of those ideas and issues that are of particular importance to attendees.

Ensuring that access that is currently enjoyed by residents through and across the site is maintained is a key concern to many. Quality open space as part of a development on this site was seen as a benefit to the existing community also. Being able to retain existing mature trees was valued. One attendee commented:

“I don’t mind housing fill-ins but not filled in open space”

Issues around speeding traffic, parking off street and connectivity to the surrounding area were raised again.

Some wanted to see a development on this site to occur as it was seen to generally improve the condition and amenity of the site and surrounds.



“Make this a ‘showpiece’ – do something different”

The importance of housing design that was seen to be suited to the area was very important. Generally, that this is not too dense, not too high and well integrated into the existing community were consistent comments raised. Some comments on these issues included:

“Backyards for kids to play”

“Units not apartments for locals to downsize as get older”

“Good housing design is critical”



Figure 4 Like (green) and dislike (red) counts of housing design ideas



3.0 Community Survey

3.1 Introduction

An online Survey Monkey survey was used as a key way to receive community feedback on the proposed development of the Walkleys Road Reserve Corridor. It was promoted via the project webpage, the Have Your Say 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 three week consultation period (from 2-23 November 2020).

3.2 Results

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 C.

3.2.1 About you

Fifty-eight (58) responses were received during the consultation period. The majority of respondents indicated that they lived in Ingle Farm (88%) followed by Para Hills (7%). A small number of respondents indicated they lived in Burton, Oakden and Para Vista (2% each) (refer Figure 6).

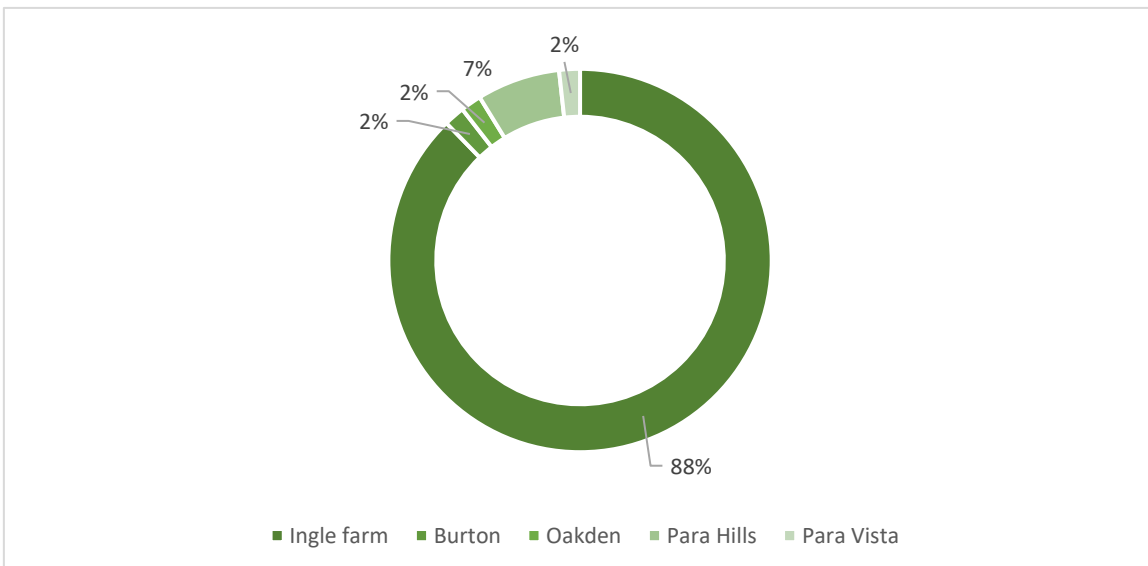


Figure 5 Responses to survey: Suburb

3.2.2 Do you use this site?

Respondents had four options to choose from for this question and could choose more than one option. Similar numbers of respondents use the area for recreation (71%) and to walk to somewhere (69%) (refer

Figure 7). Approximately 12% of respondents reported that they did not use the area. A fifth of respondents provided an ‘other’ response, with comments including an appreciation of the views, that the site could not be well used in its current state, and an opposition to development on this site. One respondent commented:

“Wildlife..birds etc. Many people walk dogs in this area. Children are walked to the local North Ingle Primary School down the reserve, safer for them than crossing the roads.”

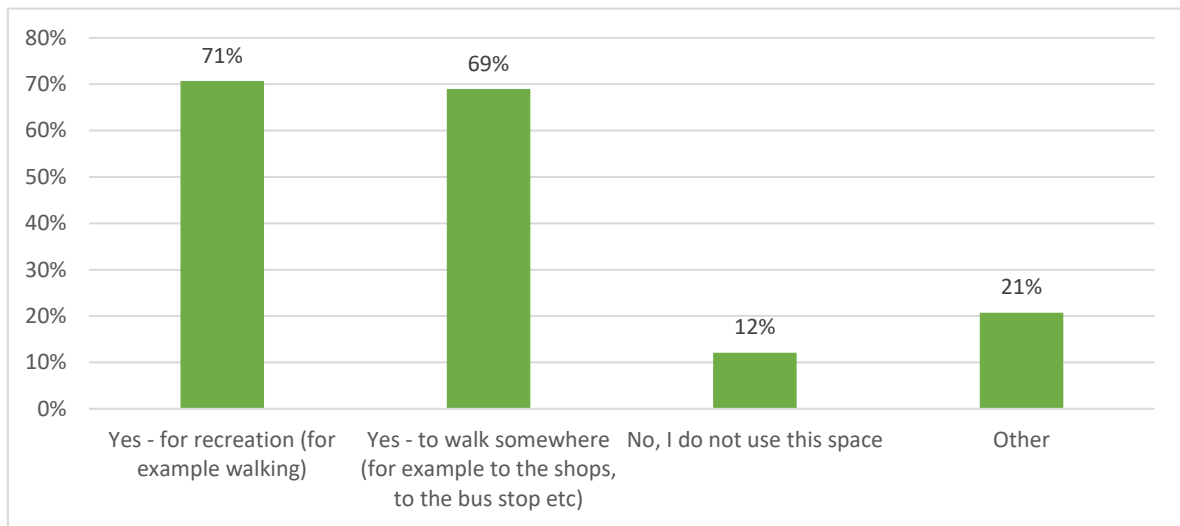


Figure 6 Responses to survey: Do you use this site?

3.2.3 What is it you value about this site?

Respondents had six options to choose from for this question and could choose more than one option. Around three quarters of respondents valued the open space for its amenity/outlook value (76%) and the trees/grass/greenery (74%) (refer Figure 8). Two-thirds (67%) of respondents valued the site as a place to run, walk etc, with a further third (33%) using it for a place to walk their dog. Less than a fifth (17%) of respondents valued nothing about the site. ‘Other’ reasons were chosen by 16% and these included enjoying an open outlook and distance from other people, as well as valuing the natural environment. One respondent commented:

“I have lived in Ingle Farm all my life and value this corridor it holds many memories for me and continues to be part of my life today.”

With another saying:

“I like having an open space across the road and not having to look into other people's yards”

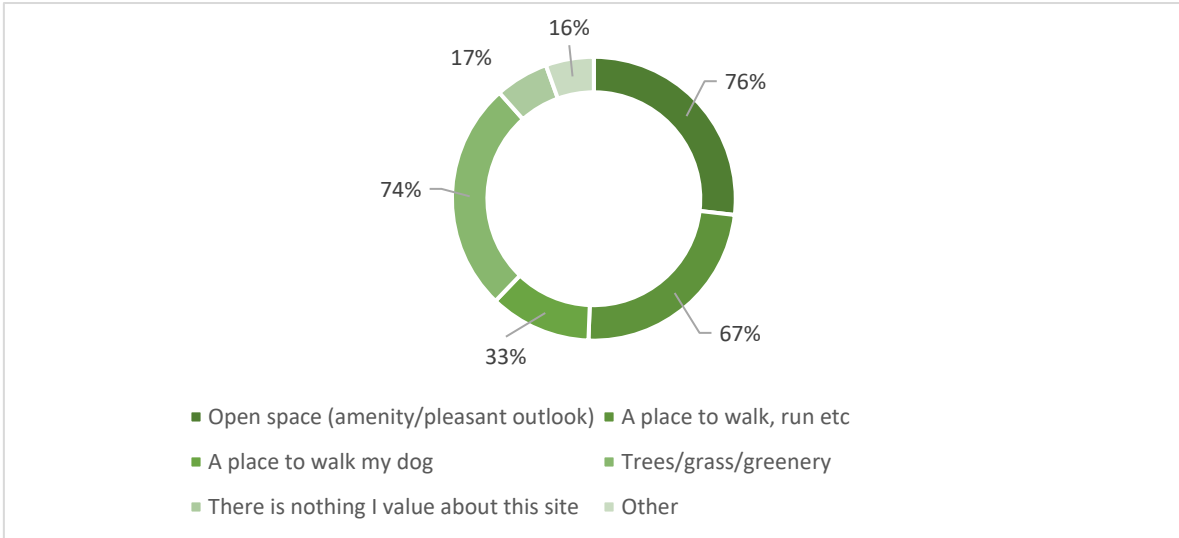


Figure 7 Responses to survey: What is it you value about this site?

3.2.4 If you walk through the site, please let us know where your destination(s) are

Respondents had five options to choose from for this question and could choose more than one option. Just over two thirds walked through the site to reach Montague Road and/or Ingle Farm Shopping Centre (refer Figure 9). Public transport on Montague Road was reached by 38% of respondents through this site. Nearly a quarter of respondents in total used the site to get to either of the two local schools, North Ingle School and Preschool (17%) and Ingle Farm Primary School (9%). Almost half of respondents reported other destinations and these included Bridge Road and Walkleys Road for public transport, to visit family members on the other side of the corridor and to Research Road. Several reported not having a destination but just walking through for exercise or recreation. One respondent commented:

“I personally don't walk through area as I don't live here but is a great spot to do so and think this should be considered if/when creating a new development so people can continue to walk to these sites.”

