

AGENDA

FOR STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING TO BE HELD ON

13 JULY 2021 AT 7.00PM

IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY

MEMBERS

Cr P Jensen (Chairman)

Mayor G Aldridge (ex officio)

Cr C Buchanan

Cr K Grenfell (Deputy Chairman)

Cr D Proleta Cr G Reynolds Cr J Woodman

REQUIRED STAFF

Chief Executive Officer, Mr J Harry

General Manager City Development, Mr T Sutcliffe

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Strategic Property Development Sub Committee Meeting held on 13 April 2021.

Presentation of the Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 13 April 2021.

REPORTS

SPDSC1	Future Reports for the Strategic Property Development Sub Committee
SPDSC2	Affordable Housing Implementation Plan - Status Update July 2021 11
SPDSC3	Walkleys Road Corridor Project - Community Engagement

OTHER BUSINESS

CONFIDENTIAL ITEMS

SPDSC4 Strategic Development Projects - Project Status Report

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
- 2. In weighing up the factors related to disclosure,
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - Non disclosure of this report at this time will protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.
 - On that basis the public's interest is best served by not disclosing the **Strategic Development Projects Project Status Report** item and discussion at this point in time.
- 3. Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

SPDSC5 Walkleys Road Corridor - Community Engagement (Stage 2) Outcome and Feasibility Analysis

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
- 2. In weighing up the factors related to disclosure,
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - The report includes commercially sensitive project costing and feasibility information
 - On that basis the public's interest is best served by not disclosing the Walkleys Road Corridor Community Engagement (Stage 2) Outcome and Feasibility Analysis item and discussion at this point in time.
- 3. Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

SPDSC6 Salisbury Oval Development Site Update

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
- 2. In weighing up the factors related to disclosure,
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - The terms of the sale of the land and final form of the proposed development are still under negotiation with the preferred EOI respondent.
 - On that basis the public's interest is best served by not disclosing the **Salisbury Oval Development Site Update** item and discussion at this point in time.
- 3. Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

CLOSE



MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING HELD IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON

13 APRIL 2021

MEMBERS PRESENT

Cr P Jensen (Chairman)

Mayor G Aldridge (ex officio) Deputy Mayor, Cr C Buchanan Cr K Grenfell (Deputy Chairman)

Cr D Proleta Cr G Reynolds Cr J Woodman

OBSERVERS

Cr A Duncan

STAFF

Chief Executive Officer, Mr J Harry

General Manager City Development, Mr T Sutcliffe Coordinator Strategic Development Projects, Ms S Klein

PA to General Manager Community & Org. Development, Mrs B Hatswell

Co-ordinator Strategic Development Projects, Ms S Klein

The meeting commenced at 6.33 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr K Grenfell Seconded Cr J Woodman

The Minutes of the Strategic Property Development Sub Committee meeting held on 10 March 2021, be taken as read and confirmed.

CARRIED

REPORTS

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Cr K Grenfell Seconded Cr G Reynolds

1. The information is received.

CARRIED

OTHER BUSINESS

Nil.

CONFIDENTIAL ITEMS

SPDSC2 Lake Windemere - Project Status Update

Moved Cr K Grenfell Seconded Cr G Reynolds

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
- 2. *In weighing up the factors related to disclosure,*
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - Non disclosure of this report at this time will protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.

On that basis the public's interest is best served by not disclosing the **Lake Windemere - Project Status Update** item and discussion at this point in time.

3. Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

CARRIED

The meeting moved into confidence at 6.34 pm.

The meeting moved out of confidence at 6.37 pm.

SPDSC3 Salisbury Oval Development Site Update

Cr J Woodman declared a perceived conflict of interest on the basis of having a family member who works for one of the expression of interest respondents. Cr J Woodman remained in the meeting to vote in the best interest of the community.

Mayor G Aldridge declared an actual conflict of interest on the basis that her company performs work for one of the expression of interest respondents. Mayor G Aldridge left the meeting at 6.38 pm and did not return.

Moved Cr G Reynolds Seconded Cr K Grenfell

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
- 2. In weighing up the factors related to disclosure,
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - Non disclosure of this report at this time will protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.

On that basis the public's interest is best served by not disclosing the **Salisbury Oval Development Site Update** item and discussion at this point in time.

3. Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

CARRIED

The meeting moved into confidence at 6.38 pm.

The majority of members present voted IN FAVOUR of the MOTION.

Cr J Woodman DID NOT VOTE on the MOTION as she had left the meeting at 7.23 pm, prior to the vote being taken, and did not return.

The meeting moved out of confidence and closed at 7.26 pm.

CHAIRMAN	
DATE	

ITEM SPDSC1

STRATEGIC PROPERTY DEVELOPMENT SUB

COMMITTEE

DATE 13 July 2021

HEADING Future Reports for the Strategic Property Development Sub

Committee

AUTHOR Michelle Woods, Projects Officer Governance, CEO and

Governance

CITY PLAN LINKS 4.2 We deliver quality outcomes that meet the needs of our

community

SUMMARY This item details reports to be presented to the Strategic Property

Development Sub Committee as a result of a previous Council

resolution.

RECOMMENDATION

1. The information is received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 A list of resolutions requiring a future report to Council is presented to each sub committee and standing committee for noting.
- 1.2 If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 At the time of preparing this report, there are currently no resolutions of Council requiring a further report to be presented to the Strategic Property Development Sub Committee. Strategic property development projects' status will continue to be regularly reported to the SPDSC through the sub-committee's normal meeting cycle.

4. CONCLUSION / PROPOSAL

4.1 Future reports for the Strategic Property Development Sub Committee have been reviewed and are presented to Council for noting.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 05/07/2021

ITEM SPDSC2

STRATEGIC PROPERTY DEVELOPMENT SUB

COMMITTEE

DATE 13 July 2021

PREV REFS SPDSC SPDSC6 12/02/2019

SPDSC SPDSC2 11/03/2020

HEADING Affordable Housing Implementation Plan - Status Update July

2021

AUTHOR Hiroe Terao, Strategic Planning, Policy & Development Planner,

City Development

CITY PLAN LINKS 3.4 Our urban growth is well planned and our centres are active

4.4 We plan effectively to address community needs and identify

new opportunities

SUMMARY The Affordable Housing Implementation Plan, endorsed by

Council in March 2020, identified housing affordability issues affecting the City of Salisbury and recommends actions which will help inform Council's priority actions and practical solutions that could contribute to increasing the affordable housing supply and facilitate better housing outcomes for the Salisbury Community.

The current status of the actions in the Implementation Plan are outlined in this report including the revised Affordable Housing Implementation Plan Action Plan Table for Council endorsement.

RECOMMENDATION

- 1. The report is received.
- 2. Council endorses the Affordable Housing Implementation Plan Action Plan Table (July 2021), as provided in Attachment 1 (Item No. SPDSC2, Strategic Property Development Sub-Committee, 13/07/2021).

ATTACHMENTS

This document should be read in conjunction with the following attachments:

- 1. Affordable Housing Implementation Plan Action Plan Table July 2021
- 2. Affordable Housing Implementation Plan Action Plan Table July 2021 Tracked Changes

1. BACKGROUND

1.1 In March 2020 (Item SPDSC2, Strategic Property Development Sub-Committee, 11/03/2020), Council endorsed the Affordable Housing Implementation Plan which identified housing affordability issues affecting the City and recommended actions which help inform Council's priority actions and practical solutions that could contribute to increasing the affordable housing supply and facilitate better housing outcomes for the Salisbury Community.

- 1.2 Goals of the Affordable Housing Implementation Plan are to:
 - 1.2.1 Achieve better housing outcomes for individuals and families;
 - Facilitate delivery of inclusive communities where people of all ages, 1.2.2 backgrounds and incomes have a place to call home; and
 - Advocate for increased low cost and affordable housing outcomes that 1.2.3 are responsive to current and future needs of our community.
- 1.3 The Implementation Plan focus areas span the breadth of the roles the City of Salisbury can play – from facilitator, to policy maker, advocate, catalyst, partner and developer. Areas where the City of Salisbury can effectively be involved to address affordable housing issues are:
 - Physically deliver low cost and affordable housing through developing surplus Council land for residential development;
 - 1.3.2 Undertake research and advocacy in support of greater social, affordable and low cost housing provision; and
 - Facilitate affordable and low cost housing supply in private housing 1.3.3 markets (e.g. through efficient development assessment processes, and the business friendly Council agenda).

2. CITY PLAN CRITICAL ACTION

- The Affordable Housing Implementation Plan supports the following City Plan 2.1 critical actions:
 - Provide 15% affordable housing through Council's development 2.1.1 projects.
 - 2.1.2 Improved infill development policies and urban design.
 - 2.1.3 Programs and services to address mental health, housing and income inequality issues.
 - 2.1.4 Deliver a residential development program by using surplus Council land.
 - 2.1.5 Develop guidelines and policies to improve the quality of infill development, starting with Ingle Farm.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - The status update of the Affordable Housing Implementation Plan Action 3.1.1 Plan has included input from the following Divisions:
 - Economic Development and Urban Policy, City Development;
 - Community Planning, Community and Organisational Development; and
 - Community Health and Wellbeing, Community and Organisational Development.

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4. ACTION PLAN TABLE STATUS UPDATE

- The endorsed Housing Affordability Implementation Plan Action Plan Table focused on the following five focus areas:
 - 4.1.1 **Demonstration Projects** that highlight: the delivery of new affordable / low cost housing solutions (whether that be through new partnerships, financial / cost saving models, and / or new products); and is delivered as for-profit or not-for-profit projects. It is intended that any new product risk profile will be evaluated at the project outset to clarify the expectation and associated implications to Council.
 - Program Delivery: Additional factors and learnings to be taken into 4.1.2 consideration to assist delivery of low cost affordable housing. This can be used as inputs to feasibility and business case processes that enable testing of Council's appetite in balancing the financial and community benefits objectives of these projects.
 - Product Development: in partnership with the commercial and not-for-4.1.3 profit housing sector, development of new products and refinement of innovative product types to cater for the needs of the Salisbury community.
 - 4.1.4 Advocacy to influence all stakeholders including private developers, existing forums and other government organisations in facilitating the delivery of low cost and affordable housing within the City and identifying strategic opportunities and challenges affecting the City.
 - **Strategic Investigations** to scope out the opportunities 4.1.5 recommendations identified in the City of Salisbury's Low Cost Affordable Housing Research Paper and the State Government's housing strategy, Our Housing Future.
- Many actions in the Affordable Housing Implementation Plan are inter-related 4.2 with priority actions in the Strategic Land Review Implementation Plan. Consequently, Council's support for the ongoing delivery and return from the full development project pipeline, in line with the strategic development projects' principles outlined below, is critical if the outcomes of the Affordable Housing Implementation Plan area to be achieved:
 - Realising development profit returning a commercial return to pay down 4.2.1 debt and increase Council financial capacity to fund community needs including major capital projects;
 - 4.2.2 Delivery of a range of living options, including affordable housing that provides housing choice for the Salisbury community of all ages, backgrounds and budgets;
 - 4.2.3 Demonstrate best practice design with a high attention to detail setting an improved standard for infill development in Salisbury;
 - Integration of projects within the existing community and provision of 4.2.4 improved connection and open space areas for new and existing residents:

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- 4.2.5 Use of Council land holdings to build a pipeline of projects that support the region's economic growth and local construction industry, creating local jobs for local people; and
- 4.2.6 Partnering with appropriate agencies to deliver social outcomes in terms of access to services and affordable housing for target groups.
- 4.3 The following provides a high level update on the current status of the actions identified in the Affordable Housing Implementation Plan Action Plan Table.

