

# **GLEN OSMOND CREEK REDEVELOPMENT CONSULTATION REPORT**

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## EXECUTIVE SUMMARY

The City of Unley Green Corridor Linear Trail is part of Council's extensive asset planning and capital replacement schedule over the next 20 years. The stretch of creek which runs between Unley Rd and Henry Codd Reserve in Parkside and spans 850 metres is currently in poor condition from a public safety and flood risk point of view.

The aim of the Glen Osmond Creek Redevelopment project is to develop the drainage reserve into a functioning culvert with a linear trail and biodiversity corridor running above it.

Council developed a draft design for consultation with the community through May and June 2010. Opportunities to provide feedback on the draft design were made available through:

- Feedback Forms available from Council or on Council's web site
- A Community Discussion Forum held on 27 May, and
- Three Neighbourhood Site Meetings held on Saturday 29 May between 9:00 am and 1:00 pm.

The collated feedback on the consultation has been reviewed and the results are presented in this report.

### **Common points raised for consideration during the consultation included:**

- Engineering a natural look to the creek corridor while achieving flood management, safety and amenity and if possible providing opportunities to experience natural flowing water/ ponding
- The capacity of the proposed design to manage the flow of water along the full extent of the creek corridor
- Relief that the work on managing the flooding is to start soon
- Vandal proof lighting that does not intrude on residents properties or homes and provides a measure of security
- Use of CPTED principles to reduce vandalism and improve security along the new pathway
- Pedestrian/cyclist safety measures (particular mention was made of Culvert Street) and local traffic flows
- Opportunities presented by the project to improve the local infrastructure such as the installation of parking bays if possible and resurfacing of roads and relaying of footpaths to improve the safety of residents
- General interest in capture and reuse of stormwater
- A sustainable approach to the removal and retention of trees with consideration for the life and health of trees and the impact on trees during construction of the new pathway
- Personal preferences for the removal and retention of trees – there was considerable variance in opinions received throughout the consultation
- Interest expressed by residents in selecting new trees for planting from a prescribed range of trees
- Questions about planting vegetation under the shade of large trees
- Impact the location/positioning of the pathway may have on the privacy and security of residents adjacent to the new pathway
- General support for the pathway, some concerns about shared use (cyclists/ pedestrians/dogs)

- Potential for structural damage to property during construction of the new pathway

## CONCLUSIONS

Overall there was support for the proposed plan and design for the Glen Osmond Creek Redevelopment. Opposition to the underground culvert came from .02% of the people who completed Feedback Forms and .09% from people who attended the neighbourhood meetings. The rating in favour of the proposed plan and design was between 89% and 97%. While there was discussion during the Community Forum about how to retain a natural meandering look to the pathway design, no clear opposition to placing the culvert underground was expressed.

The general concern expressed among participants in the consultation process was the capacity of the proposed design to manage the flow of stormwater along the full extent of the creek corridor.

Indications by Council during the consultation process for further consultation on the removal, retention and planting of trees will be necessary to manage the differences in opinions expressed by participants.

Council's decision on the final plan will need to take all feedback into consideration. The input from the community provides valuable insights for improvements to the proposed plans.

It is anticipated the results of the consultation and revised/final plan will be made available to the community before the end of July 2010.

## BACKGROUND

The City of Unley is proposing to turn the open drain running from Henry Codd Reserve to Unley Road into a covered box drain, with a public walking and biking trail above. The shared path would connect Windsor Street biodiversity corridor and Charles Lane walking/biking path.

The proposed project would involve removing approximately 850m of 80-year-old broken drainage which is at the risk of collapse, and replacing it with a box drain of approximately twice the drainage capacity. This would reduce flooding potential in the area, including along Unley Road.

An important aspect of the redevelopment is that it would include opportunities to capture and cleanse stormwater runoff from adjoining street drainage systems via retention basins and shallow swales. This stormwater could be harvested for irrigation along the corridor and supplemented with reclaimed water from the Glenelg to Adelaide Pipeline (GAP).

Council initially investigated a more natural detention basin and open channel project but it was found this would not reduce flooding to a sufficient level, it would remain a potential safety risk to residents, and it would not enable creation of a biodiversity corridor for community enjoyment.

The enclosure of the drain allows for the creation of a new shared pedestrian/bike path that would connect with other trail networks to achieve a continuous east-west link through the area, providing outdoor activities that support a healthy community lifestyle.

There are presently approximately 260 shrubs and trees along this stretch of the drain. Of these a possible 114 (mostly non-native) trees may have to be removed and replaced to create a native biodiversity corridor using native plants for visual amenity, shading and low water demand similar to that in Windsor Street.

Council acknowledges and understands community concerns over any tree removal and will take all possible steps to minimise the number of trees removed.

The trees currently proposed for removal have been identified by a qualified arborist and/or landscape architect for a number of reasons. In most cases it is because the trees would be at risk of collapse during earth works or because they have caused structural damage to the existing drain or there would be no room for them given the space required for the new drain.

## CONSULTATION PROCESS METHODOLOGY

A Community and Stakeholder Engagement Plan was prepared for review and endorsement by Council in April 2010. As part of the engagement plan a project newsletter was prepared to include information about all the key elements of the project. The information in the newsletter was used as the basis for discussions at the community meetings.