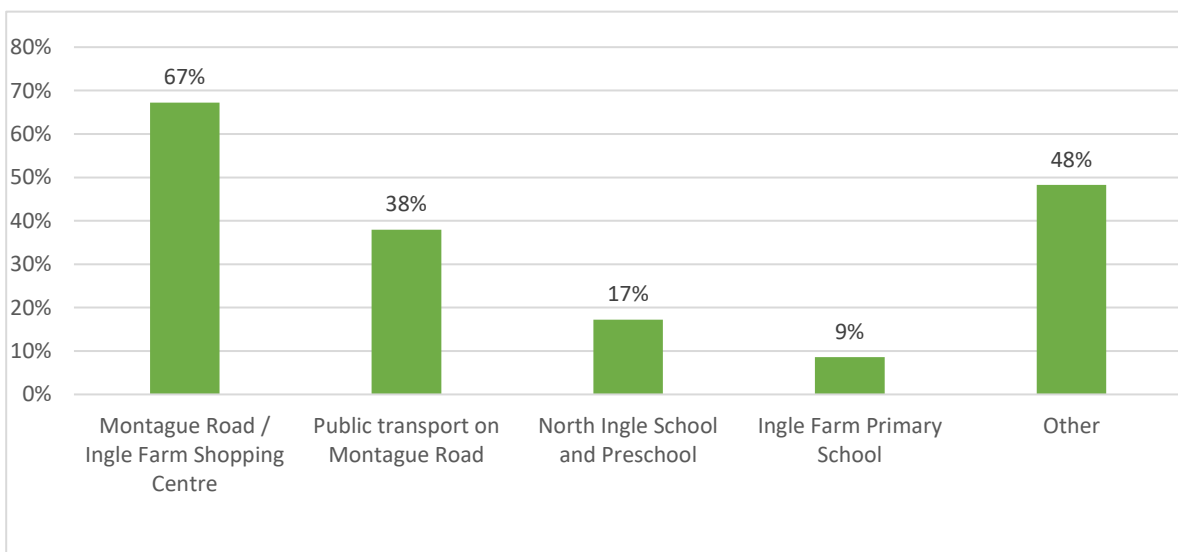


Figure 8 Responses to survey: If you walk through the site, please let us know where your destination(s) are

3.2.5 What local issues and impacts do we need to be aware of if the site were to be developed for housing?

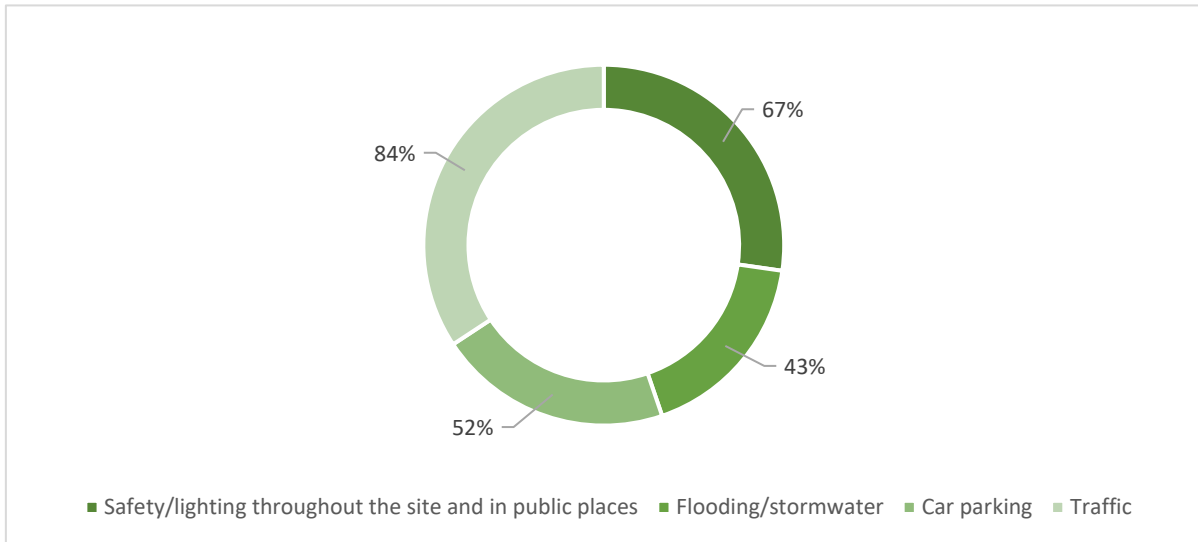


Figure 9 Responses to survey: What local issues and impacts do we need to be aware of if the site were to be developed for housing?

Respondents had four options to choose from and were able to choose more than one option. The most common responses were traffic (84%), safety/lighting throughout the site and in public places (67%) and car parking (52%) (refer Figure 10). One respondent emphasised the traffic issues, saying:

“Traffic congestion in the streets. Too many cars parked on streets currently which is a major hazard. Existing homes are being demolished and two new homes are being built on the one property causing car parking issues.”

Flooding/stormwater was not insignificant at 43%. A range of comments were received which reiterated some of these issues canvassed. Additional comments included the loss of green area, impacts on infrastructure and utilities in the area to service a new development and a desire to see the area remain the same.

3.2.6 Developing high quality parks/open space will be part of a new development, what public facilities would you like to see here?

Respondents had five options to choose from and were able to choose more than one option. Most popular responses were walking paths (84%) and irrigated green space (78%), followed by outdoor exercise equipment (59%) and playground equipment (55%) (refer Figure 11). Over half of respondents provided an ‘other’ response with comments including sheltered bbq or picnic areas, shops, cafes, toilets, dog park, pond/lake/wetland, lighting, more trees and native species, bicycle tracks, and a community garden. Several respondents commented to leave the area as it is.

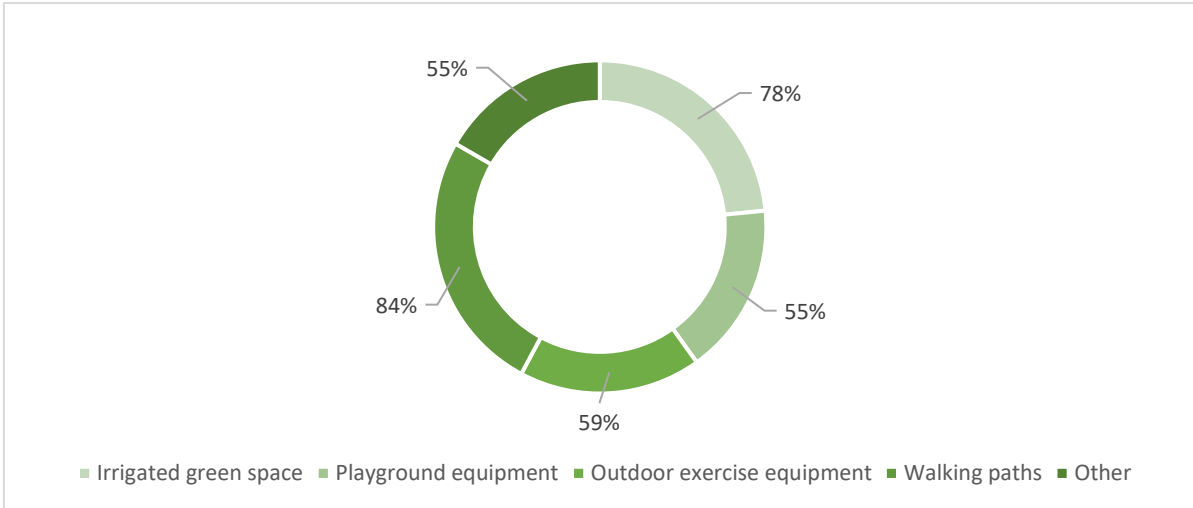


Figure 10 Responses to survey: What public facilities would you like to see here?

3.2.7 What do you see to be the benefits to the community from developing this site?

Respondents had seven options to choose from and were able to choose more than one option. Better parks with better facilities was the most popular response with nearly three-quarters of respondents choosing this option (74%) (refer Figure 12). Creating a new, desirable place to live was the next most popular response (41%). Similar numbers of respondents indicated local services and businesses (29%), creating local jobs (29%) and council’s reinvestment in other services/facilities (22%) as benefits of a development. Housing choice was popular with fewer numbers of respondents (14%). Over one third (36%) of respondents chose ‘other’ and comments were positive and negative. Positive comments included bringing more young families into the area and enhancing/revitalising the local area. One respondent said:

“might liven up a tired area”

Several comments reiterated their opposition to development on this site or reported that they couldn’t see any benefit.

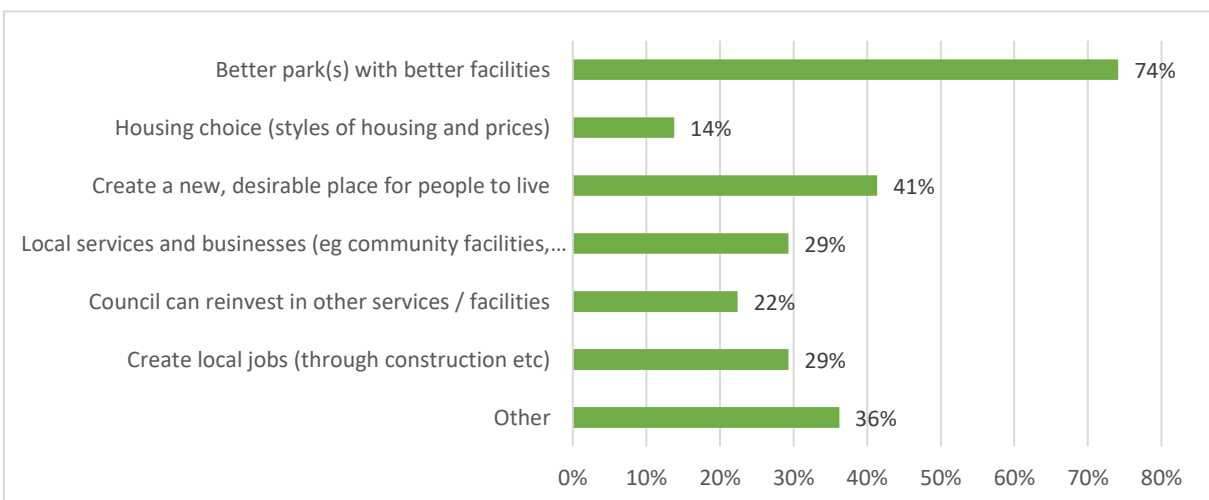




Figure 11 Responses to survey: What do you see to be the benefits to the community from developing this site?

3.2.8 Is there anything else that you would like us to know?

Two thirds of all respondents provided an additional comment, with many providing substantial feedback. Common commentary was around:

- Traffic
- Leave the site as is
- Improve quality of green space in the area
- Better access to main roads
- Housing design and built form (no multi storey)
- Walking access throughout site
- Stormwater management and water sensitive design
- Opposition to increased development and density in the area
- Impact on existing infrastructure and utilities
- Maintain mature trees

All comments are provided verbatim in Appendix C.