<u>Action Item #1: Demonstration Projects – Deliver new affordable / low cost housing solutions</u>

4.3.1 The Lake Windemere project has been identified as a demonstration project to explore and test the delivery of new affordable or low cost housing solutions as per Council resolution (Resolution No. 0091/2019). This is also reflective of the housing market and price points for housing in Salisbury North which is at the affordable end of the market. The status of the Lake Windemere Project is reported in a separate item in this agenda (SPDSC Agenda 13/07/2021, Item SPDSC3).

<u>Action Item #2: Program Delivery – Review Council's Affordable Housing Policy on Council Surplus Land</u>

4.3.2 COMPLETED. Affordable and Community Housing Policy – Development of Surplus Council Owned Land was reviewed and endorsed by Council in May 2020, further strengthening the original policy intent by considering the affordable price points reflective of the demographics of the Salisbury community (i.e. setting the City of Salisbury's own affordable housing price point at 10% below the State Government's affordable housing price points). The name of the policy was changed from Affordable Housing Policy – Development of Surplus Council Owned Land, to better reflect the Council's desire to investigate opportunities for the provision of community housing in Council's strategic property development projects.

Action Item #3: Program Delivery – Explore new delivery models through partnerships which achieve commercial returns as part of any future expressions of interest process and further investigate suitable mechanisms to facilitate balanced outcomes that considers financial and non-financial benefits arising from the projects.

4.3.3 This is an ongoing action which will be considered at individual project level, and reported through the Strategic Property Development Sub-Committee.

<u>Action Item #4: Product Development – Consider a range of product types as part of a Business Case and investigate appropriateness, design, cost as required</u>

4.3.4 This is an ongoing action which will be considered at individual project level. Opportunity for new affordable / low cost product types for the Walkleys Road Corridor project will be investigated should Council decide to endorse the Concept Feasibility and proceed to next level of investigation. The status of the Walkleys Road Corridor Project is reported in a separate item in this agenda (SPDSC Agenda 13/07/2021, Item SPDSC3).

<u>Action Item #5: Advocacy – The Planning and Design (P&D) Code Affordable</u> Housing Policy Overlay

4.3.5 COMPLETED. The P&D Code has been rolled out. Under the Code, the affordable housing overlay applies to General Neighbourhood Zones i.e. 15% affordable housing provision applies to development comprising 20 or more allotments, which is essentially the same as the previous Development Plan provision.

Action Item #6: Advocacy — Investigate the State Government's appetite regarding the neighbourhood renewal program to identify potential opportunity to partner, with initial priority focus around Para Vista, Ingle Farm and Pooraka

4.3.6 In October 2020, contact was made with the South Australian Housing Authority regarding current renewal programs for public housing stock; however, no current program specifically applicable to the area was identified. The previous known program, "Renewing our Streets and Suburbs" (ROSAS) focused on the redevelopment of pre-1968 stock within 10km of the city. Further opportunities will be monitored.

Action Item #7: Advocacy – Investigate opportunities to increase awareness of the outcomes of the Low Cost Affordable Housing Research Paper and affordable housing products; and encourage private land holdings in key locations to deliver low cost housing

4.3.7 Development applications will be considered for small lot and affordable housing as performance assessed (i.e. merit application). A free design review service is available to achieve positive development outcomes outside of the deemed to satisfy pathway.

Action Item #8: Advocacy – Advocate for the community's housing needs by continually monitoring and providing input into the discussions at the regional level and identify strategic opportunities and challenges affecting the community

4.3.8 The Low Cost Affordable Housing Research Paper has been provided to the Northern Homelessness and Violence Against Women Collaboration Network, Local Government Association, University of South Australia and Victory Church to encourage opportunities for collaboration. A housing forum to be facilitated by the City of Salisbury is scheduled to occur in 2021/22.

Action Item #9: Strategic Investigations – Identify level of housing needs, investigate the interests of larger not-for-profit groups (e.g. Tier 1) investing in Salisbury and the circumstances under which they would be attracted

4.3.9 This action is also identified as a short-term priority in the Homelessness Strategy which was endorsed by Council in July 2020. Scoping and investigation are to be undertaken in 2021/22 as per the Homelessness Strategy, followed by further investigation in the medium term i.e. 2-4 years, subject to outcomes of this investigation.

Action Item #10: Strategic Investigations — Investigate specific migrant group requirements for housing in the City, taking into consideration people's capacity to pay, different values outside of what are provided by standard design

4.3.10 Salisbury Intercultural Strategic Alliance has identified the provision of affordable housing as one of the key issues affecting the City of Salisbury for future action in its advocacy paper. Scoping and investigation are to be undertaken in 2021/22.

Action Item #11: Strategic Investigations - Identify affordable housing opportunities around activity centres as part of the Strategic Land Review

- 4.3.11 COMPLETED. Affordable and community housing opportunities are identified for investigation as part of the business case for the Walkleys Road Corridor project given the proximity to the Ingle Farm Activity Centre. Should Council decide to endorse the Concept Feasibility and proceed to next level of investigation, further investigations will be undertaken. The status of the Walkleys Road Corridor Project is reported in a separate item in this agenda (SPDSC Agenda 13/07/2021, Item SPDSC5).
- 4.3.12 Such opportunities will be investigated at individual site level as part of the Short-Term Actions identified in the Strategic Land Review Implementation Plan.

Action Item #12: Strategic Investigations - Investigate opportunities afforded through the State Homelessness Prevention Fund to provide early intervention programs that reduce the risk of homelessness in vulnerable populations.

- An application was made to the Homelessness Prevention Fund in 2020 but was unsuccessful. Further funding opportunities are being monitored.
- Based on the commentary within this report and the current status of projects within the pipeline as a separate item in this agenda (Agenda 13/07/2021, Item SPDSC4), the Affordable Housing Implementation Plan Action Plan has been revised as presented in Attachment 1 for endorsement. The changes are provided as tracked changes in Attachment 2 for clarity.

5. CONCLUSION / PROPOSAL

- The Affordable Housing Implementation Plan identifies housing affordability issues affecting the City and recommends actions which will help inform Council's priority actions and practical solutions that could contribute to increasing the affordable housing supply and facilitate better housing outcomes for the Salisbury Community.
- Undertaking actions identified in the Implementation Plan will help inform future 5.2 Council decisions on its role across the spectrum of activities that impact the provision of affordable housing to the Salisbury community.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 05/07/2021 Affordable Housing Implementation Flan 2020

Action Plan Table (Updated July 2021)

#Action	Focus Area	Required Action to be completed	Coordination with other plans,		Short-term	Short-term	Assumed	Organisational (Divi			Tími	ng		
Number	TOTAL PACE	nequired record to be samplested	initiatives, services		Project Duration	Driver	Contributor	2019/2020	2020/2021	2021/2022	2022/2023			
1	Demonstration Projects	 Demonstration projects that highlight: the delivery of a new affordable / low cost housing solutions to the City of Salisbury; and is delivered as for-profit or not-for-profit projects. It is intended that the new product's risk profile will be evaluated at project outset. Scope of the expression of interest process for Lake Windemere project be expanded to explore the range of partnership opportunities identified in the Low Cost Affordable Housing Research Paper as part of the market approach with the project seeking to deliver both commercial returns and social affordable housing outcomes as part of the refined Business Case Driven by product innovation, identify product gaps in Salisbury market and consider the role of architects in the delivery of improved design outcomes and environmental performance as part of the new product development with potential to roll out across the City, taking benefits and costs into consideration while ensuring market acceptance. 	Lake Windemere Residential Project	Short		Strategic Development Projects		For project tin	ning delivery, refer Term 5 Year /	00-000 NOW HOW IN	Review Short			
2	Program Delivery	 Review Council's Affordable Housing Policy on Council Surplus Land to make the policy relevant to Salisbury Community by potentially setting the City of Salisbury's affordable housing price thresholds. In reviewing the policy, consideration to be given: Current State Government's affordable housing prince point \$354,000 (updated 22/11/2018) City of Salisbury's median house valuation \$326,577 (as of June 2018), which is already \$75,133 lower than the median housevaluation for South Australia How do we achieve higher quality affordable housing How do we increase housing diversity and options at an increased quality How do affordable housing options also assist in reduced cost of living through sustainability measures such as solar, heating and cooling, passive design, and access to public transport, services, etc. 	City Plan Public Health Plan	Short		Strategic Development Projects	Urban Policy Social Policy Governance Finance	Policy Review & Council Endorsemen t COMPLETED						
3	Program Delivery	 Consider the following as part of any future expressions of interest process and investigate further as appropriate/required while balancing financial and non-financial benefits arising from the projects: Use of "Special Purpose Vehicles" to ring-fence project operations and funding as part of future joint ventures to develop housing for sale or rent through partnership with Community Housing Providers or medium density builders. Provision of sites to not-for-profit groups and special needs groups at agreed discounts, in return for the delivery of a predetermined sales or rental discount. Attraction of grants, subsidies, finance cost savings, purchaser support mechanisms, etc, as add ons to projects rather than the basis of those projects and concentration of those benefits to deliver bigger cost reductions across fewer houses rather than small savings to larger numbers of dwellings. Provision of long term equity in projects, especially rental projects in partnership with not-for-profit organisations/joint ventures made possible by using Council's equity in land. Such properties may be delivered by the City of Salisbury and managed through third party providers. Consider whether long term leasehold is plausible land delivery mechanism for not-for-profit housing providers. 	Strategic Land Review Implementation Plan ³ Long Term Financial Plan			Strategic Development Projects	Finance Property		Ongo	ng				
4	Product Development	 Consider the following product types as part of Business Case and investigate appropriateness, design, cost as required: Single storey detached dwellings as co-housing options delivered by special needs partners. Tiny homes, mews, and manor homes delivered by Council as demonstration projects. Apartments, tiny homes, mews and manor homes as part of a partnership where the for-profit or not-for-profit partner takes the risk on delivery. Land (larger allotments or suplerlots) delivered to special needs/not-for-profit groups at discounted value in return for the delivery of predetermined low cost/low income housing. Review opportunities for small lot housing design improvements to reduce delivery costs, including multiple use of spaces and reduced car parking needs. Continually work with build partners to develop new products and pioneer them in the Salisbury market through advocating for them despite challenges e.g. presented by banks. The Planning & Design Code (P&D Code) will result in standardised policy for affordable housing across Councils with little opportunity to have local policy provisions. The P&D Code does not identify any areas within Salisbury Council area that will 	Strategic Land Review Implementation Plan ¹			Strategic Development Projects	Planning	Planning	Ongo	ng				
5	Advocacy	have the Affordable Housing Policy Overlay applied. It will not restrict such development from occurring in areas that are not covered by the Affordable Housing Overlay should a developer and Council come to an arrangement for the provision of affordable housing. The ongoing Review of the new P&D Code planning control mechanisms to facilitate desired housing outcomes, densities, heights, car parking requirements will identify ways in which Council may be able to optimise criteria for assessment consideration within the P&D Code assessment parameters.	State Government Planning Review	State Government Planning Review				Currently underway	Urban Policy Planning		and Design Code Phase 3 release for consultatio n	Planning & Design Code rollout COMPLETED		
6	Advocacy	 Approach State Government regarding the neighbourhood renewal program which aims to increase amenity, supply and diversity of housing types and local tenant mix through renewal of locations with older, low-density public housing over five years. With initial priority focus around Para Vista and Ingle Farm (due to proximity to the CBD and the number of existing SA Housing Trust stocks) as a discussion point. 	State Government Housing Strategy	Short		Strategic Development Projects			Communicatio ninitiated with appropriate personel from SA Housing Authority	Ongoing				