### Communications

- Information on the project was provided in the Messenger Press including the consultation dates and how to provide comments on the draft design for the creek redevelopment
- Letters were mailed to local residents providing them with the Project News, Feedback Forms, the consultation dates, times and locations and how to provide comments on the draft design
- Letters were mailed to local MP's, Adelaide & Mt Lofty Ranges NRM Board and relevant government departments, providing them with the Project News, Feedback Forms, the consultation dates, times and locations and how to provide comments on the draft design
- Large signs were placed at prominent sites along the creek corridor with information on the project, the consultation dates and how to provide comments on the draft design
- Project information was made available on Council's website including how to make comments on the draft design
- A display was set-up in the Civic Centre and Feedback Forms made available
- A media release was prepared to inform the public of the project. It was released to the media listed in the table below:

**Table 1**

<b>Metro Print</b>	<b>Metro TV</b>	<b>Metro Radio</b>
Independent Weekly	Channel 10	Five AA
Messenger - Eastern Courier	Channel 9	Mix 102.3
Sunday Mail	Channel 7	ABC Adelaide
The Advertiser	ABC News	
LGA - At a glance		
LGA - Focus		

### Community Discussion Forum

The main purpose for holding the Community Discussion Forum was to provide equal opportunities for people to discuss their areas of interest in relation to the proposed plan and design and to listen to other people as they discussed the areas of interest that were important to them. The forum was moderated by an independent consultant. The purpose of the moderation was to ensure all elements of the project are given equal time for discussion and no one area of interest dominated discussions.

The Community Discussion Forum held on Thursday 27 commenced at 7:00 pm and concluded at 9:00 pm. 21 people attended.

At the meeting a presentation on the project was provided by Council's Assets Manager followed by the moderated discussion. The topics listed for discussion at the commencement of the forum were:

- Drainage design – safety, structural integrity
- Flood management

- Stormwater management – capture and re-use and water quality
- Environmental changes – trees, plantings, biodiversity
- Residents/property along the creek
- Public use and access – new design, pedestrian/bike trail, lighting
- Site investigations and construction work

The participants asked for the following additions to the list:

- High tensile powerlines
- Graffiti management and removal
- Increased open access to properties created through the enclosure of the culvert

Participants were encouraged to:

- enter into discussion with one another, Council's Assets Manager, the project architect, and
- to make notes on butchers paper and on the project plans to assist with the capture of information they wanted Council to consider in the decision making process.

Comments and questions were recorded by Council's Project Officer.

### Neighbourhood Meetings

The **first** of three Neighbourhood meetings was held at the corner of Culvert and Porter Streets from 9:00 to 10:00 am. 19 people attended.

Due to the open nature of the meeting a formal presentation on the project was not provided. However the project topics listed for discussion at the meeting held on 27<sup>th</sup> May were used again as the basis for discussions. One addition to the list was a request by local residents for their views on the appearance of the area to be taken into consideration.

At all three neighbourhood meetings participants were encouraged to enter into the discussions and to make notes on the project plans and the Feedback Forms to assist with the capture of information they wanted Council to consider. Comments and questions were recorded by Council's Project Officer.

The second Neighbourhood meeting was held at the intersection of George Street and Glen Osmond Creek from 10:30 – 11:30 am. 10 people attended.

Once again due to the open nature of the meeting a formal presentation on the project was not provided. A portable marquee hired to deal with adverse weather conditions was erected which allowed the consultation to continue during a downpour of rain. The project topics were used again as the basis for discussions. The addition to the list for this meeting was the retention of a natural open watercourse.

The third Neighbourhood meeting was held at Henry Codd Reserve from 12:00 – 1:00 pm. 4 people attended.

Once again due to the open nature of the meeting a formal presentation on the project was not provided and by this stage the rain had set in which may have had an impact on attendance. The project topics were used again as the basis for discussions. The addition to the list for this meeting was the potential for vandalism and security problems if access to the public walkway from the local hotel is maintained.

## Feedback Forms and Written Comments

A Feedback Form was prepared to provide members of the community with an opportunity to contribute to the consultation on the creek redevelopment. If people were unable to attend the Community Discussion Forum or one of the Neighbourhood meetings, they could provide their comments on the form for inclusion in the process. A number of people attended the sessions and completed a feedback form. Other forms of written comment received included emails to Council, hard copies of comments posted to Council and handed to Council Officers at consultation events.

## Process Evaluation

Evaluation forms were prepared to gather feedback from participants on the consultation process which would be used to make improvements to the delivery of future sessions. The forms were distributed during the session on Thursday 27th May and the results are shown in the “Result Areas” section of this report. However, due to the open nature of the Neighbourhood meetings and the inclement weather conditions, the forms were not distributed. Verbal feedback on the process was provided by participants.

## KEY RESULT AREAS

The results in this report are based on the analysis of the numerical and qualitative data collected from the Feedback Forms and written comments; and the qualitative data from the Community Discussion Forum and the Neighbourhood meetings. Conclusions have been drawn from observations of the collective data. The key result areas are:

1. **Feedback Forms and written comments**
2. **Community Discussion Forum**
3. **Neighbourhood Meetings**

When analysing the results of feedback, it is the convergence or commonality within the results being provided by the majority of people participating in the process that must be taken into account in a democratic process. Variances to the common views expressed in the feedback provide opportunities for Council to review the project design and investigate all aspects of the project design to determine the best possible outcomes for the project.