4.0 Stakeholder Engagement

A stakeholder workshop was held via Zoom on 25 November 2020. A face to face workshop had been planned but was adapted to online due to COVID-19 restrictions in place at the time. 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 representatives were identified due to their proximity to the Walkleys Road Reserve Corridor as well as their specific knowledge of and involvement in the area. Several groups declined the invitation to attend or RSVP'd and did not attend the workshop. In the end only representatives from LIFE church participated. All groups were followed up and invited to participate following the workshop and either declined or did not respond. 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.

4.1 Workshop summary

Three representatives from LIFE Church attended the online workshop and provided the following feedback and input:

- Life Church is keen for residential development.
- Want to ensure that interface of development with their church is managed so that the church does not negatively impact on residents e.g. noise, traffic, car parking.
- Life Church have a strong desire to be a positive force in the local community and don't want to be a "point of contention". They seek a good relationship with their neighbours. The church currently provides support to local residents e.g. housing along Adrian Street and food support. Welcome opportunities to bring positive impact to new residents as well.
- Identified a need to consider car parking requirements of the church which currently uses the reserve for overflow parking and to relieve car parking pressure on local streets. Currently have an agreement with Council to use a portion of the Walkleys Road Reserve Corridor (east of the church site, south of Baloo Street) for overflow carparking for events which can be up to 300 people. Onsite car parking can cater for usual Sunday service with 170 people. Car parking needs / allowance will need to be considered.
- Identified an opportunity to integrate what is happening at Walkleys Road Reserve Corridor with the drainage reserve on other side of Life Church and create a connection.
- Identified that street appeal of new housing will be important for existing residents. Noted popularity at pop up event of the single storey / traditional housing style with street appeal / nice amenity / green space with ability to park in front of the house. Also noted that many long term residents (including many older women) wanted to downsize. Unit with a single driveway was an example mentioned.



- Would like to consider offering services e.g. opening up a café / playgroup / playground that could bring community together / complementary use to the proposed residential development.
- Welcome quality open, green space. Currently hold events for community at soccer oval, but would hold at Walkleys Road Reserve Corridor development if it had open space.
- Opportunity for Church to be interactive with the community – keen to see becoming a hub providing family friendly environment and spaces for the wider community.
 - Have already updated the kitchen and toilet facilities to make it more functional and user friendly to accommodate mothers group, hold meetings/workshops etc. No plan to expand the building footprint, but trying to make the space multi-functional to better utilise the existing facility / space.
 - Currently disability service groups use the church space to hold concerts etc. Happy to provide space for community uses and accommodate community groups' needs.
 - Provide 'Food Drive' service every Thursday where they deliver fresh food, etc to people who are on their database.
- Desire for a walking trail, in particular linking bus stop on Baloo Street to surrounding area.

4.2 City of Salisbury Reconciliation Action Plan Working Group

City of Salisbury staff met with a representative of the City of Salisbury Reconciliation Action Plan (RAP) Working Group to seek views from the Group as well as the wider Kurna community's perspectives on the project, opportunities and constraints.

Interests for Aboriginal housing were expressed should they be in scope for consideration. It was suggested that a targeted workshop involving SA Housing Authority (Aboriginal Housing), Kurna representatives, and potentially community housing providers may be appropriate to explore this matter during concept feasibility development phase.

The RAP representative will discuss this project with the Chief Executive Officer of Reconciliation SA who is also a board member for Aboriginal Housing.



5.0 Other engagement activities

5.1 Listening Posts

Listening posts were offered as an alternative form of engagement should other methods not be convenient for community members or stakeholders. They were promoted through Council's website, through the information brochure (on Council's website and in hard copy at the pop up event), through one of the five signs installed along the corridor, and on the letterbox dropped/posted postcard to residents and non-occupier property owners in the catchment area.

One community member took up the option to engage via a listening post. This was held on 12 November and the following feedback was received:

- Has lived in the area for over 10 years
- Thinks new small shops on Montague Road is a great idea
- Noted that there are not enough facilities (play) in the area for very young children (aged 1-3)
- Has no particular view on housing type
- Observed that lots of people walk through the corridor
- Believes that Ingle Farm is an underrated area, own family love living in close proximity to Mawson Lakes, Elizabeth and Tea Tree Gully/Tea Tree Plaza
- Is interested to learn more about where the roads will be built.

5.2 Dedicated project mailbox

Five emails were received during the consultation period that provided feedback. One of these resulted in a listening post (refer 5.1 above). The remaining four made comments around:

- Infrastructure capacity in the area
- Housing type, design and density (not wanting high density or two storey development)
- The need for quality open space in the area and as part of any new development
- General support for development on this site (one respondent)
- Concerns about impacts of public housing in a new development

5.3 Dedicated 1300 number

Several phone calls were received through the 1300 project number, with five individuals choosing to provide feedback. The feedback received included:

- Infrastructure capacity in the area
- 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).

5.4 Supplementary submissions



Four community members provided supplementary detailed information (two sent via the project email box and two provided in hard copy at the pop up engagement event). The submissions comprised:

1. Several articles from the Sunday Mail during November about the loss of tree canopy in metropolitan Adelaide.
2. A detailed submission intended to accompany a survey. This raised issues around interface with the existing homes (including need for a green or treed buffer), footpath access through the site, street appeal of new development (active frontages), retaining existing trees and a proposal for development.
3. Two marked up aerial photos showing potential options for access into the site from Montague Road.
4. A detailed submission outlining a range of specific concerns regarding noise, density and housing type.

All supplementary submissions are provided in Appendix D with personal identifying details redacted.



6.0 Community Aspirations Brief

It is recognised that there are mixed views about the development of the Walkleys Road Reserve Corridor including a number of people that are not supportive of development on this site. However, were Council to proceed, there are key and consistent themes to be considered in a design for this site.

Based on the feedback gathered via the early engagement activities, the ‘community’s brief’ for the concept plan for Walkleys Road Reserve Corridor is as follows:

Housing/built form

- Varied housing types and design with articulated frontages and different roof forms
- Positive interface and connection 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
- Transition the density and design of houses directly interfacing with existing residential areas that is complementary and might be achieved through larger setbacks and landscaping

Amenity

- The retention of as many existing mature trees as possible and addition of new street trees
- The retention of valued views across the site to Outer Harbor
- Mitigate overlooking within a new development and from existing homes to new homes
- Management of interfaces with existing uses that generate noise and other impacts

Open space and connections

- Provide green links through and beyond the site for amenity, environmental and recreational purposes and greater connection
- Provide upgraded and high quality irrigated green space within a new development, that may include recreation facilities like playgrounds, BBQs and shelters
- Maintain and enhance walking connections through and across the site to Montague Road, Bridge Road, schools, Ingle Farm shopping centre and public transport

Traffic and movement

- Minimise the need for on street parking such as by designing allotments and homes to be able to accommodate residential parking on site (eg on driveways)
- Consider other off street parking alternatives, including indented parking bays, to minimise on street parking
- Consider street layout that helps manage ‘rat runs’ and through traffic from vehicles outside this area
- Design street layout so that a new development does not put extra strain on existing streets

Mixed use development

- Consider the viability of small scale shops and commercial development that does not create negative impacts (eg traffic, car parking, noise) to residential areas

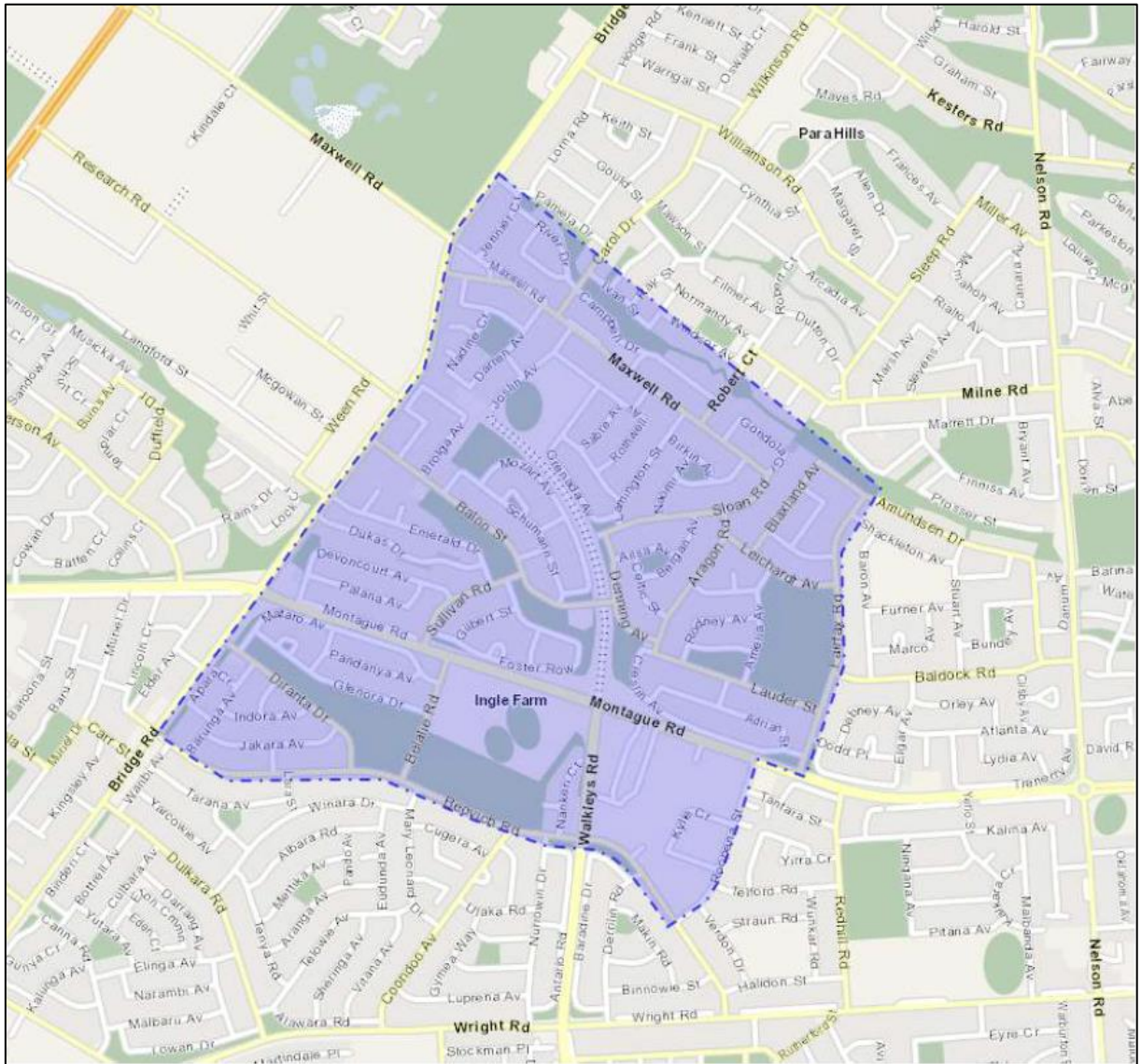


- Work with existing stakeholders (eg LIFE church) to manage impacts and enhance community connection

Infrastructure

- New development that does not diminish or detrimentally impact the infrastructure and utilities services of the existing community, and where possible also provides options for new infrastructure (eg gas connections) to the existing residential area
- Effectively manage known stormwater issues in the area

Appendix A – Catchment for postage/letter box drop





Appendix B – Verbatim responses from pop up community engagement event

About you

Place a coloured dot next to the responses that best describe you

How would you describe yourself

- I live in the area (neighbouring street) – 48
- I live in the area (within the suburb) – 2
- I work/operate a business in the area – 0
- I participate in a group in the area – 0
- I am a visitor to the area – 0

Total - 50

How often do you use or visit the Walkleys Road corridor?