25 City of Salinbuty 27

Affordable Housing teaplementation Flan 2020

#Action	Focus Area	Required Action to be completed	Coordination with other plans, S	Priority Short-term	Assumed	Organisational responsibility (Division)		Timing			
Number	rocus Area		initiatives, services	Medium-term Long-term	Project Duration	Driver	Contributor	2019/2020	2020/2021	2021/2022	2022/2023
7	Advocacy	 Investigate opportunities to: increase awareness of the outcomes of the Low Cost Affordable Housing Research Paper and affordable housing products to all stakeholders involved; access and/or encourage private land holdings in key locations to deliver low cost housing including facilitating opportunity for manufactured home development within existing policy context. 				Urban Policy	Planning Strategic Development Projects	Ongoing			
8	Advocacy	 Investigate opportunities to increase awareness of the outcomes of the Low Cost Affordable Housing Research Paper and utilise existing forums (e.g. Housing Forum, Northern Homelessness and Violence Against Women Collaboration Network) and other opportunities to continually monitor and input into the discussions at the regional level and identify strategic opportunities and challenges affecting the Salisbury community. 	Public Health Plan Age Friendly Salisbury Strategy State Government Housing Strategy			Community Health & Wellbeing Social Policy	B. Charles Marie Marie		Ongoing		
9	Strategic Investigations	 Identify level of housing needs, investigate the interest of larger not-for-profit groups (e.g. Tier 1) investing in Salisbury and the circumstances under which they would be attracted. Subject to the outcome of the above, Identify locational preferences of low cost housing providers and match to Salisbury's land availability and strategic directions for key development precincts as part of the feasibility and business case as appropriate. Identify separate projects or specific sites within Salisbury Living Projects to target low cost housing and special needs outcomes. These projects should not have the burden of achieving a commercial profit and may involve land subsidies or free land to achieve particular targeted outcomes. Separately account for projects which have a non-commercial objective, whether they are demonstration projects, not-for-profit or special needs projects. 	Ability Inclusion Strategic Plan Strategic Land Implementation Plan3 Public Health Plan	Short	10 months	Social Policy Community Health & Wellbeing	Strategic Development Projects Finance			Scoping & Investigation	
10	Strategic Investigations	 Investigate specific migrant group requirements for housing in Salisbury, taking into considerations on people's capacity to pay, different values outside of what are provided by standard design. 	Intercultural Strategic Implementation Plan (Salisbury Intercultural Strategic Alliance) Public Health Plan	Short	10 months	Community Health & Wellbeing Social Policy	Strategic Development Projects			Scoping & Investigation	
11	Strategic Investigations	Identify affordable housing opportunities around activity centres as part of the Strategic Land Review.	Integrated Transport Plan Future Directions Community Hubs Future Recreation Needs Planning Place Activation Strategy Strategic Land Review Neighbourhood Planning / masterplanning e.g. Ingle Farm			Strategic Development Projects	Community Capacity & Learning Community Planning Urban Policy	Scoping & Investigation in line with concurrent concept development for Burton and Ingle Farm COMPLETED			
12	Strategic Investigations	 Investigate opportunities afforded through the state homelessness prevention fund to provide early intervention programs that reduce the risk of homelessness in vulnerable populations. 	State Government Housing Strategy			Social Policy		Ongoing			

Summary of Assumptions

- 1. Actions identified in the Action Plan are developed based on recommendations included in Low Cost Affordable Housing Research Paper.
- 2. Assumed project duration is only noted for actions that have distinctive body of work e.g. strategic investigation piece.
- 3. Most of the actions will be considered as part of the existing 'business as usual' processes e.g. project scoping / planning for strategic development projects; through advocacy works, etc.
- 4. The Strategic Land Review and its associated Implementation Plan does not seek to make decisions to proceed with any future projects on Council land that are deemed to be surplus to recreational, open space, stormwater management or any other identified community needs. This document's role is to identify and prioritise land that meets set criteria and set out a program to further investigate these parcels. Any potential project that may come out of one of the identified investigation parcels remains hypothetical until community engagements are undertaken in accordance with City of Salisbury's Public Consultation Policy and statutory processes, feasibility work is completed, and a decision to proceed further made by Council at pre-determined "stop/go" decision points along the process.
- 5. Many of the actions in the Affordable Housing Implementation Plan are inter-related to priority actions set out in the Strategic Land Review Implementation Plan. Consequently the Action Table will be updated at the same time as the Strategic Land Review to keep its currency through its minor two-year and major four-year review. It will be also reviewed bi-annually at the same time as to the Strategic Land Review Update.

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Affordable Housing Implementation Plan 2020

Action Plan Table (Updated July 2021)

#Action	Focus Area	Required Action to be completed	Coordination with other plans,	Priority Short-term	Assumed	Organisational responsibility (Division)		**************************************			
Number			initiatives, services	Medium-term Long-term	Project Duration	Driver	Contributor	2019/2020	2020/2021	2021/2022	2022/2023
1	Demonstration Projects	 Demonstration projects that highlight: the delivery of a new affordable / low cost housing solutions to the City of Salisbury; and is delivered as for-profit or not-for-profit projects. It is intended that the new product's risk profile will be evaluated at project outset. Scope of the expression of interest process for Lake Windemere project be expanded to explore the range of partnership opportunities identified in the Low Cost Affordable Housing Research Paper as part of the market approach with the project seeking to deliver both commercial returns and social affordable housing outcomes as part of the refined Business Case Driven by product innovation, identify product gaps in Salisbury market and consider the role of architects in the delivery of improved design outcomes and environmental performance as part of the new product development with potential to roll out 	Lake Windemere Residential Project	Short		Strategic Development Projects		For project tin	ning delivery, refer t Term 5 Year A		d Review Short
2	Program Delivery	 Review Council's Affordable Housing Policy on Council Surplus Land to make the policy relevant to Salisbury Community by potentially setting the City of Salisbury's affordable housing price thresholds. In reviewing the policy, consideration to be given: Current State Government's affordable housing prince point \$354,000 (updated 22/11/2018) City of Salisbury's median house valuation \$326,577 (as of June 2018), which is already \$75,133 lower than the median house valuation for South Australia How do we achieve higher quality affordable housing How do we increase housing diversity and options at an increased quality How do affordable housing options also assist in reduced cost of living through sustainability measures such as solar, heating and cooling, passive design, and access to public transport, services, etc. 	City Plan Public Health Plan	Short		Strategic Development Projects	Urban Policy Social Policy Governance Finance	Policy Review & Council Endorsement COMPLETED			
3	Program Delivery	 Consider the following as part of any future expressions of interest process and investigate further as appropriate/required while balancing financial and non-financial benefits arising from the projects: Use of "Special Purpose Vehicles" to ring-fence project operations and funding as part of future joint ventures to develop housing for sale or rent through partnership with Community Housing Providers or medium density builders. Provision of sites to not-for-profit groups and special needs groups at agreed discounts, in return for the delivery of a predetermined sales or rental discount. Attraction of grants, subsidies, finance cost savings, purchaser support mechanisms, etc, as add ons to projects rather than the basis of those projects and concentration of those benefits to deliver bigger cost reductions across fewer houses rather than small savings to larger numbers of dwellings. Provision of long term equity in projects, especially rental projects in partnership with not-for-profit organisations/joint ventures made possible by using Council's equity in land. Such properties may be delivered by the City of Salisbury and managed through third party providers. Consider whether long term leasehold is plausible land delivery mechanism for not-for-profit housing providers. 	Strategic Land Review Implementation Plan ¹ Long Term Financial Plan			Strategic Development Projects	Finance Property		Ongoi	ng	
4	Product Development	 Consider the following product types as part of Business Case and investigate appropriateness, design, cost as required: Single storey detached dwellings as co-housing options delivered by special needs partners. Tiny homes, mews, and manor homes delivered by Council as demonstration projects. Apartments, tiny homes, mews and manor homes as part of a partnership where the for-profit or not-for-profit partner takes the risk on delivery. Land (larger allotments or suplerlots) delivered to special needs/not-for-profit groups at discounted value in return for the delivery of predetermined low cost/low income housing. Review opportunities for small lot housing design improvements to reduce delivery costs, including multiple use of spaces and reduced car parking needs. Continually work with build partners to develop new products and pioneer them in the Salisbury market through advocating for them despite challenges e.g. presented by banks. 	Strategic Land Review Implementation Plan ³			Strategic Development Projects	Planning		Ongoi	ng :	
5	Advocacy	• The Planning & Design Code (P&D Code) will result in standardised policy for affordable housing across Councils with little opportunity to have local policy provisions. The P&D Code does not identify any areas within Salisbury Council area that will have the Affordable Housing Policy Overlay applied. It will not restrict such development from occurring in areas that are not covered by the Affordable Housing Overlay should a developer and Council come to an arrangement for the provision of affordable housing. The ongoing Review of the new P&D Code planning control mechanisms to facilitate desired housing outcomes, densities, heights, car parking requirements will identify ways in which Council may be able to optimise criteria for assessment consideration within the P&D Code assessment parameters.	State Government Planning Review		Currently underway	Urban Policy Planning		Planning and Design Code Phase 3 release for consultation	Planning & Design Code rollout COMPLETED		
6	Advocacy	 Approach State Government regarding the neighbourhood renewal program which aims to increase amenity, supply and diversity of housing types and local tenant mix through renewal of locations with older, low-density public housing over five years. With initial priority focus around Para Vista and Ingle Farm (due to proximity to the CBD and the number of existing SA Housing Trust stocks) as a discussion point. 	State Government Housing Strategy	Short		Strategic Development Projects			Communication initiated with appropriate personel from SA Housing Authority	Ongoing	

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Affordable Housing Implementation Plan 2020
Affordable Housing Implementation Plan 2020

#Action	Focus Area	Required Action to be completed	with other plans, Short-ter initiatives, Medium-te	Priority Short-term Medium-term Long-term	Assumed	Organisational responsibility (Division)		Timing			
Number	rocus area				Project Duration	Driver	Contributor	2019/2020	2020/2021	2021/2022	2022/2023
7	Advocacy	 Investigate opportunities to: increase awareness of the outcomes of the Low Cost Affordable Housing Research Paper and affordable housing products to all stakeholders involved; access and/or encourage private land holdings in key locations to deliver low cost housing including facilitating opportunity for manufactured home development within existing policy context. 				Urban Policy	Planning Strategic Development Projects	Ongoing			
8	Advocacy	 Investigate opportunities to increase awareness of the outcomes of the Low Cost Affordable Housing Research Paper and utilise existing forums (e.g. Housing Forum, Northern Homelessness and Violence Against Women Collaboration Network) and other opportunities to continually monitor and input into the discussions at the regional level and identify strategic opportunities and challenges affecting the Salisbury community. 	Public Health Plan Age Friendly Salisbury Strategy State Government Housing Strategy			Community Health & Wellbeing Social Policy			Ongoing		
9	Strategic Investigations	 Identify level of housing needs, investigate the interest of larger not-for-profit groups (e.g. Tier 1) investing in Salisbury and the circumstances under which they would be attracted. Subject to the outcome of the above, Identify locational preferences of low cost housing providers and match to Salisbury's land availability and strategic directions for key development precincts as part of the feasibility and business case as appropriate. Identify separate projects or specific sites within Salisbury Living Projects to target low cost housing and special needs outcomes. These projects should not have the burden of achieving a commercial profit and may involve land subsidies or free land to achieve particular targeted outcomes. Separately account for projects which have a non-commercial objective, whether they are demonstration projects, not-for-profit or special needs projects. 	Ability Inclusion Strategic Plan Strategic Land Implementation Plan3 Public Health Plan	Short	10 months	Social Policy Community Health & Wellbeing	Strategic Development Projects Finance		Scoping &- Investigation	Scoping & Investigation	
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ITEM SPDSC3

STRATEGIC PROPERTY DEVELOPMENT SUB

COMMITTEE

DATE 13 July 2021

HEADING Walkleys Road Corridor Project - Community Engagement

AUTHORS Terry Sutcliffe, General Manager City Development, City

Development

Hiroe Terao, Strategic Planning, Policy & Development Planner,

City Development

Sharee Klein, Manager Strategic Development Projects, City

Development

CITY PLAN LINKS 3.4 Our urban growth is well planned and our centres are active

4.2 We deliver quality outcomes that meet the needs of our

community

4.5 We engage meaningfully and our community is aware of

Council initiatives

SUMMARY As previously reported to the Strategic Property Development Sub-

Committee, Walkleys Road Corridor, Ingle Farm, is in the Concept

Feasibility Phase.