A summary of comments in **Table 2** allows for comparison across the three key result areas and shows the convergence of the feedback provided.

### 1. Feedback Forms and written comments

A total of 382 Feedback Forms were distributed to residents and businesses along the Glen Osmond Creek corridor. Feedback Forms were also distributed to 10 MP's and Government organisations, and 10 local interest groups. Feedback Forms and written comments were received from one local interest group, a neighbouring local government organisation, one internal employee and the rest of the feedback was from residents. Of the 67 Feedback Forms submitted to Council, the rating in favour of the proposed plan and design was between 89% and 97%. A number of letters (3) and emails (5) were submitted to Council. The Project Officer will respond to the correspondents as part of the consultation process.

The results from the Feedback Forms and written comments indicated overall support for the proposed plan and design. This support is consistent throughout the other result areas. A number of questions were received about the capacity of the proposed design to manage flooding along the extent of the creek corridor. A complete list of the feedback and written comments is provided as **Appendix A**.

## 2. Community Discussion Forum

There was overall approval for the underground culvert. The look of the finished design was raised for discussion. Issues included how to retain a natural look to the design such as the meandering style of a creek corridor rather than a straight walkway. There was interest in the capacity of the system to handle the flow of water and concerns about how water that is trapped in culvert may create flooding elsewhere when it leaves the culvert. The Assets Manager outlined the origins of the creek and the path it currently took through Unley and out to sea to explain the way the water will flow through the new culvert to holding ponds at the Adelaide Airport.

A number of traffic and parking issues were raised for discussion including traffic calming to increase safety on the walkway and streets in close proximity to the creek. The project presents a number of opportunities to make improvements along the creek corridor and in sections where the walkways link across roads and laneways.

As there are already issues of security and vandalism along the creek corridor there was discussion about what could be built into the design and construction to increase security and reduce vandalism. Suggestions included CCTV, specific use of vegetation (thorny plants), effective lighting and the use of temporary fencing during the construction phase.

There was general interest in stormwater capture and reuse and general relief that flooding would be brought under control as a result of this project. Flood management and an increase in safety through the enclosure of the drain were considered a great relief by a number of participants.

There was considerable discussion about the way the removal or retention of trees might be managed. The Assets Manager explained that Council was approaching this aspect of the project in response to feedback from the community on similar projects. An arborist has been engaged to assess trees along the creek corridor to assist in determining whether they can be retained or need to be removed. There are a number of things that Councils needs to consider to make a sustainable decision in relation to the trees. People at the forum encouraged Council to take a strategic approach to the planning of the biodiversity corridor sharing their concerns about taking a piecemeal approach by trying to retain trees that may have to be removed in a year or two at cost and may create damage to the newly created walkways. Sowing plants under large shade trees that will not grow was also raised for discussion. A number of suggestions were shared with the design architect who was at the meeting. A decision was made to conduct a survey within the next few weeks to provide residents along the Culvert Street section of the creek corridor with an opportunity to select the trees they would prefer to be planted from a prescribed range of trees. The notes from the forum are provided as **Appendix B**.

The people at the meeting were pleased to hear their rates would not be increased to fund the project as the Assets Manager announced Council had applied for and received a substantial Commonwealth Government grant for the project. There were a number of positive comments about the consultation process expressed at the meeting. The process evaluation summary is provided as **Appendix C**.

## 3. Neighbourhood Site Meetings

The purpose of holding the Neighbourhood site meetings was to give people the opportunity to connect the layout on the draft plans to the physical layout of the creek corridor in the sections they were particularly interested in. A total of 33 people took the opportunity to attend the meetings, ask questions, provide comments and point out the things they were interested in or concerned about.

The **first** meeting was held at the corner of Culvert and Porter Streets from 9:00 to 10:00 am with 19 people attending.

- Lighting of the walkways was a topic of discussion at this meeting. The comments were similar to those made at the Community Discussion Forum and on the Feedback Forms. The main concerns are that the lighting may intrude into residents living spaces and that the lighting is as vandal proof as possible.
- There were mixed opinions expressed about the removal and retention of trees during the meeting. The Assets Manager explained Council is sensitive to community views on the management of trees and will continue to consult with individual residents about how best to manage this. He also explained about the survey that will be conducted within the next few weeks to provide residents along the creek corridor with an opportunity to select the trees they would prefer to be planted from a prescribed range of trees.
- Concerns about how water that is trapped in the culvert may create flooding elsewhere when it leaves the culvert were also expressed at this meeting. The Assets Manager again outlined the origins of the creek and the path it currently took through Unley and out to sea to explain the way the water will flow through the new culvert to holding ponds at the Adelaide Airport. This was of great interest to residents and something that would be valuable to include in the next edition of the Project News.

Overall there was strong support for the project at this meeting.

The **second** meeting was held at the intersection of George Street and Glen Osmond Creek from 10:30 to 11:30 am with 10 people attending.

- There were mixed opinions expressed during this meeting about whether the creek should be retained as an open watercourse (3 people) or enclosed in the box culvert.
- State wide plans for high density housing are raising concerns in the community about the availability of natural spaces for people to have sensory experiences such as hearing and seeing running water in their local area.
- Striking a balance between the technical, financial, environmental and social aspects of this project is a challenge for Council and the design architects.

The **third** meeting was held at Henry Codd Reserve from 12:00 to 1:00 pm. with 4 people attending.