- Daily – 31
- Weekly – 12
- Monthly – 4
- Rarely – 0
- Never – 0

Total – 47

What would you like us to know about this site?

Housing / Built Form

- Wide driveways and carports
- Wide enough to pass cars on road
- On site parking for residents and their visitors
- On street car parking
- Mix of housing – not like lights view/Mawson Lakes
- Don't support 1 into 3 infill – crowded houses
- Integration with existing neighbourhood – not fenced off
- Water Sensitive Urban Design (porous concrete)
- Need to be consistent with rules around how many houses are allowed

Traffic and Parking

- Congestion on Montague Road – commercial development will increase this
- There is a current rat run from Montague Road to Bridge Road via Sullivan and Baloo sts
- People already diverting through the area to avoid Montague/Bridge Roads intersection
- Enough car parking and road width is needed in the new area to keep efficient vehicle movement
- Increased traffic will be generated in the area – how to manage
- Speeding along Baloo Street is an issue

- Church on Baloo St creates parking issues
- Russian Church car parking issue Brolga Ave
- Not enough car parking at LIFE church – average attendance 150-200 people every Sunday
- Speeding on Sullivan and Baloo St
- Traffic issues at Maxwell Road adjacent Salvos on Bridge Rd – illegal turns/u turns
- Traffic issues in local streets – at peak times cant turn in/out of driveway/street
- Traffic increasing in area
- Speeding along Sullivan and traffic volume
- Too much traffic in area already – too many cars parked on street – more housing will make this worse?
- Create indented car parking bays in reserve
- Denning avenue speeding traffic around corner
- Road design – keep speed low
- Restrict to local traffic only – no rat runs, no heavy traffic
- Montague Road/Walkleys Road intersection gets backed up
- Speeding in Baloo St is a concern
- Provide an additional pedestrian crossing on Montague Road east of Walkleys Road
- No new roads off Foster Row – keep local traffic only
- Create a rat run if you put lights at Montague Road (from Bridge Road via Baloo)
- Car parking associated with new mosque approval on Bridge Road
- Impact on local streets – traffic in Sullivan Road
- Grenada Avenue – Parking on street and route to school with extra traffic at drop off/pick up times
- Don't support access on Montague Road – traffic and trucks will use the site as a thoroughfare
- Right turn from Sullivan onto Montague Road is tricky

Footpaths and public transport

- Make public transport into the city quicker
- Connections to TTP and Mawson Lakes
- Current bus route on Sullivan is convenient
- More young people and families in the area – keep walking routes safe
- Safe walking for kids to school
- Better footpaths needed – walkers, prams, wheelchairs
- Bus access to Montague Road
- Bus currently waits at Baloo St
- Pedestrian access to Greig St from Denning (post box)
- Reconsider current bus route – down Baloo (not Sullivan as it currently does)
- Street lighting – walking from Montague Road at night is dangerous
- Maintain paths through site (see where goat tracks are)
- Bus inter change – o-bahn; 565 Mawson Lakes; 560 TTP – Elizabeth

Open Space

- Need playgrounds
- Parks, corridors for birds, walking trails
- Mix of trees and bushes for bird life
- Seen kangaroos and koalas in area



- Open space
- Trees are cooling – heat of housing
- Dust from unirrigated areas and grass seeds currently an issue
- Vandalism in park
- Green space – heat, trees, open space
- Retain mature trees
- Room to kick a footy
- Open space – bird life, trees
- Space for trees to be planted
- Skate park
- Existing playgrounds are dated
- Smaller backyards = need more parks
- Bike/walking tracks; more trees and grass; playground; BBQ area; pest control
- BBQ in park
- Trees, birdlife, water catchment
- Use dip in land as a natural amphitheatre
- Use all reserves for walking
- Trees, bird life
- School playground, courts and oval are available for community use out of hours
- Replace weeds with grass
- Need a playground along Mozart strip – not too many houses, keep open
- Bike tracks
- BBQ area and picnic area to take grandchildren
- Greenbelt
- Wetlands (stormwater detention and amenity)
- Maintain narrow wedge between Foster Row and Montague Road as open space – not developed on

Amenity

- Views from northern section Mozart Avenue – single storey only to north?
- Views from Celtic Ave out to Torrens Island
- Well maintained area
- Impact of flight path
- Pleasant outlook from Mozart Ave
- How manage social mix if have community housing
- Housing trust, affordable homes
- Development is positive
- Anti social behaviour (people drinking through corridor) currently an issue
- Road reserve not well maintained
- Rats in local area

Mixed use

- Should be small scale and on Montague Road
- Not large, need car parking, consider traffic, views, noise
- Shops viable? Local servos have what we need
- Encourage pop ups at parks (coffee vans etc)



- Shade, disability access at parks
- Local café
- No petrol stations
- Local shops – coffee, café, hairdressers, small business
- Was a set of shops on corner Robert Court and Normandy Ave that shut – local shops viable?

Constraints

- Noise from Church on Sunday mornings from 8am – drums all day – and Saturday night
- Church parking on road reserve
- Flooding at the retirement village
- Existing flooding issue in Sullivan Rd/Baloo St reserve needs to be fixed
- Interface issues with church – eg noise and work together on cafes, playgroups etc
- Noise of construction
- Increased run off
- Flooding at the retirement village
- Flooding at end of Sloan Road

Infrastructure

- Infrastructure capacity for new development?
- Gas? Link to existing homes
- Water resources, blackouts, power, water pressure, infrastructure capacity
- Water resources already stretched; increased use of utilities and more blackouts
- Water pressure is an issue
- Infrastructure provided – gas, NBN'
- Stormwater down Ailsa Ave, north onto site
- Does the school need to expand?
- Emergency vehicle access
- New entry onto site from Montague opposite Walkleys
- Have ant control programs
- Most families north of Montague Road send their kids to North Ingle School
- School access from south west to school (north ingle)
- What is happening with former service station site on corner Baloo and Bridge Roads

Housing Design Ideas

Housing types throughout this site will need to meet varied lifestyle needs and budgets

What do you like/not like and why?

Comments in response to housing ideas images

Amenity

- Greenery, landscaping – room in front of homes
- Green!
- Like established trees
- Maintain views of local residents – onto the reserve; over Parafield



- Love the open space in Ingle Farm – green, leafy, large blocks
- Home ownership – then people look after their homes
- This could improve the quality of the area

Infrastructure

- Roads become car parks – need onsite parking
- Infrastructure – open space; utilities; stormwater management
- Support housing development as is wasted space currently – need to manage traffic in the area

Built form/Mass/Typology

- Single storey
- No multi storey or high density
- This area is single storey – double storey is out of keeping with the area
- Want bigger blocks
- Single storey suits the area
- High density/ multi storey blocks views
- Space around homes, don't want to hear your neighbours
- Need to think about privacy if two storey – overlooking
- Too close together, too big
- Like single storey, larger blocks as is keeping with the local area
- Don't block solar panels
- Don't like infill – 1 into 3 etc
- Locate double storey homes so not overlooking existing/new residents
- Don't want another Lightview – shoe boxes, all look the same, unimaginative
- Mix of height, interesting frontages
- Don't want 3 storey; adjoining; close together
- No apartments – not why I moved into this area
- No apartments
- Don't want a Mawson Lakes here – space around homes

Design/Features

- Don't like double storey, charcoal bricks, tin roof, want aesthetically pleasing
- Want tiled roofs, cream and red colours
- Use porous concrete etc to enable rain to go through and reduce run off
- Need to fit into style of the area – 'traditional' housing – can be 2 storey
- Articulated frontages, different roof design
- Modern, single storey
- Room for garbage bins around side of houses
- Landscaping quality and housing diversity
- Manage overlooking
- Design quality – housing verandahs, details important
- Need onsite parking, not on street – garage, on driveway
- Boat and caravan – how do we park? Keep?
- Want to retain open space and low density
- Trees and greenway valued



Bright ideas

Infrastructure

- Slow points, traffic calming for local streets
- Create walking link to Ingle Farm Shopping Centre and OBahn
- Off street parking next to reserves and playgrounds
- Reduce speed limit to 50km on Montague Road
- More trees on Montague Road – screen noise
- Keep wide roads – caravans
- Access from Nadine to Bridge Road – blocked since the retirement village. Affects those who live on eastern side of retirement village
- Noise from Bridge Road (want to see something done about it) – eg on Dallas Court
- Retain existing footpath (gravel) as a minimum. Not goat tracks
- Provide off street or indented parking next to reserves
- Better connection/access to bus stops along Bridge Road – footpath condition poor (Barry St) – relevant to many who live at retirement village
- Bus terminal north side of Montague Road
- Better footpaths, maintain grass
- No parking along Montague Road, too much congestion
- No large car parks in view of existing residents
- If housing occurs, need improvement to traffic
- Better access to main roads

Activation

- Waste of space – will be good to see it developed – better quality
- Community events/amphitheatre at southern end