This report outlines the outcomes of Stage Two community engagement activities and how community feedback has been

reflected in refining the final draft concept plan.

RECOMMENDATION

1. The Engagement Report for the Walkleys Road Corridor Stage 2 as provided in Attachment 1 to this report (Strategic Property Development Sub Committee 13/07/2021, Item No. SPDSC3) be noted.

- 2. The Walkleys Road Draft Final Concept Plan as provided in Attachment 2 to this report (Strategic Property Development Sub Committee 13/07/2021, Item No. SPDSC3) be endorsed to proceed to Business Case Phase.
- 3. Staff be authorised to initiate Stage Two of the 'close the loop' community engagement activities in accordance with the Walkleys Road Corridor Community Engagement Strategy and to make necessary adjustments to the Draft Final Concept Plan to ensure the information presented to the community is in a user-friendly and informative format, reflective of the Council decisions made for the Walkleys Road Corridor project.
- 4. That Council note and endorse the following actions arising from the Community engagement outcomes to be undertaken in parallel to the next stage of the Walkleys Road Corridor Project:
 - a. Traffic investigations to identify priority actions to improve traffic, local area traffic management and road safety along local roads in the vicinity of the Walkleys Road Corridor project to address concerns identified through community engagement activities.
 - b. Further community engagement to develop a new playground at the corner of Baloo Street and Sullivan Road, Ingle Farm.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

- 1. Engagement Report Walkleys Road Corridor - Stage Two
- 2. Walkleys Road Draft Final Concept Plan
- 3. Walkleys Road Corridor Information Brochure - Draft Concept Plan for consultation

1. BACKGROUND

- 1.1 Walkleys Road Corridor, Ingle Farm, a site on the northern side of Montague Road opposite the Ingle Farm Shopping Centre (between Mozart Avenue and Denning and Grenada Avenues) which was reserved for a future road and some open space, has been identified for investigation for development for future housing.
- The Walkleys Road Corridor site has been identified within the Growth Action 1.2 Plan as a major priority area for urban renewal within the City of Salisbury.
- The site is approximately 11 hectares and is located north of Montague Road and 1.3 east of Bridge Road in Ingle Farm, opposite the Ingle Farm Shopping Centre between Mozart Avenue and Denning and Grenada Avenues. Zoned for General Neighbourhood Zone, the site was reserved for a future road and some open space, consisting of a road corridor (extension of Walkleys Road) and undeveloped community land.
- As reported in February 2021 (Item No. SPDSC3 08/02/2021), Stage 1 community engagement was undertaken from the 2nd to 23rd November 2020. Based on the feedback gathered, the Community Aspirations Brief for the concept plan was developed. The Community Aspirations Brief is not the overall project brief but is intended as a key input to the project as it evolves, and included:
 - Housing / built form 1.4.1
 - Varied housing types and design with articulated frontages and different roof
 - Positive interface and connection between a new development and existing housing.
 - Single-storey housing is preferred with no apartments 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.

1.4.2 Amenity

- Retain / enhance as many existing trees as possible and retain views.
- 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.

1.4.3 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.
- Maintain / enhance walking connections through and across the site to Montague Road, Bridge Road, schools, Ingle Farm Shopping Centre and public transport.

1.4.4 Traffic and movement

- Minimise the need for on street parking and consider other off-street parking alternatives.
- 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.

1.4.5 Mixed use development

- Consider the viability of small-scale shops and commercial development that
 does not create negative impacts (e.g. traffic, car parking, noise) to residential
 areas.
- Work with existing stakeholders to manage impacts and enhance community connection.

1.4.6 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 (e.g. gas connections) to the existing residential area.
- Effectively manage known stormwater issues in the area.
- 1.5 Based on the Community Aspirations Brief and the strategic property development program project objectives below, a draft concept plan was developed for community and stakeholder engagement. To re-cap, the program project objectives are:
 - 1.5.1 Partnering with appropriate agencies to deliver social outcomes in terms of access to services and affordable housing for target groups.
 - 1.5.2 Delivery of a range of living options, including affordable and community housing that provides housing choice for the Salisbury community of all ages, backgrounds and budgets.
 - 1.5.3 Demonstrate best practice design with a high attention to detail setting and improved standard for infill development in Salisbury.
 - 1.5.4 Integration of projects with the existing community and provision of improved connection and open space areas for new and existing residents.

- 1.5.5 Use of Council land holdings to build a pipeline of projects that support the region's economic growth and local construction industry, creating local jobs for local people.
- 1.5.6 The program seeks to ensure that Council's and the community's land assets are utilised to 'work hard' for the benefit of the community in its broadest sense, including by realising a financial return thereby reducing reliance upon rates income in order to support delivery of improved services, programs and facilities to the City of Salisbury community.
- 1.6 As a related item, in March 2021, Council resolved, in part, that:
 - 1.6.1 As part of the concept plan, a playspace facility be provided with elements of an inclusive playspace consistent with Council's Place Activation Strategy guidelines in the reserve between Baloo Street and Fosters Road, and the communication in relation to the concept plan to identify potential improvements to local area traffic management.

Resolution 0892/2021

1.7 These issues are also proposed to be addressed in the revised concept plan, as outlined later in this report.

2. CITY PLAN CRITICAL ACTION

- 2.1 Deliver a residential development program by using surplus Council land.
- 2.2 Provide 15% affordable housing through Council's development projects.
- 2.3 Improved infill development policies and urban design.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 The project status has been regularly reported to Elected Members through the Strategic Property Development Sub-Committee.
 - 3.1.2 The Draft Final Concept Plan has been prepared with review and consultation involving key specialist disciplines involved in the project team and urban design consultant Holmes Dyer.
 - 3.1.3 The following divisions have been consulted in preparing the Draft Final Concept Plan and / or feasibility and / or the proposed project approach:
 - Economic Development & Urban Policy, City Development;
 - Development Services, City Development;
 - Infrastructure Management (Civil & Transport; Natural Assets; and Urban Built Assets), City Infrastructure;
 - Property and Buildings, City Infrastructure;
 - Salisbury Water, Business Excellence;
 - Community Experience and Relationships, Business Excellence;
 - Financial Services, Business Excellence.
 - 3.1.4 Briefings held with the Mayor and Deputy Mayor, South Ward Councillors. A briefing with Cr Jensen as the Chairperson of SPDSC had been scheduled at the time of finalisation of this report.

3.2 External

- 3.2.1 To inform the development of the Draft Final Concept Plan and Feasibility Report, inputs were sought from the various external consultants.
- 3.2.2 A briefing with Frances Bedford, Member for Florey was held regarding the community engagement process and outcomes.

4. STAGE 2 COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

4.1 The following summarises the Stage Two community engagement outcomes for Walkleys Road Corridor Project. Details are provided in the Engagement Report Walkleys Road Corridor Stage Two (Attachment 1).

Purpose of the Engagement

- 4.2 The purpose of the Stage Two engagement was to engage with local community and key stakeholders to gather feedback on the draft concept plan for the Walkleys Road Corridor. The intent of the Stage Two engagement activities was to:
 - 4.2.1 Understand whether the community felt that the 'community aspiration brief' was well reflected in the draft concept plan;
 - 4.2.2 Identify opportunities to improve and refine the draft concept plan to finalise the plan;
 - 4.2.3 Identify information gaps in the draft concept plan; and
 - 4.2.4 Understand the overall level of community and stakeholder support or otherwise for the draft concept plan.

Engagement Activities

- 4.3 The consultation period opened on 29th March and closed on 5th May 2021. A stakeholder workshop was held on 29th March 2021.
- 4.4 Engagement and promotional activities included: webpages; dedicated program email address and 1300 number; postcard distribution (2,436 residents and property owners); information brochure; site signage; social media; email to City of Salisbury's Reconciliation Action Plan Working Group; Pop-up community engagement event; online feedback form; and a stakeholder workshop.
- 4.5 An additional traffic fact sheet was produced in response to community interest around this issue. It summarised the issues raised in the Stage One engagement and provided information on how this was addressed in the draft concept plan. Stage One Summary and Full Report were also made available.
- 4.6 Approximately 126 responses were received during the consultation, with approximately 80 people attending the pop-up community engagement event; 43 responses were received through the online survey; three organisations represented at the stakeholder workshop. The majority of feedback was from the immediately surrounding area, with many participants having attended the Stage One pop-up session. It is noted that many respondents provided their feedback via a number of ways e.g. a large number attended the pop-up event also filled out surveys, etc.

Summary Outcomes

- 4.7 Stage Two community engagement indicates that mixed views remain regarding developing the area for housing, predominantly regarding traffic and car parking, and the type and density of housing proposed.
- 4.8 Traffic and car parking were the greatest concern expressed through the Stage Two engagement, continuing this theme from Stage One. It was consistently identified that there are already a number of issues and pressure points with traffic and parking in the area, with many of the view that the new development would only increase this. Underpinning this view were concerns about safety and noise. This theme also encompassed comments about entry and exit points to the new development area and their suitability in how they link to existing local roads.
- 4.9 Participants also raised concerns through the Stage Two engagement about the density of housing with a focus on the small size of blocks proposed and the inclusion of townhouses. Many people expressed a preference for single-storey dwellings only, with block sizes more aligned to existing dwellings in the area.
- 4.10 A range of opportunities to improve the draft concept plan were identified that could be considered further by Council in progressing the concept plan to the next stage of design development:

4.10.1 Parking

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

4.10.2 Traffic management

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

4.10.3 Housing

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

4.10.4 Reserves

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

4.10.5 Detention basin

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

4.10.6 Activating the area

- Incorporate building infrastructure to support the establishment of a new small business in the area such as a café where local people can gather to interact socially.
- 4.11 As part of the online survey, a question was asked to gauge the level of support for the draft concept plan. 47% (n=21) of the survey respondents were supportive or did not have opinion while 53% (n=22) of the respondents indicated no support for the draft concept plan. Those who are not supportive of the draft concept plan represents 0.9% of the total number of residents and property owners who have been invited to participate in the engagement activities, which is not unexpected for any development project of this nature.
- 4.12 Participants felt that the draft concept plan reflected path and connections through the site (44.2%), and parks and green space (41.9%) well. The areas that they felt not reflected well were local traffic management (58.1%), the interface with the existing area (51.2%), and adequate space for off-street parking (46.5%).
- 4.13 When asked about what benefits of the draft concept plan they see for them and their community, 48.8% of respondents saw better parks with better facilities as a benefit, along with the creation of a new desirable place for people to live (44.2%). 34.9% of respondents (n=42) saw no benefits in the plan.
- 4.14 The attached Community Engagement report aims to accurately report comments made and be a record of all of the feedback received, and is valuable in terms of refining the Draft Concept Plan and informing the next phase of work on the project, should Council decide to proceed to the next phase of the project.