The attendance at this meeting was the lowest with the rainy weather setting in for the afternoon.

- A local resident enquired about the potential impact on the reserve during construction, however the Assets Manager was able to reassure him the trucks and equipment would be brought in through the walkway off George Street.
- Concern about a piecemeal approach to the removal and retention of trees was again raised during this meeting with particular concern expressed about how the trees that are to remain will be protected from damage during construction.
- An enquiry was raised about opportunities as part of the project to link the biodiversity corridor around the boundaries of Henry Codd Reserve.
- Improvements to the walkway near the Leicester Hotel was considered by a resident as a potential gathering place for inebriated hotel patrons and he urged Council to review the exit/entry from the hotel to the walkway.

Table 2 - Feedback Summary

TOPIC HEADING	FEEDBACK FORMS & WRITTEN COMMENTS	COMMUNITY DISCUSSION FORUM	NEIGHBOURHOOD MEETINGS
<p><b>Drainage design – safety, structural integrity</b></p>	<p>Comments on changes/improvements to the design included:</p> <ul style="list-style-type: none"> <li>• installation of amenities such as rubbish bins, dog waste bag dispensers, toilet facilities, seating, along the pathway</li> <li>• a pedestrian crossing at the end of Culvert Street as a safety measure for the new pathway</li> <li>• vandal proof lighting that is energy efficient and does not intrude on residential properties</li> <li>• recommendations based on CPTED principles</li> <li>• a natural exploration/adventure water play scenario, at some place along the creek corridor</li> <li>• Flood risk insufficient justification for covering the creek</li> </ul>	<ul style="list-style-type: none"> <li>• There were general comments about improvements to the appearance of the creek corridor through the redevelopment with attention to softening the look and giving it a natural appearance with for example, some ponding.</li> <li>• There was considerable discussion about improving pedestrian and traffic safety along the corridor.</li> <li>• A number of suggestions were made by participants about how to reduce the potential for vandalism along the corridor</li> <li>• Use of shaded down lights to reduce overflow into adjacent properties</li> <li>• Question about opportunity to place wires underground</li> </ul>	<ul style="list-style-type: none"> <li>• Concerned about lighting if it spills into homes and potential for vandalism to lighting</li> <li>• Will there be a minimum requirement for fencing?</li> <li>• Could do a plant screening along Leicester Park group</li> <li>• Question about opportunity to place wires underground</li> <li>• A request to keep the drain as an open feature</li> </ul>
<p><b>Flood/Stormwater management</b></p>	<ul style="list-style-type: none"> <li>• Keen to have flood prevention work commence asap</li> <li>• Interest/concern about the capacity of the proposal to reduce flooding risk along the extent of the creek corridor</li> <li>• Questions about the capture and storage of stormwater as part of the proposal</li> <li>• Comment in opposition to the installation of the culvert</li> <li>• Suggestions for alternative management of flood risk</li> </ul>	<ul style="list-style-type: none"> <li>• A number of questions were raised about the capacity of the culvert to handle the flow of water along the full extent of the creek corridor</li> <li>• Build up of leaf litter adds to flooding problems</li> <li>• Capture of water for reuse</li> </ul>	<ul style="list-style-type: none"> <li>• Question/interest in water capture and re-use</li> <li>• Concern about the culvert creating flooding problems upstream</li> <li>• Support for flood management aspects of the project</li> </ul>

<b>Environmental changes – trees, plantings, biodiversity summary</b>	<ul style="list-style-type: none"> <li>• The feedback received on the removal or retention of trees was quite varied.</li> <li>• Comments ranged from personal needs and preferences to concerns about safety and suggestions about suitable species of trees and plants.</li> <li>• Council will continue to consult with residents on the retention and removal of trees throughout the creek redevelopment project.</li> </ul>	<ul style="list-style-type: none"> <li>• Problems with planting under shade of large trees</li> <li>• Concerns about the removal of trees and damage to structural integrity of surfaces and properties</li> <li>• Various responses to the removal and retention of trees</li> </ul>	<ul style="list-style-type: none"> <li>• Leave as many large trees as possible</li> <li>• Point about not being able to plant much under pepper trees</li> <li>• One person wanted the pepper trees removed and another person wanted to keep them</li> <li>• Concern about the safety of trees during and following construction</li> </ul>
<b>Residents/property along the creek summary</b>	<ul style="list-style-type: none"> <li>• The impact the location of the pathway may have on resident's property and privacy was the main concern expressed by residents living adjacent to the creek corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• Questions about the impact of construction on residents adjacent to the new pathway</li> </ul>	<ul style="list-style-type: none"> <li>• Suggestion of plant screening along a fence line to help with security</li> </ul>
<b>Public use and access – new design, pedestrian/bike trail, lighting summary</b>	<ul style="list-style-type: none"> <li>• There was support for the improvements a newly surfaced laneway would make for people using the pathway.</li> <li>• Further suggestions for a pedestrian crossing at the end of Culvert Street were included in feedback on the pedestrian/bike trail.</li> <li>• Pedestrian/cyclist safety an issue</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns about safety with shared use of the pathway (cyclists and pedestrians)</li> </ul>	<ul style="list-style-type: none"> <li>• Question about dogs on leash along the new pathway</li> <li>• Concerns about exit/entry near hotel</li> </ul>
<b>Site investigations and construction work summary</b>	<ul style="list-style-type: none"> <li>• Residents living adjacent to the proposed new pathway provided further feedback on how the positioning of the pathway might impact on the privacy and security of their properties</li> <li>• Request for flood management if further flooding occurs before or during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns about structural damage to property during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Interest in access for trucks during construction</li> </ul>