Housing / Design

- Make this a ‘showpiece’ – do something different
- Backyards for kids to play
- Maintain views for existing homes to Torrens Island – 2 storey will impact this
- Want to see housing development as long as there is green spaces
- No gated communities
- Don’t want to see other people’s washing
- Keep large blocks
- Have a mix of block sizes
- Units not apartments for locals to downsize as get older
- I don’t mind housing fill-ins but not filled in open space
- Good housing design is critical
- Would like to see accommodation for younger people with disability
- Lifestyle village near if to enable downsizing
- Quality housing
- Leave the site as is
- Few townhouses ok, not apartments though
- No dense housing and high rise apartments

Open Space



- Bike track, walking track, connecting to surrounding area
- Natural playground with logs and still moving play equipment (roundabout, swings, climbing things, slides, observation towers)
- Playgrounds for the kids living in the houses
- Don't lose the tree line – high quality open space
- Existing stormwater/ open space corridor – want to retain and enhance – link with existing linear parks/trails eg Walkleys Heights
- Keen open space but improve it
- Greenery – we need loads of it
- Walking or bike trail
- Keep the trees – natives
- Maintain the open space
- Keep the green area and open space – even more trees
- Improved park land – playground – greener space
- A lake (high side)
- Leave as green space
- Keen the green belt
- Trees for the birds
- Retain trees, wildlife
- Want to see a lake/ponds/café – walking trail (like Oakden) -dog park (not too close to the houses by maybe in Ingle Farm area)
- Linear Park
- Irrigated open space – picnic areas
- Places for kids to play
- Open space for kids (2 nearby schools)
- Wetland designed to control mosquitos
- Open space – playspace near the school; bbqs; family gathering spaces; throughout corridor; irrigated
- South side of Baloo St – bike tracks; maintain natural water courses
- Beautify the site
- Natural playgrounds (logs etc)



Appendix C – Online survey verbatim comments

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

What is it you value about this site?

Other:

- Our daughter is a student photographer and likes to use it for photo shoots and wide view of sky/stars. There isn't much greenery on reserve itself, but there is lots around the edge which we wouldn't like to see gone as it provides much of the "green zone" around our area. In particular, we would hate to see all the "boundary" trees removed and a big fence put up all the way around to "enclose" the new community. Making the houses open to the current streets would look better and help spread traffic. Would be very nice to see more trees, ponds, etc in the reserve (not just at the Montague Rd end!).
- I have lived in Ingle Farm all my life and value this corridor it holds many memories for me and continues to be part of my life today.
- Attractive Outlook
- we need as much open space as we can get -- Australia is the only country in the world that is reducing open space in the cities -- some European countries even subsidise some city areas to enable them to remain open space
- non vehicular connectivity to adjacent suburbs and Ingle Farm shopping Centre
- I like having an open space across the road and not having to look into other people's yards
- We should maintain this space for our environment and not impact it with more houses, people and traffic.
- Distance from people
- Our clear view out to Outer Harbour and the extra value it adds to our newly built house. The view is part of why we built here. Plus it means more parking for visitors.

If you walk through the site, please let us know where your destination(s) are:

Other:

- Public transport on Bridge Road (off/down Burri St at stop 38B towards City - my nearest stop to Mawson Lakes for work). Our family used to attend North Ingle School (student and parent on council) and lots of people still cross the reserve from this side to get there. Without access across the reserve enrollment and attendance might drop. See emailed info RE where we/others walk across the reserve.
- I walk Through the Walkleys road corridor to exercise and enjoy the open space, trees and bird life.
- Recreational
- I personally don't walk through area as i dont live here but is a great spot to do so and think this should be considered if/when creating a new development so people can continue to walk to these sites.
- I often walk to exercise and I always return back home. That is my only purpose thus, there is no destination.



- Walk our dogs through there, and my son walks to Ingle Farm shopping centre.
- Bridge Road
- public transport on Walkleys Road (O-Bahn connection for travel to city)
- To get to Bridge road
- I only drive past this area, but to me it is dry and boring and needs to be developed.
- Rowe Park
- Beautiful, large open space to just walk and relax.
- Just for recreation, walking
- Green area to walk through
- To walk to visit family who live on the other side of the corridor
- Around The block walk
- I don't use the area but i certainly don't agree with the development either.
- Research Rd businesses
- Why do i need a destination
- Recreational walking and recreational ball sports e.g kicking footy, soccer ball etc.
- To research Road
- A nice open area with Trees and open areas
- Walk to Bridge Road and Research Road businesses and shops.
- Walk through to public transport on Bridge Road
- Settlers Hotel
- General Health walking
- None
- If a road could have easier access to Mawson Lakes and locations north in a reduced time frame

What local issues and impacts do we need to be aware of if the site were to be developed for housing?

Other:

- The site itself is not lit, but doesn't feel unsafe. Street lighting around it is also appalling. Development may improve lighting significantly, however would add light pollution (interrupting my daughter's star-gazing). Safety - people often ride motorbikes or hoon around in cars on the reserve (not long enough to report) so the proposal will make it *alot* safer as this will have to cease. The main storm/flood water issue is from the end of Sloan rd which is open into the reserve. When significant this flow goes down the hill towards Bridge rd, and recent damming has been placed on the reserve to redirect water away from the retirement village. All of this would need to be redirected, or the site changes would need to take it into a green and/or water storage area (pond etc would be nice!). Most streets around the area are fairly quiet. The plan should not introduce a single entry point which would significantly increase traffic in that area. For example, where the reserve is against a street (e.g. Schumann, Brolga, Mozart), ensuring the houses face those streets instead of walling/fencing them into their own community would help to spread the traffic around. In particular, we'd be very annoyed if there was a single entry at the front of our place off Schumann St! Worst still, if the single entrance is off Joslin Ave then it will mean more traffic next to the primary school. Finally, lots of people walk through/across the reserve and this would impact those flows unless relevant/appropriate corridors remain. Oh, and birds (cockatoos, corellas, ibis) feed on the open areas, digging up the roots for food, and parrots live in the trees, so bird life would be impacted. See emailed info RE further notes on all this.
- The Ingle Farm area there is already having it's housing doubled or tripled by all the old houses being knocked down and developed. I like the openness of the proposed area. We do NOT need further traffic in the area using backstreets and the top of Maxwell Road.



- Please leave this site the way it is the open space and trees are very important to me.
- Ingle farm is already expanding with blocks being subdivided, main roads of main north road and hampstead road already congested in peak hours/school drop off/pick up
- I think carparking is extremely important and should be highly considering when building new housing. Otherwise can become undesirable and over crowded.
- The unseven/slanted surface.
- More houses, more people , more dogs barking, another lost green area.
- I attended the council meeting on Saturday 14th November, to express our concerns regarding the impact on locals. We believe there should not be an access off Montague Road, as this would encourage excess traffic to come into our area, and also use Baloo St as a cut through road. There is already a major issue with speeding in Baloo St. We have so much extra traffic that cuts through Maxwell Rd, and with the Islamic Mosque going ahead, that has extra traffic, bout 300 car parks. We believe the land should be made into parklands., and not housing development.
- Hoon behaviour if carparks present. Guaranteed burnouts as we have them already.
- Roads will probably need to be wider to allow for cars parking on the road.
- Supply of electricity - more houses will create a greater demand on services that do not always adequately meet current supply Destruction of the natural environment and removal of trees; we all know we need more trees and to create less impact on the environment
- there are underground utilities that cross this area --- GAS --- Sewer --- Purple pipes -- Telecommunications - Strom water pipes -- also has been storm water runoff resulting in Mozart Ave flooding on a few occasions
- the overflow from the sewerage system constantly runs through there, so more sewerage will really back up the system.
- Concerned that if development relies on sullivan road to flow into area I will never get out of driveway. It often backs up as people Try to turn right onto m montague and intersection is already scene of too many accidents
- Sewage leaks at the Aragon Road end across the path a couple of times a year
- connections to adjacent arterial roads and maximize any density increases along bus routes
- We would lose a beautiful place to walk and relax.
- I have no major concerns with the project except in regards to traffic. Most people accessing this area enter from Ingle Farm shops/Montague Rd via Sullivan Rd. This is already a busy rd and this intersection can be quite dangerous. Along with this the left turn from Walkleys Rd to Montague Rd is highly dangerous with regular accidents. Consideration needs to be given on how traffic would enter this area and potentially an entrance at the Montague rd/Walkleys Rd intersection. I would not like to see all the other roads have to take extra traffic to allow new residents to access this area.
- Ingle Farm is already a disgrace. Unlike Mawson Lakes / Walkley Heights we don't have manicured lawns or lovely streetscapes. Fix up Walkleys Rd, Beovich Rd, Montague rd, Wright Rd - get rid of the horrific looking trees and start again.
- Leaking sewage - happens every year at the eastern end of this area
- Traffic congestion in the streets. Too many cars parked on streets currently which is a major hazard. Existing homes are being demolished and two new homes are being built on the one property causing car parking issues.
- No houses. Leave it as it is
- Parking is good I do not want to see current parking space on the road to be affected in the way that it is in Mawson Lakes and Lightsvie and other newly developed areas.
- Infrastructure cannot sustain large number of homes, Storm water, local plumbing and power service not there.



- We have concerns about the ever increasing volume of traffic on Sullivan Road as block subdivision and urban infill increases. I would like to see the inclusion of a new entry/exit point to Montague road included in the development plan for the Walkleys Road corridor.
- Its always seems ok for the council to cut down trees of significance for there agenda but not for home owners with problem trees. We dont want more housing here!
- I often walk through this area and this includes at night to get to the bus or shops. It would be good if it was developed with the inclusion of walking paths that are better lit.
- The roadway along Baloo St, Denning Ave, Sloan Rd, Lamington St is used as a major hooning thoroughfare, with high speed traffic using this collection of streets as a "shortcut" between Montague Road and Maxwell Rd, and has been reported to council before without any action. Should a development proceed, it is paramount to consider and implement a solution to mitigate the safety concerns associated with high speed traffic in the area.
- We like having a quiet Street with ample parking
- Curious about where new roads / streets will be and if any / what roads will be connected...
- As someone who lives quite close to the Walkleys open spaces, I know that they get little use and could well be developed with little real impact provided there is the judicious provision of reserved space for tracks and pathways to allow pedestrian passages. Currently Grenada Avenue is a quiet street and provides a relatively safe environment for North Ingle School drop off and pick up. There are enough hoons thrashing around the streets of Ingle Farm without turning Grenada (and adjacent streets) into through streets and giving the feeble-minded-morons more locales in which to ply their anti-social activities. If the Walkleys development can be done without turning Grenada and other streets in the North Ingle precinct into rat runs, then I don't see much wrong with the development.