5. DRAFT FINAL CONCEPT PLAN

- 5.1 As a result of the Stage Two community and stakeholder engagement, a Draft Final Concept Plan has been prepared (Attachment 2) incorporating elements of the community feedback. A copy of the Draft Concept Plan which was used to seek feedback is also attached (Attachment 3) for reference.
- 5.2 It should be noted that given the spectrum of comments and opinions, and reflecting that some of the feedback is also opposite to some of the project objectives and desired outcomes, not all feedback can be addressed and resolved in the concept plan.

5.3 The following outlines the elements of the Draft Concept Plan that have changed, what has stayed the same and what may be considered in the next more detailed design phase, along with the reasons why.

What Changed

- 5.4 A reserve / wide verge area has been created to retain as many trees as possible in Council's control along Brolga Avenue. This is a similar concept to what is proposed along the existing streets such as much of Mozart and Grenada Avenues.
- 5.5 The laneway to Brolga Avenue will be treated in ways to discourage through traffic e.g. raised threshold and distinctive paving to infer a private lane, to minimise the impact to existing residents. It will also be landscaped to soften the streetscape and provide a pleasant outlook.
- 5.6 The road layout has been changed around the northern park and the North Ingle School no more road connection from Joslin Avenue to the site along the North Ingle Primary School boundary to discourage people from using this area for school drop off / pick up. 1.8m high tubular open fencing is proposed along the school boundary to ensure the safety of the children while providing passive surveillance.
- 5.7 Passive recreation space is proposed at the northern end, encompassing stormwater detention basins. The detention basins will remain dry between heavy rain events and will be designed in ways to ensure that the amenity, safety and usability of the reserve (e.g. planting, grassed area with picnic seating, etc). Note that the School Council has expressed concerns about a detention basin in this location due to perceived child safety issues due to topography however, a detention basin will be required in this location, and will likely also be required in this location to address existing stormwater issues in the event that the Walkleys Road project does not proceed. Safety in design will be a critical issue to address the concerns and perceptions of the School Council.
- 5.8 To increase visual connection and accessibility to this passive recreation space, a public road is located adjacent to the open space, rather than townhouse living type homes (i.e. lower maintenance living options in either two- or single-storey, 2-4 bedroom homes).
- 5.9 To mitigate potential overlooking into the North Ingle Primary School, encumbrance guidelines will be developed to control the building orientation, location and options for windows or balconies to address this matter.
- 5.10 To address concern over two-storey housing, interface between existing area and the proposed new area, and adequate off-street parking, two-storey housing and Townhouse Living areas have been reduced, specifically:
 - 5.10.1 Encumbrance Guidelines will be developed to ensure single-storey housing outcomes for areas identified for single-storey homes.
 - 5.10.2 Townhouse living that was proposed for an area north of Baloo Street has been changed to more traditional housing ("Modern Suburban Housing"), which would also address safety concerns raised by the community regarding this intersection.

- 5.10.3 Townhouse living that was proposed for an area along Creslin Avenue has been changed to Modern Suburban Housing.
- 5.10.4 Encumbrance Guidelines can be developed for proposed Modern Suburban Housing along Foster Row to limit the number of garages to single garage to reduce the off-street parking demand should there be limited off-street parking capacity.
- 5.11 The road layout has changed around the area, south of open space / stormwater corridor to provide an uninterrupted, continuous path / walking trail underneath the existing powerlines, no road connection will be provided between Foster Row and Creslin Avenue underneath the existing powerlines.
- 5.12 The community wanted to see reserves including infrastructure to support a range of activities and access e.g. kickabout / picnic areas with tables and seating, walking paths, BBQs, play and exercise equipment with higher level of amenity.
 - 5.12.1 To address this feedback and the October 2020 Council resolution, a new playground is proposed at the corner of Sullivan Road and Baloo Street, northern portion of the existing gully / open space and stormwater corridor (subject to further community engagement).
 - 5.12.2 According to the Place Activation Strategy and Council endorsed Playspace Policy, there is no need for another playground in this vicinity as it is well serviced, acknowledging however that the existing playground at Baloo Street Reserve is 'looking tired' and is due for renewal in the next few years, and there is another playground at Bergan Avenue Reserve, both of which are also typical local level playgrounds.
 - 5.12.3 The opportunity exists to consolidate Baloo Street Reserve into this new location given that it is approximately 150m away. It is also worth exploring community and Council appetite regarding consolidating the existing playground on Bergan Avenue Reserve into this new park which could justify a development of a district level playground at this location.

What stayed the same

5.13 Community feedback received identified single-storey housing as the preferred outcome and sought to be the predominant housing type at different densities. A range of allotment sizes for traditional detached dwellings will be provided, ranging from 300m² upwards, which may be considered 'too small' by existing home owners on large traditional allotments. However, this allotment size is allowable under the Planning and Design Code and is also generally larger than much of the recent infill development that has occurred across Ingle Farm. However, this project will differ in offering a coordinated approach in planning the site to better manage common issues such as on and off-street car parking requirements, and access to private and public open space.

Page 29 Strategic Property Development Sub Committee Agenda - 13 July 2021

- 5.14 The community indicated that Townhouse Living (i.e. townhouses and smaller housing) was not preferred but they are still proposed in the Draft Final Concept Plan to reflect the housing needs of the broader Salisbury community in terms of affordability and choice. There is a mismatch between existing housing stock and household demographics, with an overwhelming majority of existing housing and new housing available on the market being 3-4 bedroom detached housing, despite a significant proportion of 1-2 person households. Smaller housing can be delivered at a lower price that traditional single storey larger lot housing, which will assist those who wish to downsize, singles, working families who do not wish to spend a lot of time maintaining gardens, and those who wish to enter home ownership in the area where they live.
- 5.15 Townhouses / smaller housing are considered suitable for the Southern portion of the site, within easy walking distance to the shops, services and public transport, away from the area with direct interface with existing housing. Townhouses are proposed fronting the open space to provide passive surveillance which can provide an increased sense of safety. It is also noted that smaller housing options would also include single-storey two bedroom homes with compact backyards, providing options for people to downsize in a non-retirement village setting. Built form quality will be controlled by Encumbrance Guidelines and Building Envelope Plans to ensure that outcomes will be above and beyond what is controllable by the State Government Planning and Design (P&D) Code.
- 5.16 The community values the existing Ingle Farm character in terms of the established native trees and landscape and variety of housing form. It is proposed to control the materials and colour palette of the new homes to suit the Ingle Farm character (e.g. encouraging the use of natural materials, no dominant use of bright colours, etc) through Encumbrance Guidelines to provide a level of certainty to the existing and new communities. Wide reserve / verge areas proposed along much of the existing streets to preserve existing trees would help preserve and enhance the local character, and it is suggested to consider mechanisms to retain them through some form of covenant.
- 5.17 The community indicated their support for parks and open space, paths and walking trails shown in the Draft Concept Plan, which are to create a new park next to Burri Street and Grenada Avenue; and to enhance the existing gully between Fosters Row and Lauder Street with additional planting, walking trails, some irrigated areas and seating. All parks and open space proposed in the project site will be higher quality, safe and attractive preferably be irrigated, with planting and landscaping, and more useable, while ensuring that the existing native landscape character of Ingle Farm is enhanced.
- 5.18 To improve connectivity into and through the new development area to provide greater access and connections for existing residents as well as new residents, continuous, a well landscaped walking path network will be created across the development site, connecting key community facilities such as the newly created reserves, schools, shopping centre, public transport, etc.

- 5.19 The proposed connection points to the existing road network remains unchanged. Some feedback sought greater connectivity across the site by opening up proposed no-through roads. Preliminary traffic advice indicated that such measures would likely attract increased through traffic, resulting in undesirable effects to the existing residents.
- 5.20 Some respondents suggested creating additional direct access points from Bridge Road and Montague Roads, both of which are State Government roads. The project team considered a number of options. Preliminary advice from traffic consultants indicated that:
 - 5.20.1 No requirements for additional access points as the additional traffic generated from the proposed development can be accommodated within the existing road network;
 - Department of Transport and Infrastructure (DIT) is unlikely to support 5.20.2 these given that there are no requirements for such access points from the proposed development. The project team has met with the DIT separately on the Draft Concept Plan and the same sentiment was also expressed;
 - Creation of these access points are likely to result in increased through 5.20.3 traffic in the vicinity, causing 'rat-runs', and potentially some detrimental impacts on pedestrian and cyclist connectivity as these would require long slip lanes along Montague Road; and
 - 5.20.4 A number of services are located at the end of Burri Street, which would make it challenging to create a new junction to Bridge Road. In addition, such a junction would also be too close to the existing Research Road intersection and existing Baloo Street intersection to justify the needs and benefits.
- 5.21 The project team considered creating on-street parking bays along Baloo Street. However, creating indented parking bays would result in reduced available parking, as kerbside parking is currently permitted along the length of Baloo Street, uninterrupted by protuberances required to create indented parking bays. Alternatively, creating angled parking bays is not feasible given that this is a bus route and that the existing road width is not able to accommodate such arrangements. In addition, reducing or removing kerbside parking may have the undesirable consequence of encouraging increased vehicle speeds, as the street will be perceived by drivers as being wider and more open.

Issues for further consideration in the next design phase

5.22 To address LIFE Church's concern over the existing noise complaints affecting housing proposed near LIFE Church, acoustic investigation will be undertaken to ascertain the level and extent of the issues and appropriate noise mitigation measures will be considered e.g. acoustic wall. The noise issue was also identified by some community members. The proposed development would act as a physical barrier for the noise generated by LIFE Church and it is expected that the proposal may result in positive outcomes for some existing residents in this regard.

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- 5.23 LIFE Church identified their desire to open a café on site which would further activate the area and provide an opportunity for local people to gather. Consideration will be provided when undertaking detailed design to help activate the area and / or to facilitate the ease of access to the reserve / gully areas.
- 5.24 The community expressed their concerns over parking issues. Given the project is at Concept Feasibility phase, where high level matters are considered such as road layout, path network and locations of housing and open space, the project team is unable to demonstrate to the community the location of proposed carparking spaces against the proposed housing at this point in time. Should Council decide to proceed to the next phase of the project i.e. further investigation to develop a business case, the project team will be undertaking more detailed investigations such as housing types and forms and how they would interact with streets including where on-street and off-street car parking should be located and how each street can be landscaped, etc.
- 5.25 The new Planning and Design Code prescribes more stringent car parking requirements for new residential development and the project team will ensure there will be adequate on-site parking and on-street parking by creating internal road networks with sufficient width to allow for this. The internal road network will be wide enough for emergency vehicle access, rubbish collection, deliveries, etc.
 - 5.26 Should Council decide to proceed to the next phase of the project, it is suggested undertaking traffic and parking observations for LIFE Church to ascertain the extent of the parking issues to manage existing car parking problems.
 - 5.27 Opportunity for a new playground location, together with potential consolidation of the existing playgrounds at Baloo Street Reserve and Bergen Avenue Reserve will be further explored should Council decide to proceed further with the project. These are all local level playgrounds. By consolidating them, there is an opportunity to provide a district level playground offering a unique experience to the existing and new communities. Should a district level playground be warranted, car parking will be provided in accordance with the Council's Playspace Policy, which may also help address existing car parking concerns.
 - 5.28 North Ingle Primary School expressed interest in creating a drop-off zone in Grenada Avenue to avoid potential safety risks posed by increased traffic from the development. This however is an existing issue of concern to the school and not directly or solely related to the Walkleys Road Corridor Project. It is suggested that this opportunity be explored as part of the School Transport Framework and associated investigations planned for all schools in 2021/22 financial year.

Key Considerations

5.29 Based on community and stakeholder feedback, together with those of internal staff, some key considerations in regard to scope, costing and risks associated with this project to the next level of delivery are outlined below.