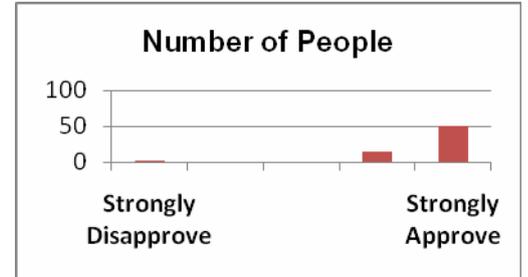
## APPENDIX A

### Quantitative Data from Feedback Forms

The numbers represented in this section of the report are based on the feedback received from 67 respondents. Some of the respondents did not provide a rating for each question which accounts for the accumulated percentage score of less 100%

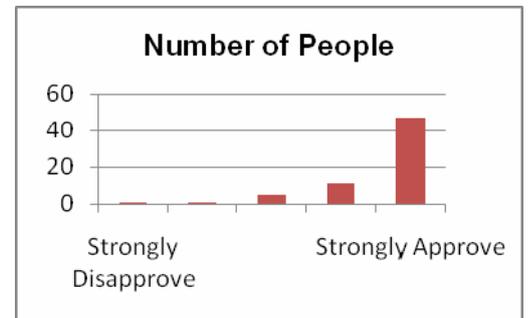
#### Question 1: Please rate you level of approval for the plans to decrease the flooding potential

	<i>Strongly Disapprove</i>			<i>Strongly Approve</i>	
Rating Scale 1-5	1	2	3	4	5
<b>Number of People</b>	1	0	0	14	51
	0.01%		0%		97%



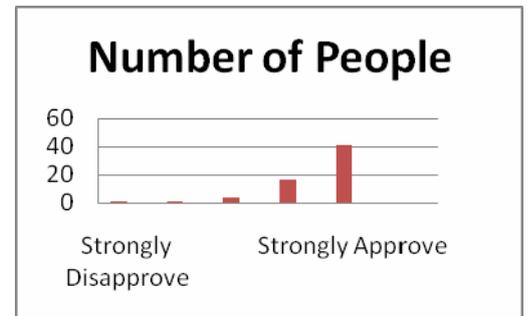
#### Question 2: Please rate you level of approval for placing the new culvert underground

	<i>Strongly Disapprove</i>			<i>Strongly Approve</i>	
Rating Scale 1-5	1	2	3	4	5
<b>Number of People</b>	1	1	5	12	48
	0.02%		0.07%		89%



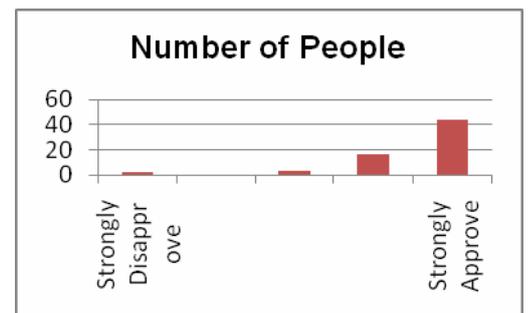
#### Question 3: Please rate you level of approval for installing a walking and bike path above the new underground drain

	<i>Strongly Disapprove</i>			<i>Strongly Approve</i>	
Rating Scale 1-5	1	2	3	4	5
<b>Number of People</b>	1	1	4	18	42
	0.02%		0.05%		89%

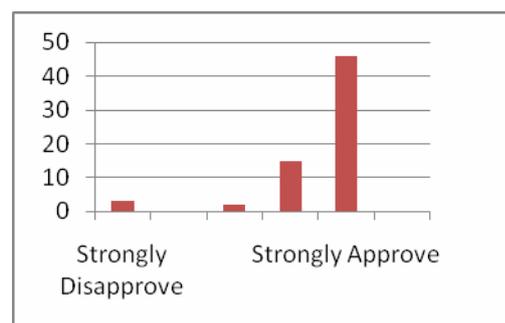
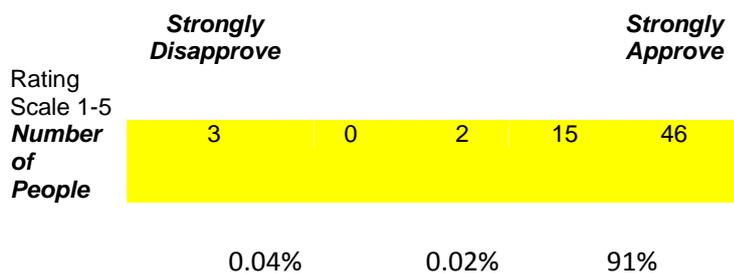


#### Question 4: Please rate you level of approval for installing a biodiversity corridor with native plants either side of the new path

	<i>Strongly Disapprove</i>			<i>Strongly Approve</i>	
Rating Scale 1-5	1	2	3	4	5
<b>Number of People</b>	1	0	3	16	46
	0.01%		0.04%		92%



**Question 5: Please rate you level of approval for installing lighting along the path for ease of use and safety**



**Qualitative Data from Feedback Forms and written comments**

The feedback from the community consultation has been grouped under the topic headings used to generate discussion throughout the consultation process.