Developing high quality parks / open space will be part of a new development, what public facilities would you like to see here?

Other:

- The area is currently very dry in summer, reducing it's appeal and utility. It also gets covered in prickles, and the tall grass seeds give e hay fever (diagnosed high allergy level to grass pollen/seed), so a smaller irrigated green area would be very nice, as would more trees. The big open area is not very useful in itself (except for motorbike and car hoons). Even people walking their dogs only go around or across it and rarely use the open spaces. We would use exercise equipment if near our house but not if it's too far away (say within 300m!) but it's not critical for us. We do walk our dogs around/across the reserve so would appreciate better walking paths and trails, definitely with sufficient green cover as shade. Open areas with ponds, grass, shelter, BBQ etc, would be nice - again as loans not too far away (perhaps at least one area at each end of the corridor). In general I like the style of tress, open areas, shelters/BBQ, paths, as there are along the creek that goes through Mawson Lakes (past the end of the big lake). There are other smaller areas in Mawson Lakes that are also quite nice amongst the houses. Theses types of areas, with sufficient access from all directions (particular right next to our house !) would be great. We definitely need green corridors to break it up and to provide through access. See emailed info RE more on this.
- It is already an open space. IT DOES NOT need development.
- Please just leave it alone it is perfect just the way it is.
- It would be great for the Montague rd facing area to look appealing with a multi purpose exercise play space for kids and adults
- I think this would be a great addition to the area.
- Benches and tables with a shelter.



- Shops, Cafes, Parks for children ages 1-3
- Toilets and bbq areas. Some areas to walk dogs
- A nice dog park
- Pond / Lake and possibly join this area up to the existing Linear Park Walkley Heights section via a walkway.
- Please keep the path that goes across to north ingle primary school!
- Additional lighting and security
- more trees -- due to in fill too many trees are being removed and the future generations will bear the down side of this
- A great playground is needed in the area and green areas as it's very dry and needs to be developed nicely to keep troublemakers out. It would be good to have a balance of homes, walking tracks and a playground and also thoroughfare through to Montague rd.
- indigenous plant species
- Leaving it as a large open space that can be used by the public to exercise and relax in.
- BBQ and picnic facilities
- It would be nice to see the other 'green spaces' in the surrounding area developed also - We have one across the road that is mostly dead for half the year as there is no irrigation or landscaping. Our Kids play in it during winter, but in summer have to avoid it due to the weeds (3 corner jacks and bindies)
- More trees
- More trees. We do not have enough parks for recreation in our area.
- Trees
- Cafe, bike tracks, mini lake
- I would like to see as many trees retained as possible. Salisbury Council are cutting down more trees than are being replaced. An area of land recently developed in Para Hills is now void of all trees but 1. We need more trees not less & so do birds & wildlife.
- Trees, lots of them and green space.
- Do not develop it, it is a recreational area. There is no need for additional mega-housing projects in the area.
- No housing!
- A community garden would be nice, however it's also important to retain habitat for birds, insects and other wildlife.
- Bike track, Boardwalk, Picnic areas, Wetlands
- Bike paths
- Keep as much reserve as possible and more landscaping would be great
- Some housing perhaps, as long as outdoor recreation areas included. Would also recommend a cycling path
- Build a major road

What do you see to be the benefits to the community from developing this site?

Other:

- I've already mentioned better parks/tracks above so won't repeat here, but it will make the area more desirable for current residents as well as new ones (and perhaps increase our property values!). A large influx of young people into affordable housing will also mean a significant potential increase in students for North Ingle School which does struggle occasionally to get students (it's a lot smaller than it used to be). It's a great little school (and much better than Ingle Farm Primary) but not many people know about it. This proposal will also significantly reduce the fire hazard posed by a large area of dry grass, which is sometimes not mown regularly enough.



We haven't had an issue in the 25 years we've lived right next to the reserve (except a couple of dumpes/burnt out cars) but it's only a matter of time before a fire takes hold in the area and takes out houses around it (particularly ours as it backs directly on to the reserve).

- None. More people and more houses. Less parking,. Busier shopping centre. All negative.
- Council needs to extend Walkleys Rd through to Baloo St
- No one wants Housing or commercial buildings on this site
- If enough is put into shared community space otherwise it's just another suburb
- nothing just disrupting a nice place to live with more traffic , more noise pollution.
- I cannot see any benefit to the community.
- I don't see any advantages if this goes ahead .. all infill results in less street car parking as the garage is used for storage with their vehicles parked on the roads making travel difficult due to poor parking --43 Mozart ave has 6 cars and a large truck for an example - ALL councils need to learn how to better manage their income
- I do not see any benefit in developing the green space, especially with the climate change issues we have
- enhance existing residential neighborhood with improved connectivity to existing services. Less reliance of vehicular transport
- None at all. Traffic would increase, noise would increase and we would have nowhere to walk, run, exercise, relax.
- I do not see any benefits in the development - leave it as it is!!!!
- Re-vitalising the area is a huge positive
- make improved green areas
- As I've said above we strongly oppose homes being built on this land.
- Better use of unused/under developed site that needs constant grass maintenance & weed head nuisance from Brolga Street site
- None
- None
- Nothing
- No housing!
- might liven up a tired area

Is there anything else you would like us to know?

- I will separately send an email with additional info, photos, and diagrams to help understand or extended my answers above. In short, our main concerns (mostly our own personal impact) are:
 - Don't want new houses backing directly onto our boundary and putting up big fences and two story units/houses. Will feel closed in and will reduce air flow in our front yard, making our house and front yard hotter. So: Keep a "green buffer" and access way next to our house! (Doesn't need to be big :-))
 - Don't want all the traffic coming along our street. So: Face houses out onto current streets as much as possible.
 - Don't stop access across current paths. So: Provide walking paths/access through at/near current access ways.
 - Don't chop down all the trees (including boundary ones). So: Retain *most* of them and design the layout/area to suit.
 - Do provide nice green areas :-)
- There is too much traffic turning right from Montague Rd to Sullivan Rd. As a local resident I avoid this right turn every weekday where possible. For one, the speed limit should be 60 not 70. The accidents are increasing due to driver impatience, speed & traffic light congestion. Make Walkleys Rd extend through to Baloo St to think out the traffic turning right onto Sullivan. I'm frustrated as a local resident & am the accidents are increasing at the turn off. Also Buses turning our of Sullivan and right into Montague Rd in the morning are causing havoc with those drivers



wanting to turn left as they block both turning opportunities & the traffic banks up into Sullivan Rd. Either educate the bus drivers to move over to the right or create another route.

- Please leave this site alone the open space trees and wildlife are an asset to Ingle Farm. I will be voting against any candidate in the salisbury council elections that had anything to do with allowing this development
- I think the green areas in Ingle Farm are poorly kept and better management of this will assist in appeal to the suburb. I'm really keen to see an exercise space not linked with sport club for all ages, plus a community garden with an adjoining cafe would be the icing on the cake
- I think this would make the suburb/surrounding area more attractive for people to live in which would hopefully result in growth in the area over time.
- Whatever you decide to do with the area, it would be reassuring to know if you could keep the open grass area next to the primary school. (From Broilga ave to the gravel path connected to Grenada ave). It has always been my favourite grass area to walk on and is a wonderful location to be an outlook to the horizon/sky in the afternoon. As well as the cityscape. It would be lovely to install some benches and park facilities here. However, the rest of the area, south-east from the gravel path (as highlighted in the map) is not useable/eye-catching and is very slanted. And is usually filled with several branches, twigs, dead grass and feels very confined. Therefore, I believe this area should be the main focus of this project in which the other suggestions such as business or housing should be instituted on. But please maintain that grass area next to the school. Thankyou for reading my comment.
- ABSOLUTELY AGAINST THIS PLAN
- I would like Ingle Farm to be the central northern area, because it's so close to TTP Plaza, Mawson Lakes, and Tee Tree Gully, Elizabeth, Semaphore Beach and Regency
- We do have storm water and flooding problems in this area. We have had our street and yard flooded out before, on several occasions.
- Please.. A road from Montague intersection in to Baloo near Church. Backtracking with only 2 ways out at present. Wastes time and petrol. A road was intended through anyway.
- No multi-storey buildings
- I would like to know how you think you can stop the covid spread when you are filling in all the green space with housing????????? If it's not covid it will be another disease.
- As stated above. Please keep a path to north Ingle primary school so we don't have to walk around the development to get to the basketball courts or the oval when walking my dog
- Salisbury council used to lead in recycled water and wetland. It would be disappointing to see that all vanish just for a few dollars
- I thought the council was supposed to be leading the way on the environment in regards to rain water harvesting etc, so why would you lose the green space and make it a concrete jungle?
- Prefer that housing and streets are at the shopping center end. Keep open space opposite the school
- It would be great to make a road that joins from Denning or Baloo through to Montague rd, give direct access to shopping centre as a lot of people walk across the reserve towards Montague and give easier access for traffic to get to Walkleys rd.
- Convert the whole area into a well maintained and thought out park where we can exercise and relax. Please do not build on it. Building on it would ruin the tranquility of the area.
- This would be a great opportunity to create a wet land area for walking, similar to the St Clair wetland
- Ingle Farm had been a nice and comfortable place to live - this development will bring it to the end and my family will have to move to another area
- Please leave it as green space. Every time I turn around people are knocking one house down and building two in its place, we need to keep the space we already have