Traffic and Parking

5.29.1 Traffic planning and modelling – both internal staff and traffic consultant advice received identified minimal impacts of the development on the local street network. It is noted however that some

streets will be impacted (e.g. Foster Row is expected to have approximately a five-fold increase in traffic volume, off very low current volumes), therefore the perception will be valid even though the existing roads can accommodate higher volumes. In light of the March 2021 Council resolution (refer paragraph 1.6), it may be pertinent to initially consider low-cost and easily achievable treatments to improve local area traffic management and road safety along local roads. Examples include:

- Pavement Bar Layouts (otherwise referred to as Safety Bars) can be installed along curvilinear sections of road, right-angle road bends or at T-junctions to regulate vehicle speeds for opposing 2-way traffic flow or 2-way turning traffic flow and to reinforce the "keep-left at all times" regulatory road rule.
- Where required, the installation of staggered on-street parking controls to regulate vehicle speeds along a section of local road; and also.
- The installation of either advisory warning or regulatory signage at sites along the road network to improve road safety.
- In addition to traffic engineering solutions, placemaking and community-asset based solutions such as using art as traffic calming could also be considered.
- 5.29.2 There are known existing community concerns over parking in the locality of the project. Both internal Traffic Management staff and consultant traffic advice received identified the issue to be minor and manageable. Collection of further empirical data is suggested to determine the extent of the issues and potential mitigation measures if warranted.
- 5.29.3 Investigation on appropriateness of creating a drop-off zone in Grenada Avenue for North Ingle Primary School to be considered as part of the assessment to be undertaken for the School Transport Framework works.
- 5.29.4 It is proposed that Infrastructure Management Division (Infrastructure Assets) will undertake the traffic and parking investigations to determine any traffic issues, particularly those expressed by local residents through feedback on this project, as a next step. Following the investigation and subject to outcomes, it is suggested that new initiative bids be prepared to seek funding to undertake detailed design for 2022/23 and 2023/24 for delivery should the existing capital works programs (e.g. School Transport Framework, etc) not have sufficient budget to cater for any traffic management works arising from the investigation.

Streetscapes and Playspace

5.29.5 High quality streetscapes, tree canopy retention / enhancement, and quality open spaces will need to be provided. This will also need to be considered in the context of the service standards contained within the Playspace Policy and the Place Activation Strategy. There is no shortage of open space and playspaces in the locality although the quality of those spaces is variable, and high quality open space and playspace facilities are an important part of new developments as well as integrating new and existing communities.

5.29.6 It is proposed that Infrastructure Management Division (Urban Built Assets) will undertake community engagement activities to test the idea of consolidating the existing local playground at Baloo Street Reserve and Bergan Avenue Reserve with a scope to develop a high level concept a next step. Following the investigation and subject to outcomes, it is suggested that new initiative bids be prepared to seek funding to undertake the project to align with the current program for the upgrade of the existing Baloo Street Reserve playground.

6. **CLOSING THE LOOP**

- Reflecting the level of interest of existing residents in particular aspects 6.1 associated with the potential development of Walkleys Road Corridor, it is recommended that Council provides further information to residents about the following:
 - Traffic impact predictions and how impacts will be managed / 6.1.1 addressed.
 - 6.1.2 As a result of the engagement, what elements of the Draft Concept Plan have changed and what stayed the same along with the reasons why, as outlined in the Section 5 of this report;
 - 6.1.3 Final Concept Plan including detail on the number of houses likely to be developed;

7. **CONCLUSION / NEXT STEPS**

- This report summarises the results of the Stage Two Community Engagement 7.1 for Walkleys Road Corridor undertaken by URPS in conjunction with Council staff, and how community feedback was considered in refining the Draft Concept Plan to develop the Draft Final Concept Plan.
- 7.2 The Draft Final Concept Plan is considered to be as far as practicable aligned with community feedback and a balanced approach was adopted in considering the needs and aspirations of existing residents with those of the future residents and the wider community.
- 7.3 Benefits of the project will be to:
 - Provide a coordinated masterplanned community with high amenity 7.3.1 built form and streetscape outcomes;
 - 7.3.2 Offer living choices to suit different needs and budgets;
 - Encourage social interaction by integrating the existing and new 7.3.3 communities and new open spaces; and
 - Support environmental sustainability by creating walkable community, 7.3.4 sensitive to the natural / existing landscape character of the site.
 - 7.3.5 Some factors will be considered as part of more detailed planning, design and investigations (e.g. streetscape, encumbrance guidelines, car parking, detailed allotment layouts, exploring partnership opportunities with builders and / or Community Housing Providers, further traffic and engineering investigations) subject to Council decisions.

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- 7.4 A separate report will be presented in parallel to this report to the Urban Services Committee at its meeting on 13 July 2021, subject to Council endorsement of the Walkleys Road Corridor Project progressing to the next stage, seeking endorsement for staff to commence the revocation of community land classification and road closure process for Walkleys Road. The road closure and community land revocation process is legislative in nature and includes specific requirements regarding community engagement. Council's community engagement consultants URPS will be involved in reviewing all messaging that is included in this process. Regardless of the Council decisions, a progress update will be sent to the participants to 'close the loop'.
- 7.5 Whilst there will be always be a certain amount of community opposition to development projects involving Council land, it is imperative that the merits and benefits of the projects, as well as concerns, be openly discussed with the community in a clear and consistent manner, explaining why Council is undertaking strategic property development projects and the benefits the projects deliver to the community, and that Council is genuine about engagement by providing a robust and transparent process.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 05.07.2021



Walkleys Road Corridor Engagement Report – Stage Two

26 May 2021

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Walkleys Road Corridor Engagement Report - Stage Two + i



Walkleys Road Corridor Engagement Report – Stage Two | ii

1. Background

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

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

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

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

1.1 Purpose of the engagement

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

The intent of Stage Two engagement activities was to:

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

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

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

1.2 Engagement activities

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

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



Walkleys Road Carridor Engagement Report -- Stage Two -- Background † 1

Table 1 - Stage Two engagement and promotion activities

Activity	Description	Target audience
Program webpage	gram webpage Strategic Property Development Program webpage including the key objectives, FAQs, previous and current project information, participation opportunities and links to email and phone number for more information	
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
Project webpage	brage Project webpage with project specific information including overview of project, participation opportunities and links to email and phone number for more information	
Dedicated program email address		
Dedicated program 1300 number	11 CONTROL TO 11 CONTROL 11 CONTROL OF THE PROPERTY OF THE PRO	
Postcard	Postcard flyer letter box dropped to all properties within the project catchment (1804), and posted to all non-occupier property owners (632) to promote pop up engagement session and direct to online survey	
Information brochure This double-sided A3 brochure provided key information on the draft concept plan and participation apportunities including links to email, phone number and website for more information. It was provided on the program webpage, project webpage and in hard copy at the pop-up event		All audiences
Traffic and Parking Fact Sheet	An additional fact sheet on traffic and parking issues was produced in response to community interest around this issue. It summarised the key	All audiences



Walkleys Road Carridor Engagement Report ~ Stage Two - Background † 2

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

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

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

Copies of promotional material are included in Appendix E.



Walkleys Road Carridor Engagement Report ~ Stage Two - Background \uparrow 3

1.3 Engagement results

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

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

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

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



Walkleys Road Carridor Engagement Report -- Stage Two -- Background | 1

2. Pop Up Community Engagement Event

2.1 Introduction

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

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

2.2 Participation

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



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

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

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



 $Wolkleys\, Flood\, Corridor\, Engagement\, Fleport\, -\, Stage\,\, Two\, -\, Pap\,\, Up\,\, Community\, Engagement\,\, Event\,\, \downarrow\, 2$

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

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

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

2.3 Results

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

2.3.1 Draft concept plan feedback

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

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

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

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



Walkleys Road Carridor Engagement Report -- Stage Two - Pap Up Community Engagement Event | 3

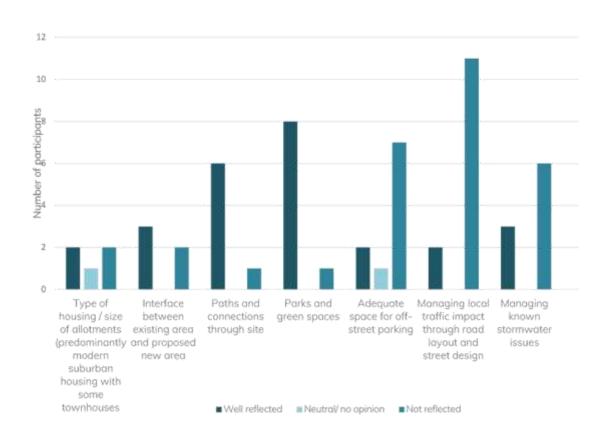


Figure 2 Pop up event – Draft concept plan key areas

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

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

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

2.3.2 How could the draft concept plan be improved?

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



Walkleys Road Corridor Engagement Report - Stage Ywo - Pop Lip Community Engagement Event

2.3.3 Housing and built form

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

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

Participants commented:

"No townhouse fiving!"

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

"Prefer single storey houses facing Brolga Ave"

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

"300-600m allatments are too small"

"200+ houses are too many"

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

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

2.3.4 Traffic and parking

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

"No housing on crossover roads at Baloo etc"

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

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

"Wider traffic impact assessment"

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

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



Walkleys Road Carridor Engagement Report - Stage Two - Pop Lip Community Engagement Event

2.3.6 Open space

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

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

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

"BBO, picnic, shelters, kick-about"

"Entertaining areas with picnic tables, possible north end"

"Ensure adequate number of kid friendly reserves"

"Lighting of reserves and trails"

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

2.3.7 Footpaths and public transport

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

"More footpaths in existing reserves"

"Walking trail to connect Schumann with Brolga streets?"

"New footpaths to be wheelchair/gopher friendly"

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

"Indented Bays for bus stops on Montague"

2.3.8 Safety

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

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

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



Walkleys Road Corridor Engagement Report - Stage Ywo - Pop Lip Community Engagement Event

3. Community Survey

3.1 Introduction

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

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

3.2 Results

43 surveys were completed during the consultation period.

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

3.2.1 About you

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

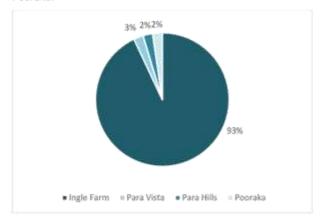


Figure 3 Responses to survey - response suburbs



3.2.2 Draft concept plan key areas

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

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

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

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

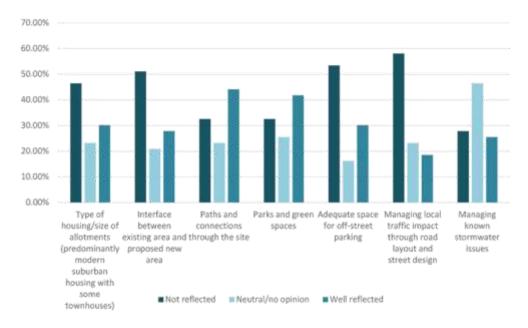


Figure 4 Responses to survey - Draft concept plan key areas



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

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

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

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

3.2.3 Benefits of the draft concept plan

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

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

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



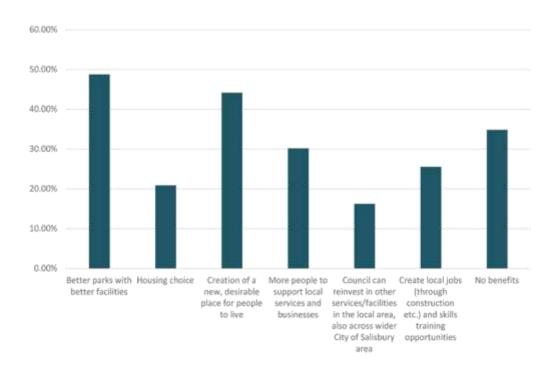


Figure 5 Responses to survey - Benefits of draft concept plan

14 additional comments were received to this question including:

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

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

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

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

3.2.4 Support for the draft concept plan

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



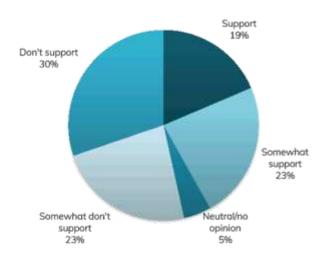


Figure 6 Responses to survey - Support for draft concept plan

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

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

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

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

'I'm a happy resident'.