**Drainage design – safety, structural integrity**

*(Comments in favour of the design)*

- Sounds fantastic! It would rejuvenate a very dingy and rarely used area.
- The creek is so unsafe after a decent rain.
- We strongly approve of all the proposed changes
- The Charles lane has worked well
- Owners of Culvert St property. We both really hope this plan goes ahead - brilliant!
- A welcome project
- Theoretically the proposal looks good
- Retain the "bridge" structures at George St and wherever else they stand as a link to the history of Unley
- This seems to me to be a sensible and sensitive plan to deal with a problem we've had for many decades. Thank you for asking for our reactions
- The Windsor Street development is a joy to have. We are very privileged. Codd Reserve to Unley Road would be fantastic. Thanks
- We are happy for Culvert St to be covered as it protects our property. Though we are concerned that covering it at this end means the flooding problem is moved up stream
- Great idea, this will improve the look of the street.
- An excellent idea, I wonder if it would be stronger if the top was arched for extra strength?
- We strongly want this project to go ahead. Long overdue!!
- Really pleased with whole project.
- My one concern is whether the closed drain "is" big enough to take the possible volume of water. If not it will just transfer the problem further up the culvert.
- Sounds great.
- I love the Windsor Road Park - every morning. Looking forward to this new development.

*(Comments against the design)*

- I am also somewhat saddened that the Glen Osmond Creek will be put underground and that therefore the opportunity for children to play in it as a (redeveloped 'natural') creek with gently sloping banks, as in Forestville Reserve, will be lost. I understand the benefits of putting the creek underground, but it would be nice to provide local children with a natural exploration/adventure play scenario, at some place along the creek.
- Questions 4 and 5 both assume burying the creek is a good idea. I strongly disagree with the proposal to hide the Glen Osmond Creek.

*(Comments listed below relate specifically to lighting)*

- The only other recommendation is plenty of lighting. It can be quite dark in winter because of all the overhanging trees and narrow lane. But it's a fantastic idea and also good for runners!!
- My house is built on the culvert. I would like more information on what will happen along my boundary. Imperative that lighting be vandal proof as possible
- I believe lighting behind the homes on Maud St will provide unwanted light in the rear of properties
- I feel this is a Great Idea as long as the lighting is of a safe type and it would also be a good idea to have seats placed along this area as well
- 1) lights along the path - use of photovoltaic panels to generate electricity. 2) use of hollow logs and large rocks to create habitat for lizards

*(Comments listed below are suggestions for changes/improvements to the design)*

- A separate path each for bikes and pedestrians. The placement of rubbish bins at regular intervals at an entrance or road. Provide a bag dispenser for cleaning up doggy pooh. Do not use plants that dry out and become a fire hazard.
- Remove old chain mesh fence in Culvert St
- I live east of Duthy Street on Edmund Ave and walk along Windsor to the creek, then along the creek up to King William road several times a week. I have been doing this for many years, so know the area well. The route is really nice at all times of the year - especially during summer with the trees along the creek. Completing the circuit with a coffee along King William road, I then return either via Heywood park/Fisher Street or just along Wattle Street. I've got a few suggestions that would really improve this walking track - in addition to the renovation plans currently proposed by the council:
  1. It is critical that something be put in place to assist with crossing Unley road at the end of Culvert Street. Crossing the road at the moment is hazardous - especially in the morning and after school. If you redevelop the creek and encourage people to use it, the foot traffic will only increase (including children, who have no fear of traffic). Ideally, this would be a stop light at this crossing, but if this doesn't work then at a minimum an 'island' sort of crossing (like on Fullarton Rd) would be better than the current situation (this comments is also listed under the "Public use and access" heading)
  2. I'd like to see a public toilet at the park at the end of Windsor - even a small self-cleaning sort. This would encourage use of the park for BBQs, etc. At the moment unless you live in one of the adjoining houses, there are no facilities. When doing a walk, it's nice to have a toilet along the path if you're far from home.
  3. The current atmosphere in the walking path by the creek is magnificent during summer because of the trees. Rarely can you find this sort of shade on the many hot summer days in Adelaide in the area. Please aim to conserve these trees in the redevelopment - something like Windsor Street, but with the existing trees would be fantastic (this comment is also listed under the "Environmental changes" heading)
  4. Not sure how to do this, but some sort of water feature (eg. a winter-only pond/waterfall, etc.?) would be fantastic along this creek. One of the nice things when walking along here is hearing the water during winter - even walking in the rain is really nice. Thanks and we're looking forward to seeing the result (hopefully with a safe Unley Rd street crossing)
- Access to Maud St through "Meals on Wheels" which is U.C.C. property and now locked would save much walking time.

*(Comments made in relation to Crime Prevention Through Environmental Design (CPTED) Principles)*

- The site is long and narrow and has very few exit points once an individual enters the sections of track.
- The site is located along the back of properties which have high solid fences which can increase a perceived safety issue for users.
- Vegetation - need to consider the use of vegetation (trees and ground cover) that has low density foliage, allowing better sight lines and visibility.
- Entrances - when entering the trail it is important for users to be able to see as far as possible therefore the design should have minimal curves at the entry points supported by low density vegetation.
- Lighting - I would suggest that any lighting options should be assessed against a police crime prevention audit.