- The area is ugly for most of the year it gets mowed occasionally but its normally just full of weeds sometimes so high you cant walk. Please do something about it.
- I feel there is already far to much subdivision in the area, increasing traffic, noise, pollution and attracting a different demographic of residents changing the community feel of the suburb. There is high density with removal of any yard space in these homes. The green footprint of the suburb should be prioritised and valued.
- Pour more money into Ingle Farm to make it visually appealing The shops create a lot of rubbish, with trollies dumped etc. More housing will create more problems. Don't do it.
- In 1973 when we purchased our house from the Housing Trust of SA we were shown proposed maps showing no houses or shops would be built over the road from us. It was proposed that Walkleys Road would cross Montague Road and go down the green area to Bridge Road (where the Church has now been built)
- Building homes would put a further load on our water resources and other utilities in this area causing more blackouts than we already have had in the past. We have lived in this area for nearly 50 years and have enjoyed the space, peace, wildlife and beauty of the adjacent land you are proposing to build on.
- I do not want to see this space crammed with as many houses as possible as is the situation in Mawson Lakes, Lightsview, Northgate and alike. The reason I like Ingle Farm is purely based on the space that we have. Definately do not want town house/apartment living allowed on this space.
- I lived in Gilbert St, Ingle Farm from 1980 to 2005, and my parents still live there. The land has always been a wasted space. Kids cant play in it as it full of prickles and weeds. It would be great to see blocks of land up to 600 sq metres in size. Its a great area in need of some love.
- I really hope there is an emphasis on quality residential properties that may be built here, with space. Too many houses are being demolished with 2-3 in their place, creating a cramped living environment and limited street parking. It would be very disappointing if the area was turned into cheap housing creating an Andrews Farm style suburb (crime, unkempt, cramped). Please consider larger blocks 500-1000m2
- Please build houses around trees. Plan the site to retain trees as most are around the boundary. Ensure adequate parking, dense housing with 2 cars per small block causes too much street parking.
- Don't Build!
- I know was originally going to be a continuous road down to main north Rd.Has been a green belt for more than the 25 years we have lived here, area cannot sustain large in flux of population.
- As a Salisbury resident for more than 20 years, I trust and support the council to make good decisions on our behalf that improve our suburb for both new and existing residents.
- No more housing!
- The area is really under-utilised at the moment, it's exciting that it may be developed with the inclusion of some better, more developed and well thought out public spaces.
- We would not support a proposal to construct multistorey dwellings or buildings in the area, or any construction that destroys the outlook and aesthetic we have. In addition, the current trend of packing in as many dwellings as possible into the area would be a disaster given the open spaces this area is known for.
- Don't ruin our view or decrease our property value. That wide open space is why we built here. If you're going to build housing then do it at the other end of Mozart and across Baloo but keep it to single story only as it will ruin the asthetics of the neighborhood.
- Would like to see this area not so condensed with housing and a mixture of larger open space and reserves and landscaped areas, larger housing allotments and keep this side of Montague Rd the quieter side. Keep the community busyiness on the shopping centre side.

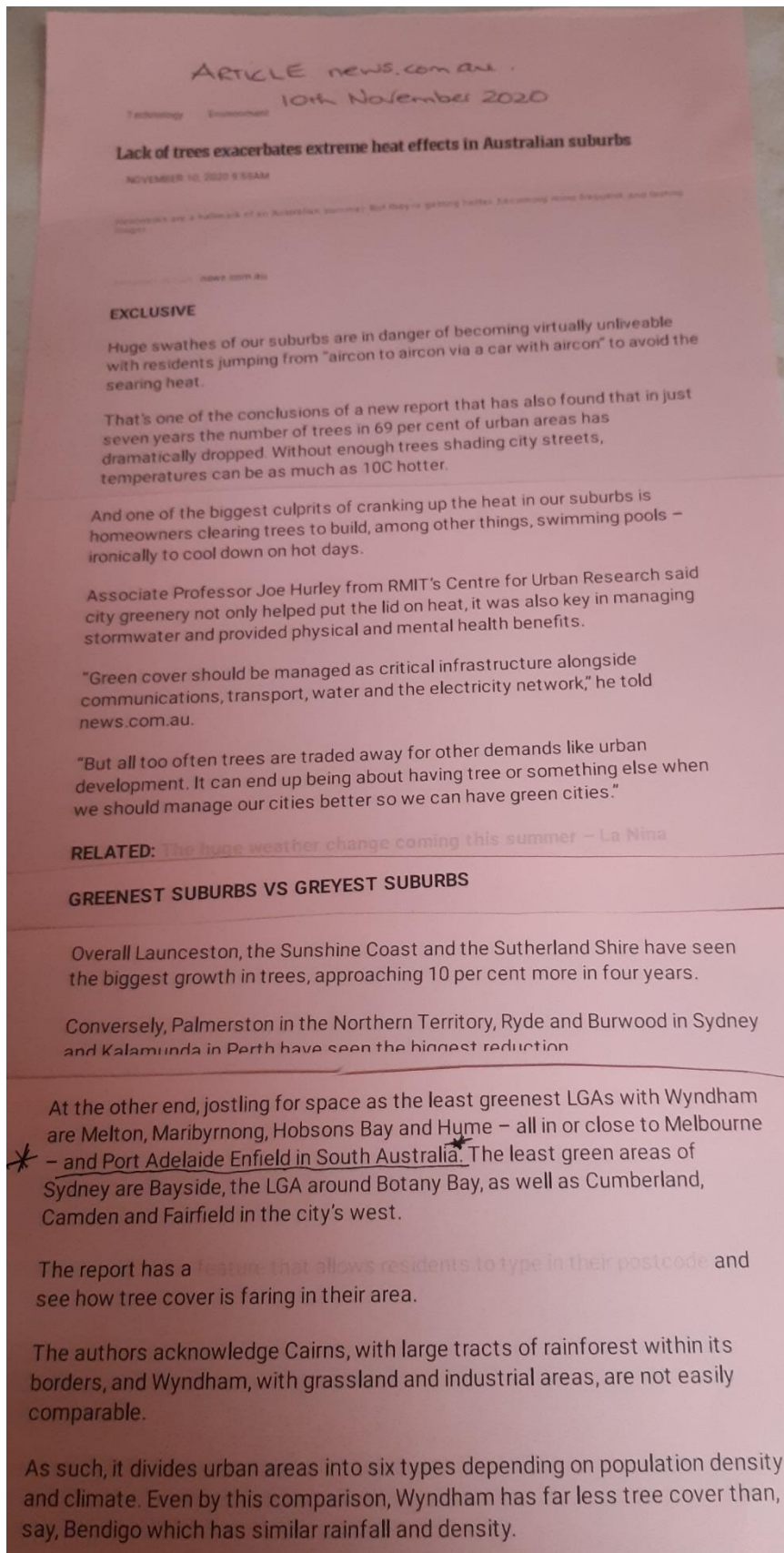


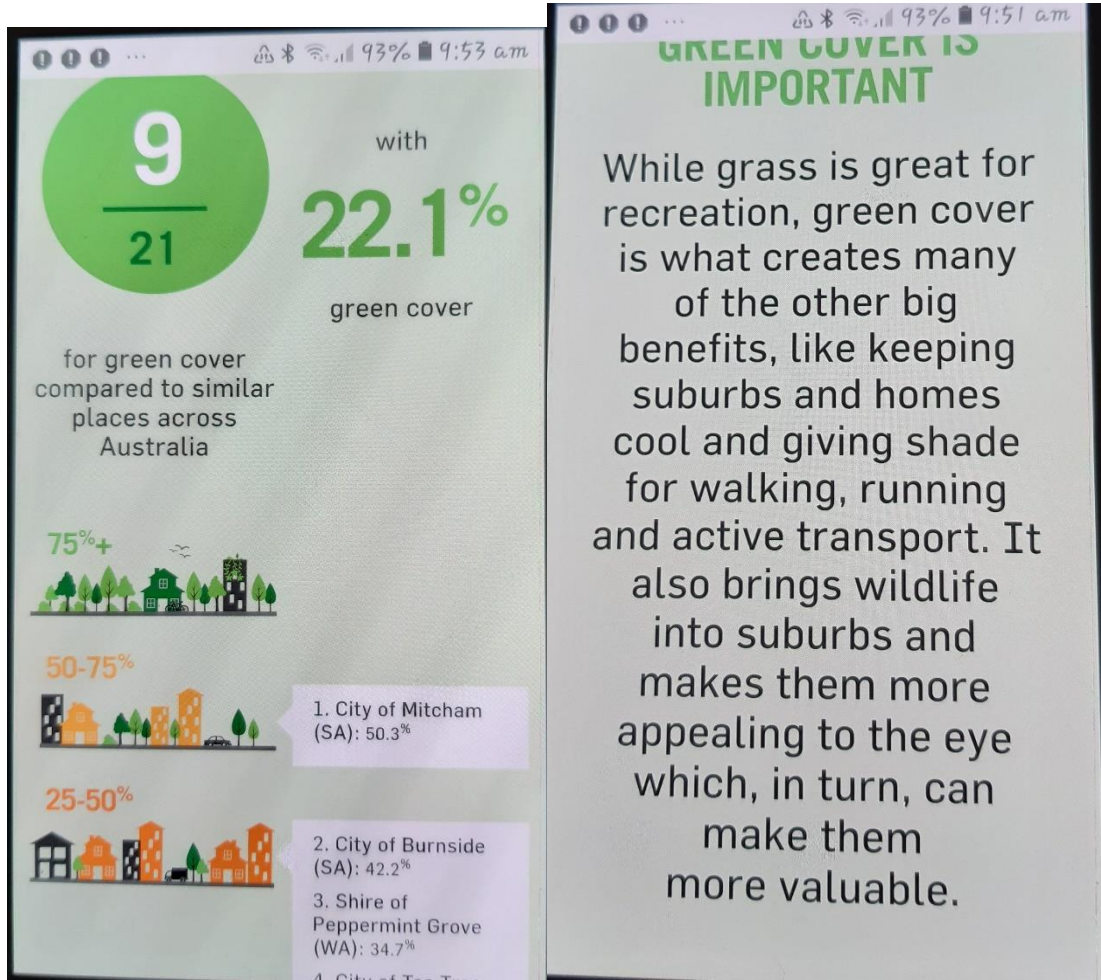
- **Build the road**



Appendix D – Supplementary submissions

Supplementary submission 1: Articles – Tree canopy loss in metropolitan Adelaide









Supplementary submission 2

Walkleys Road Corridor – Notes – [REDACTED]

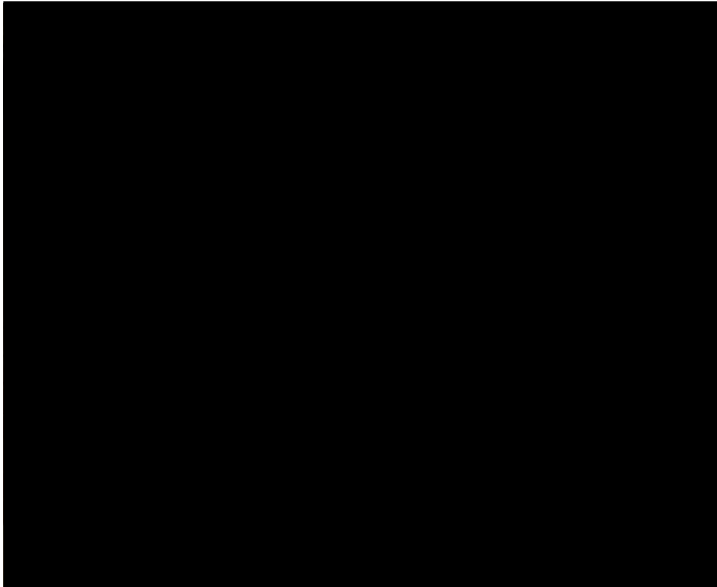
We recently filled out the online survey in order to provide an initial response and feedback to the council’s proposal to develop the Walkleys Road Corridor, including Mozart [REDACTED] [REDACTED]. While we gave a fair amount of feedback online (see end of this document for a copy of our response text) we had a fair amount of additional information to provide, including photos, diagrams, and thoughts.