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

3.2.6 Further information

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

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



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



4. Stakeholder Engagement

4.1 Workshop

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

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

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

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

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

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

4.2 Summary

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

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

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

Overlooking at North Ingle Farm Primary School

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



Walkleys Road Corridor Engagement Report - Stage Two - Stakeholder Engagement

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

· Safety concerns regarding detention basin

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

· Opportunity for drop off zone and traffic management

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

Desire for car parking

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

Activation of the area

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

Buffer zones between housing and Life Church

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



Walkleys Road Carridor Engagement Report - Stage Two - Stakeholder Engagement

Other engagement activities

5.1 Dedicated project mailbox

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

5.2 Dedicated 1300 number

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

The feedback received included:

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

5.3 Responses to social media

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

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



Walkleys Road Comdor Engagement Report -- Stage Two - Other engagement activities

Directions for consideration

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

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

Participants also raised concern through the Stage Two engagement about the density of housing with a focus on the small size of blocks proposed and the inclusion of townhouses. Many people expressed a preference for single storey dwellings only, with block sizes more aligned to existing dwellings of the area.

A range of other opportunities to improve the concept plan were identified via the engagement feedback and could be considered further by Council in progressing the concept plan to the next stage of design development:

Parking

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

Traffic management

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

Housing

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



 $Walkleys \, \text{Road Corridor Engagement Report} - \text{Stage Two} \cdot \text{Directions for consideration}$

Reserves

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

Detention basin

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

Activation of the area

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

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

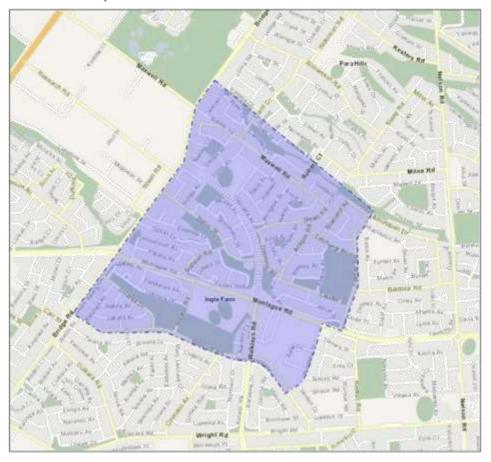
- Traffic impact predictions and how impacts will be managed/addressed
- As a result of the engagement, what elements of the draft concept plan have changed and what stayed the same along with the reasons why
- Final concept plan including detail on the number of houses, parking areas, streetlights etc.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



Walkleys Boad Corridor Engagement Report -- Stage Two - Directions for consideration

Appendix A

Catchment for post/letterbox distribution



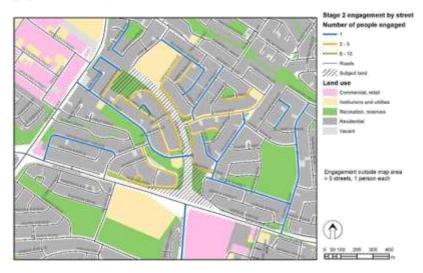


Walkleys Road Corridor Engagement Report - Stage Two - Appendix A

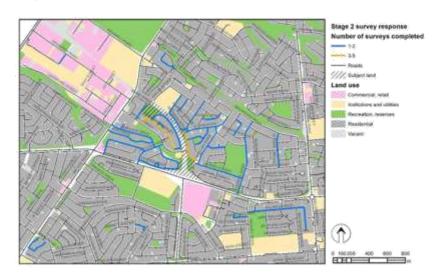
Appendix B

Geographic location of participants

Engagement participants



Survey participants



O URPS

Walkleys Road Carridor Engagement Report - Stage Ywo - Appendix B

Appendix C

Verbatim responses from pop up community engagement event

How could the concept plan be improved?

Traffic and parking

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



Walkleys Road Carridar Engagement Report - Stage Two - Appendix C

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



Walkleys Road Corridor Engagement Report ~ Stage Two - Appendix C

Housing and built form

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

Open space

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



Walkleys Road Carridar Engagement Report - Stage Two - Appendix C

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

Footpaths

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

Safety

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



Walkleys Road Corridor Engagement Report ~ Stage Two - Appendix C

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

Other

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



Walkleys Road Carridor Engagement Report - Stage Two - Appendix C

Appendix D

Online survey verbatim comments

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

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

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



Walkleys Road Corridor Engagement Report -- Stage Two - Appendix D

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



Walkleys Road Corridor Engagement Report -- Stage Two - Appendix D

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

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

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



Walkleys Fload Corridor Engagement Report -- Stage Two - Appendix D

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



Waldeys Road Corridor Engagement Report -- Stage Two - Appendix D

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

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

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



 $Walkleys \, Flood \, Corridor \, Engagement \, Report - Stage \, Two \cdot Appendix \, D$

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



Walkleys Road Corridor Engagement Report - Stage Two - Appendix D

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

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



Walkleys Road Corridor Engagement Report -- Stage Two - Appendix D

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

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

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



Walkleys Fload Corridor Engagement Report -- Stage Two - Appendix D

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



Walkleys Road Corridor Engagement Report -- Stage Two - Appendix D

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

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



Walkleys Road Corridor Engagement Report - Stage Two - Appendix D

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

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



 $Walkleys \, Flood \, Corridor \, Engagement \, Report - Stage \, Two \cdot Appendix \, D$

Appendix E

Engagement materials

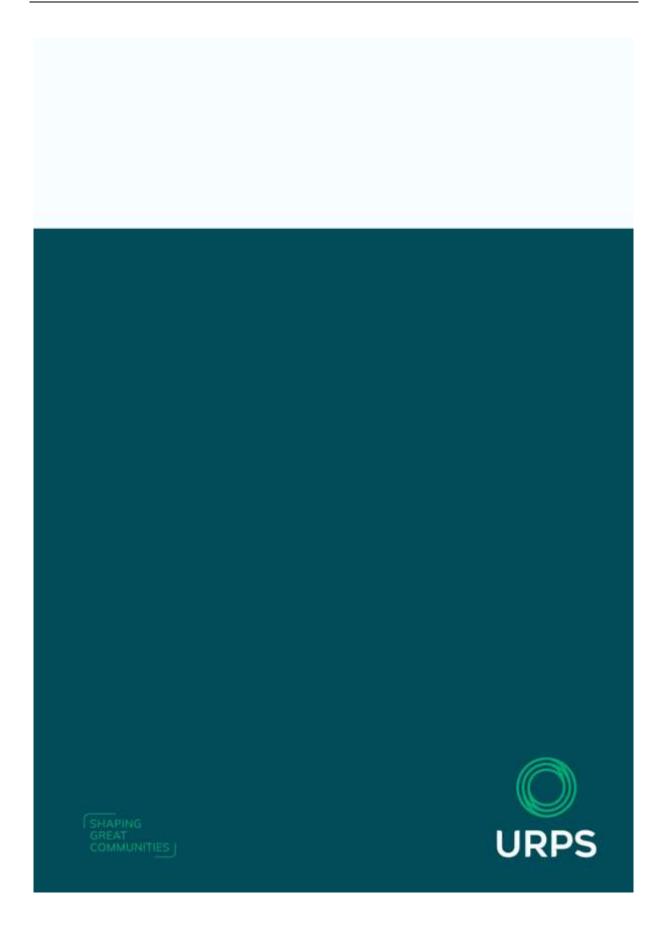
The following engagement materials were produced:

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

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



Walkleys Road Corridor Engagement Report - Stage Two - Appendix E.





What you told us

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

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

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

Amenity

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

Open space and connections

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

Traffic and movement

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

Additional Housing and built form

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

Mixed use development

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

Infrastructure

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

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



View the draft concept plan and



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

Have Your Say www.salisbury.sa.gov.au/walkleysroadcorridor

DRAFT CONCEPT PLAN

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

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

- · Preserve feature trees and retain as many trees as practical
- Capitalise on the open space and easy access to shopping
- The draft concept plan has been developed with the following Provide attractive new streetscapes, which feel connected to Provide living choices through a range of housing options 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

for the Salisbury community of all ages, backgrounds and budget

Draft Concept Plan features



Parks and Open Space

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





powerlines will be used as open space and provide walking trail linkages.



Paths and Walking Trails

- · A new shared bikeway/ pedestrian path, with feature landscaping along Montague Road.
- A new path from Walkeys 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.





Modern Suburban Housing

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



Townhouse Living

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







and the stategic direction in the Car Plan and the project abeliefues. The plan represents an agricult with the Madilleys keed Countain could lock like with the groposed materiphinned residential community. Some toctors will be considered as part of more detailed planning,

Walkleys Road Corridor DRAFT CONCEPT PLAN







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



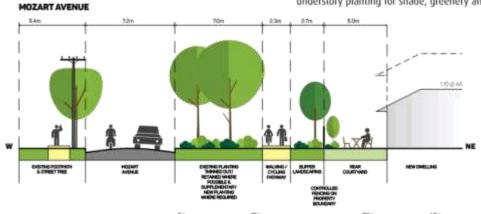
Roads

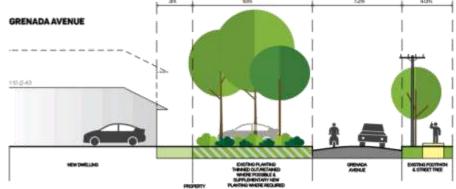
 Limited new through roads across the site to prevent 'rat runs' and through traffic.

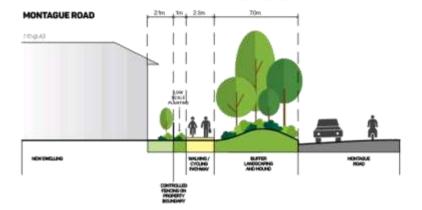


Streetscapes

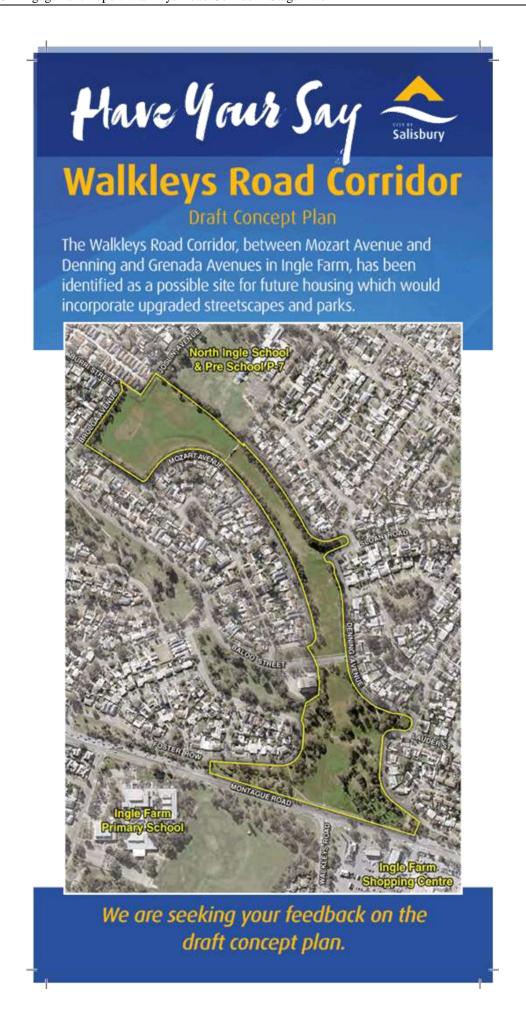
 Attractive new streetscapes are planned that allow for offstreet carparking. Streetscapes will also provide street trees and understory planting for shade, greenery and colour.