### **Flood/stormwater management**

*(Comments supporting the approach to flood management)*

- We were advised this was going to be done many years ago. We have been flooded 3 times including April. Very surprised it has taken so long for this issue. Besides the flooding a huge safety issue/dangerous
- We fully endorse the proposal and would like to know some indication of the likely reduction in flooding risk. We assume that the engineering calculations which must have been done to support this project are available for 'public consumption'
- I think that the proposed changes to the drainage system will prevent flooding and enhance the area. I applaud Council for this initiative. I would encourage Council to retain as many trees as possible and as I live interstate I would like to be kept informed when works will be in the vicinity of my property so that I can inform the tenants at 98B Maud St.
- We support this project to commence as soon as possible as the flooding a month ago was very frightening as it almost got into the house.
- We are most in favour of the proposal because of the decreased flooding risk. At the same time we do not want to lose the Pepper Trees from our streetscape. We love the vista they provide from our back yard and feel if they are removed that our enjoyment of living in the area will be much reduced (also included under the "Environmental changes" heading)
- Consider some way of allowing stormwater to seep into the aquifer eg. See original for drawing.

*(Comments against the approach to flood management)*

- Opposed to proposal to underground creek and believe that recent flooding is due to branches at entrance to culvert that runs under Unley Rd. Flood risk provides insufficient justification for covering creek. There is a need for open water to be seen in our environment (psychologically appealing and calming). Advocate for ponding basin and retention of water. This project not in line with Councils Alternative Water Action Plan or WSUD principles. Propose ponding basin at Henry Codd Reserve, flow retardation and permeable matrix within creek to allow increased percolation.

*(Comments questioning the approach to flood management)*

- The potential of doubling the capacity of this section of drainage channel which in turn will only deliver more water, more quickly and more frequently downstream into the areas of West Torrens Council and exacerbate the flooding situation in this area.
- That when a drainage culvert/channel nears its capacity, then water will start to store in lateral drainage systems and start small scale inconvenience flooding in the road networks along these lateral systems. There is typically a substantial amount of

additional flow which is diverted, detained or slowed down, between the point of a channel being nearly full through to the channel actually overflowing. Doubling the capacity of the creek or trunk drainage system will just deliver this additional flow quickly and instantaneously downstream.

- It is understood that these concerns will not be realised as an interim flow restrictor is proposed to be incorporated in the project until such time that all other identified mitigation works (upstream and downstream) have been completed.
- Your confirmation and detailed information on this point is sought.
- It is noted that the Unley information flyer talks about the potential of collecting, cleaning, storing and reusing stormwater along the corridor. This is an excellent idea, however it must be realised that the volumes of water being talked about with this are of an order of magnitude difference to that of storm or flood flows in the creek. The harvesting of water from the creek would make no noticeable difference to the volume of flow in the system during a large storm event.

*(Concerns/suggestions expressed about flooding before work commences on the creek)*

- Are plans in place should heavy rain/flooding occur during the construction phase so that problems are minimised?
- I have witnessed floods on Unley Rd. If we should have another before this work is done I would like to see "Slow Down" signs erected. Four wheel drives speeding through flood water on Unley Rd created waves which pushed the water back up Marion St and under the door of the printing office. They also caused more water under the doors of shops on Unley rd

### **Environmental changes – trees, plantings, biodiversity**

*(Comments in favour of retaining trees and planting)*

- I live in 18 Maud St (directly behind Earl of Leister Hotel). There is a large tree against my back fence but on the Council side of the fence. I would "object" to this tree being removed as it blocks vision of the hotel ie. privacy. The tree is healthy & large. I don't believe this tree would interfere with your plans. On your map it is not marked as being lopped
- I strongly support this project. Please retain all existing native trees where possible plant only natives and remove all not native vegetation so that it complements the Windsor Street Biodiversity Corridor. If possible please also create a link between the Windsor Street biodiversity corridor and the project site by planting more native vegetation in Henry Codd Reserve. I acknowledge that this is a popular open space, especially for children. However the area along the eastern edge of the Reserve is not used and the amenity of the area would be further enhanced by planting more native vegetation.
- So long as all plants are native like Windsor St. As long as large gum trees at back of our house stay.
- Great idea hope you can save as many of the magnificent pepper trees as possible any loss of a tree is one too many.
- I would like to see some fruit trees included near the creek. Consider some way of allowing stormwater to seep into the aquifer eg. See original for drawing.
- We are most in favour of the proposal because of the decreased flooding risk. At the same time we do not want to lose the Pepper Trees from our streetscape. We love the vista they provide from our back yard and feel if they are removed that our enjoyment of living in the area will be much reduced.