This document summarises this information in summary/dot points form for your consideration.

Our house and the adjacent reserve



[REDACTED] Would like a “green buffer” (even a smallish one) here, e.g. corridor next to house or green area as pedestrian access into middle of new housing area.





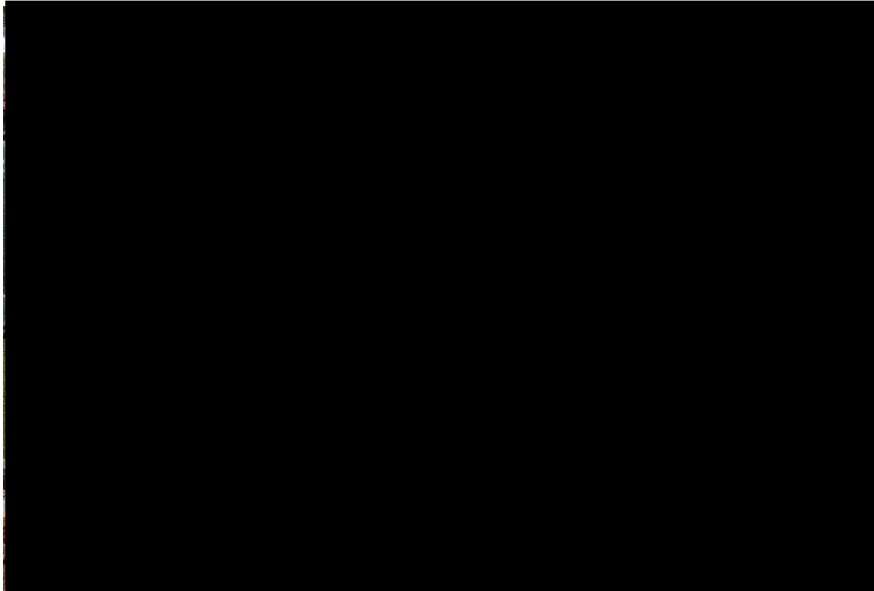
██████████ a couple of trees ██████████ that we would prefer to keep and not “chop off” at the boundary. A “green zone” here would provide separation ██████████ allow for the trees, and maintain a through corridor down the side of our house to Brolga st that is often used (see later).





Path past our house

The path along Schumann St in front of our house ceases at the reserve, but could/should continue into any new development.



House frontages vs fences

Prefer new house frontages onto current streets and not back fences against streets...

These are the frontages onto Brolga and Schumann St. We really don't want the trees all cut down and don't want back fences right up against the street. If house fronts are planned onto these streets (preferred) then try to leave most of these trees. If back fences face onto streets (not preferred) then put them back behind trees.





These from Burri St are “okay” but not ideal:





But this example from down on Bridge rd is certainly “not acceptable” (in our opinion) around our streets and even this particular example should *never* have been approved (the front on Bridge rd doesn’t match the rest of the road, and the businesses behind are now hidden from Bridge rd).



Corridors we use + storm water flow

The following shows the whole proposed corridor overlaid with the routes we often use across the area. Note that the end of Sloan road has no gutter so all water that goes down here ends up in the reserve. When there is a lot of rain it flows down the reserve towards Bridge rd.

- Yellow – routes we often use
- Blue – storm water flow from Sloan road into reserve



Common access/through paths near our house

common usage of the reserve. Note that really not much of the central open spaces are used. Ideally these access/through routes would be retained.

- Yellow – routes we often use
- Green – routes commonly used by others
- Green dotted – routes sometimes used by others
- Dog walkers and exercisers often walk around the edge of the reserve.



The paths from our house across the reserve to Burri and Joslin (yellow above) go this way.





Possible Layout

We obviously aren't urban planners, but just throwing some ideas together we came up with the following as an *example* of what we think could be done that addresses the things raised above.

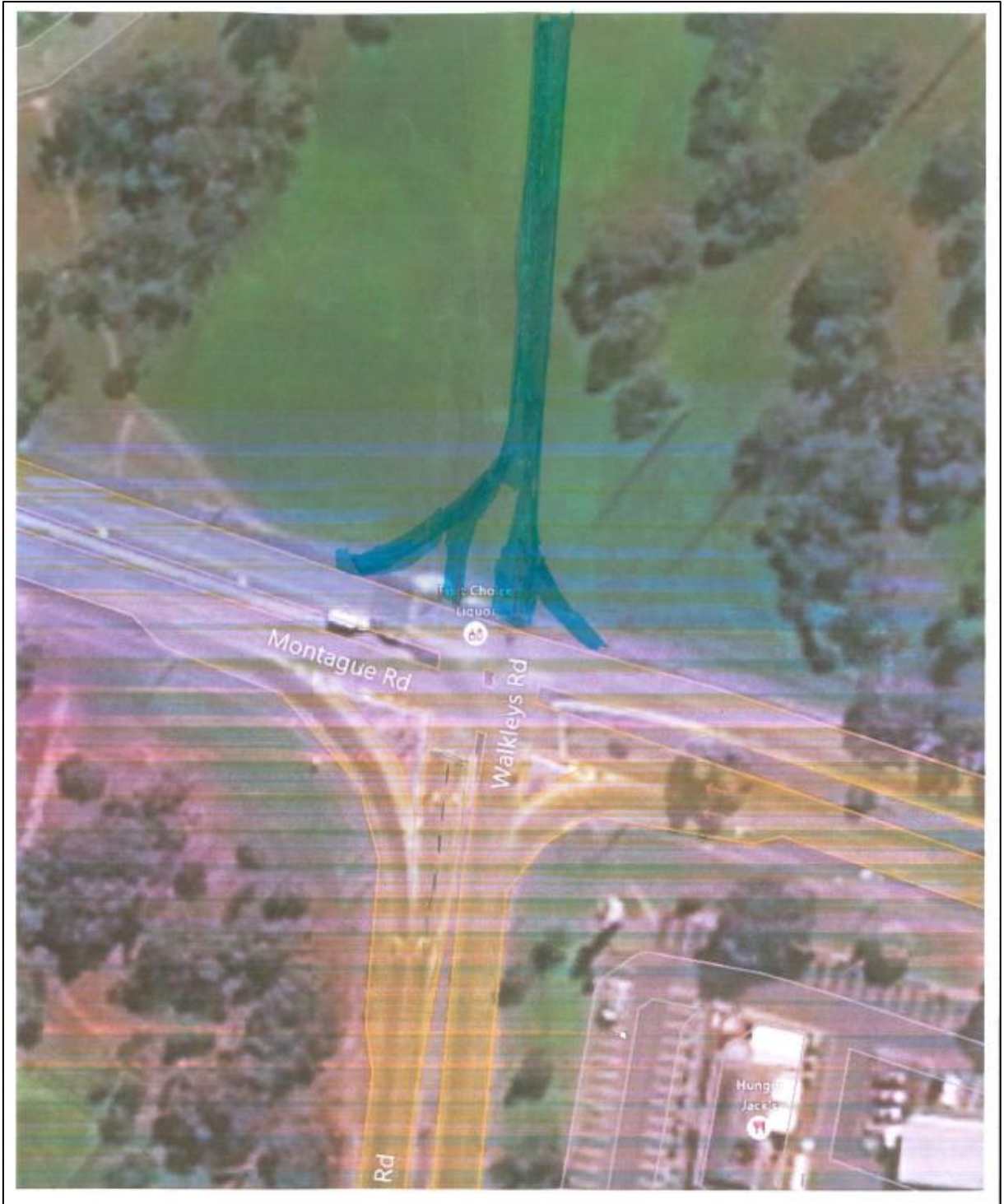
- Maintains through access/corridors – some adjustments in paths taken.
- Provides irrigated green area in middle.
- Housing mostly fronts onto existing streets.
- Access to internal house frontages via (example) on Burri Street.
- Houses could back on to North Ingle School oval.
- Keeps housing away from our boundary! The more the better, preferably a nice reserve!!





Supplementary submission 3







Supplementary submission 4

WALKLEYS ROAD CORRIDOR – Strategic Property Development

We would like to see a development which will improve and beautify Ingle Farm adding value to our properties and lifestyles, without infringing on the Area's current benefits. Ingle Farm needs a long awaited upgrade complementing its' leafy aesthetic.

POINTS OF CONCERN

Noise Pollution –

Residential, commercial and road noise.

Dense population and Type of Housing –

Ingle Farm has predominantly large block sizes and spacious reserves– allowing residents a quiet, private, spacious, safe, almost country feel environment. Children are able to play in their own back yards.

Recently the block [REDACTED] re-developed and divided into 3 blocks, 2 of which have been built with very small houses and tiny yards. The other block will also be used for housing in the near future.

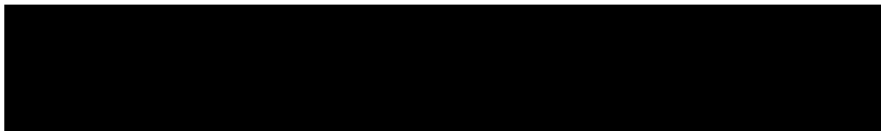
This has changed our life drastically. [REDACTED]

[REDACTED] Our privacy and peace have been completely eroded.

We do not want our area to become hemmed in by dense and high-rise housing. We want large block sizes to be predominantly retained in the development planning, and townhouses and duplex accommodation more minimal without high multi-storey apartments. High quality housing would be a good start to the improvement of the area and will be an asset to Ingle Farm, attracting future quality developments.

We are in a residential zoned area and there is concern about rezoning it for commercial use. Commercial use needs to be very selective. Noise and Parking congestion would be a big concern as well as what type of people are attracted to the area. We do not want to swap our views with the rear of shops and car parks.

We also do not want bad behaviour and or crime problems, which inadvertently this does occur with dense housing and certain commercial ventures.





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

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