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

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

To give your feedback:

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

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



Have Your Say Walkleys Road Corridor

Strategic Property Development Program

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

To give your feedback:

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- Email us anytime at stratdev@salisbury.sa.gov.au
- Call us on 1300 539 552

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







Have Your Say



What you told us

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

Amenity

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

Open space and connections

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



Traffic and movement

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

Housing/built form

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

Mixed use development

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

Infrastructure

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

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Have Your Say Draft Concept Plan features

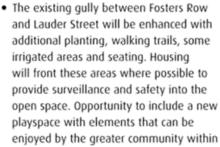




Parks and Open Space

A new park proposed next to Burri Street and Grenada Avenue will offer new and existing residents a place to relax, meet friends, walk

their dogs and play with their children or grandchildren. This space will be irrigated and well landscaped with paths and seating.





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

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



Paths and Walking Trails

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



Modern Suburban Housing

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







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
- · Car parking will be carefully planned out for these areas to ensure adequate resident and visitor parking spaces are provided.









Stormwater

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



Landscaping

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



Roads

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

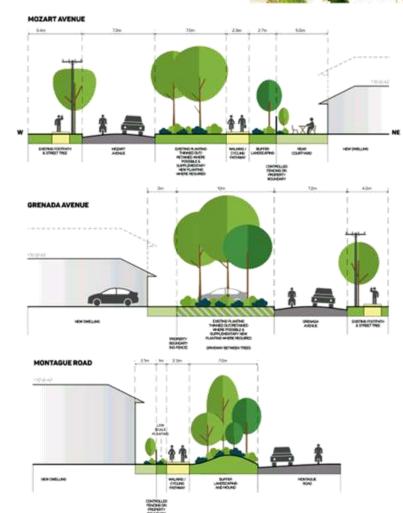


Streetscapes

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









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





Walkleys Road Corridor community engagement – Stage 2

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

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

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

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

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

1.	About you	
	Street name	
	Suburb	

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

	Not reflected	Neutral/no opinion	Well reflected
Type of housing/size of allotments (predominantly modern suburban housing with some townhouses)			
Interface between existing area and proposed new area			
Paths and connections through the site			
Parks and green spaces			
Adequate space for off-street car parking			
Managing local traffic impact through road layout and street design			
Managing known stormwater issues			
Other (please specify)	100		

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

Before you go
If you would like to receive updates on this project, please provide your details below. Wherever possible we will communicate via email.
If you prefer not to provide your details, keep an eye out on our project website for latest updates

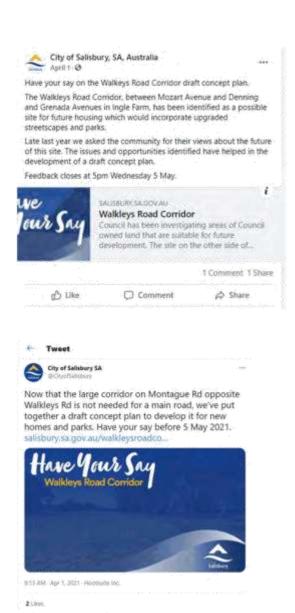
7. Yes, please contact me with project updates:

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

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

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

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

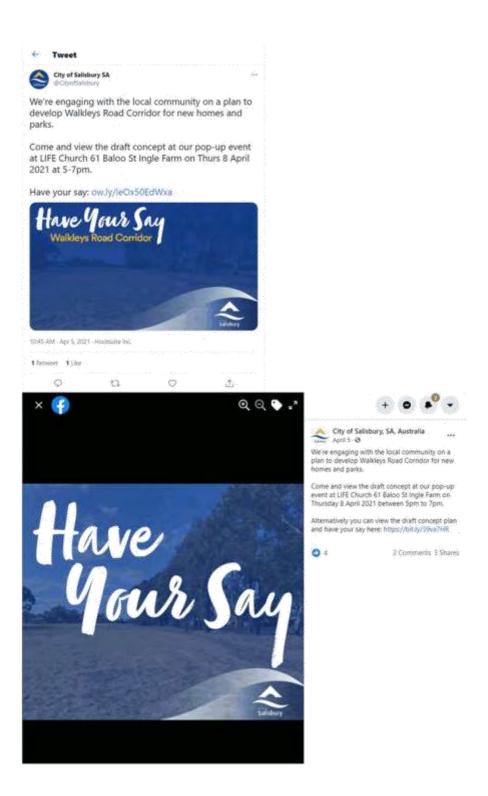


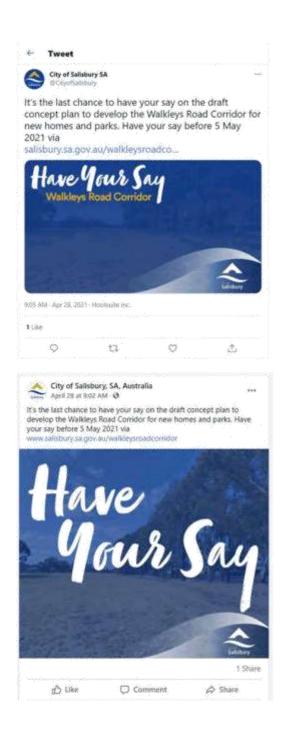
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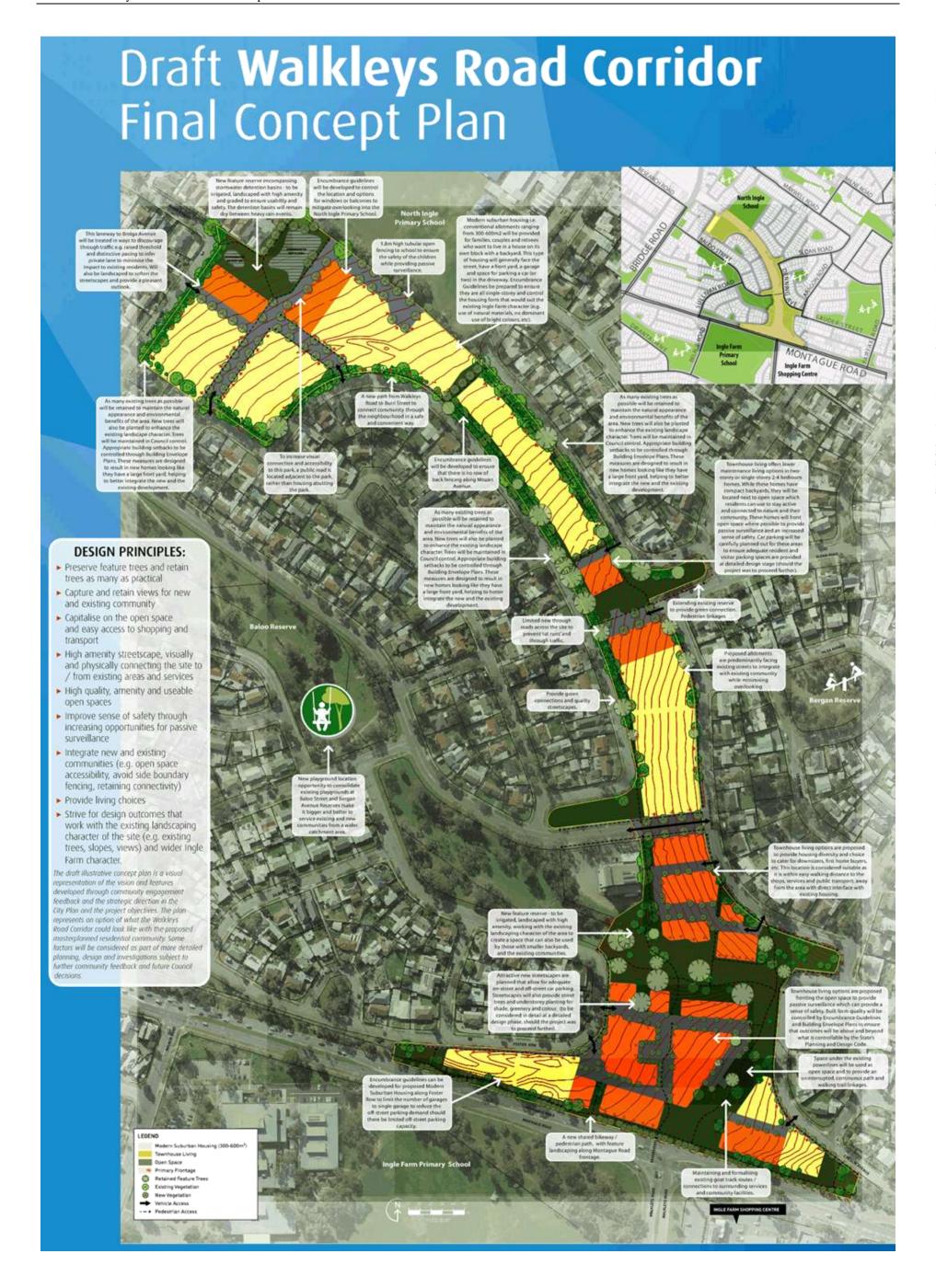
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Walkleys Road Corridor DRAFT CONCEPT PLAN







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

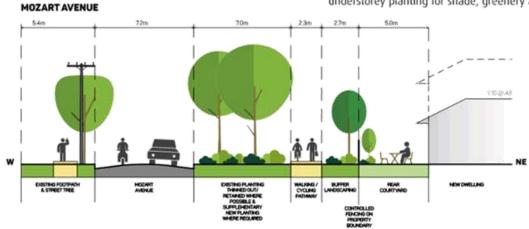
Roads

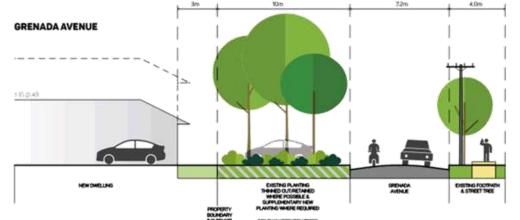
Limited new through roads across the site to prevent 'rat runs' and through traffic.

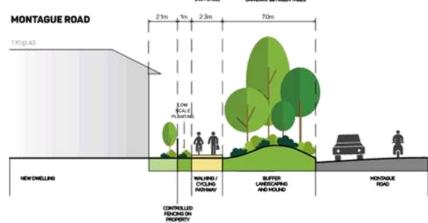


Streetscapes

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









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

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



View the draft concept plan and



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

Have Your Say

www.salisbury.sa.gov.au/walkleysroadcorridor

DRAFT CONCEPT PLAN

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

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

The draft concept plan has been developed with the following • Provide attractive new streetscapes, which feel connected to • Provide living choices through a range of housing options

- · Preserve feature trees and retain as many trees as practical
- Capitalise on the open space and easy access to shopping and transport hub

Existing Vegetation

-- Pedestrian Access

→ Vehicle Access

- 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

for the Salisbury community of all ages, backgrounds and budget

Draft Concept Plan features



Parks and Open Space

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



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



Paths and Walking Trails

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



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.





Modern Suburban Housing

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



Townhouse Living

- These housing types wil 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.







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