*(Comments expressing concerns and questions and requests for removal of trees)*

- Current plans are not practical for Culvert St due to size and age of pepper trees. I look forward to revised plans.
- Remove this tree - creates problem with gardening in 36 Maud St. (diagram provided)

- With regard to existing trees - they are a safety issue - all trees should be removed for this matter and only shrubs be placed in their stead. - Above all safety is our concern, safety. Safety, safety before trees!!!
- I agree that many of the trees to be removed have seen better days.
- Native plants on either side of new paths should be grasses and shrubs, NO TREES OF Eucalypt family, agonis, melaleuca etc. \*No plants against my back FENCE please! Especially big Native trees or tall shrubs. \* If possible I would like NO plantings behind my back fence - home number 20 Maud St

### Residents/property along the creek

*(Comments under this heading have listed under the "Site investigations and construction heading")*

- As the properties 119-135 Leicester St abut the creek, the Council must erect a fence on the North side of the creek at our driveway so that we can retain our privacy along the creek and our communal pathway and driveway to enter Leicester Street.
- The proposed path is shown right next to our side fence. I am concerned by members of the public getting too close! Why not maintain current setup where the access path is actually next to the neighbour's side fence where he also has gates leading to backyard. The privacy is on the opposite side of the property, where as we would need to completely remodel our backyard. Diagram provided.
- Security for adjacent properties and deterring vandalism is a major concern. Current open drain directly located against fence has made it difficult to climb and trespass. Location of path to other side of corridor ie on Southern side (as currently shown on plan) for 69 and 67 will promote traffic & vandalism away from my property.

### Public use and access – new design, pedestrian/bike trail, lighting

- Only concern is a bike track into Codd Reserve giving access to exuberant youths! Time Will Tell
- The Charles Lane bike path is great. It's quite difficult for children to ride their bikes in this Unley/Parkside area as the footpaths are so narrow and uneven and the trees take up most of the space. Is there any chance of connecting this proposed trail with the Charles St Lane by way of a pedestrian crossing at Unley Road? You could possibly move the pedestrian crossing from outside Mondialis?
- Where will the "road" stop? - (ie. People who have access to their garages whose frontage is to Maud St) - It should not become a "through" road.
- Absolutely essential that there is a well-surfaced lane so that residents can access their driveways, perhaps fenced off from the walkway and bike path to prevent accidents.
- Potential for Culvert St and Maud St Crossover (picture included)
- It is critical that something be put in place to assist with crossing Unley road at the end of Culvert Street. Crossing the road at the moment is hazardous - especially in the morning and after school. If you redevelop the creek and encourage people to use it, the foot traffic will only increase (including children, who have no fear of traffic). Ideally, this would be a stop light at this crossing, but if this doesn't work then at a minimum an 'island' sort of crossing (like on Fullarton Rd) would be better than the current situation
- Access to Maud St through "Meals on Wheels" which is U.C.C. property and now locked would save much walking time (also included under the "Design Suggestions" heading).

### Site investigations and construction work

- As the properties 119-135 Leicester St abut the creek, the Council must erect a fence on the North side of the creek at our driveway so that we can retain our privacy along the creek and out communal pathway and driveway to enter Leicester Street.
- The proposed path is shown right next to our side fence. I am concerned by members of the public getting too close! Why not maintain current setup where the access path is actually next to the neighbour's side fence where he also has gates leading to backyard.

The privacy is on the opposite side of the property where as we would need to completely remodel our backyard. Diagram provided.

- Security for adjacent properties and deterring vandalism is a major concern. Current open drain directly located against fence has made it difficult to climb and trespass. Location of path to other side of corridor ie on Southern side (as currently shown on plan) for 69 and 67 will promote traffic & vandalism away from my property.

#### Other comments

- Is there going to be a levy placed on rate payers? I believe this to be a excellent project
- Owner of 37 Culvert St - renting it out. Thank you for offering the chance to provide feedback. As an absentee owner of a property in Culvert St I am happy to be informed of progress. (Updates by email only)
- The Charles Lane project was and continues to be a great success (except for the ETSA stobie poles and substation eyesore. Where a 'green space' can be created with a park bench chair will be a bonus for the community.

## APPENDIX B

### Community Discussion Forum Comments

Comments made during the Community Discussion Forum held on Thursday 27 May were as follows:

#### Drainage design – safety, structural integrity

*(comments about the appearance)*

- Charles Lane is fantastic – clean, green, natives, lighting
- Current culvert is old, broken bottles line the creek
- Charles Lane – a bit clinical/new one to soften the look  
Could be more natural (ie ponding) - maybe in park – what about mosquitoes breeding – maybe a rain garden - Council will try to harvest some of the water - could the culvert be porous?
- Making space more attractive
- Path will be bitumen
- Top of culvert 3-400mm from topsoil
- Windsor Street preferred due to biodiversity & winding path & 10 bikes (please correct from notes)
- Leicester Hotel still wants access to corridor (new bridge)
- \$ 2 – 3 mill/km project to place underground wires in Culvert unfortunately
- Footpath on Culvert Street would be remade
- Should aim for Windsor Street type winding path & very large trees - need deep soil for this
- Back fences are not aligned – property boundary of one property actually within culvert drain
- One resident concerned about the height of new path
- Yes the bridge ends will be staying

*(comments about the culvert)*

- New Culvert 3 x 1200 - 3 x 1600 - Double to triple the size of current
- When a drain is enclosed where does the backlog go? Peter Smith explained how the drain is designed to manage the flow of water
- Culvert designed for 1/100 yr flood - they are designed to take flow from large pipes - questions about maintenance responded to

*(comments about the traffic flow and parking along the corridor)*

- Parking bays for Culvert Street
- Currently people park all day
- Speeding along Culvert Street - could this be calmed? - could it be narrowed?
- Access – crossing
- Could other end of Culvert Street new sealed Lane be linked back to Culvert Street
- Concern about multi-use path – no need for bicycles – dangerous
- Maud Street is a disaster for cyclists – would be very disappointed if there wasn't a cycle path – fast commuter cyclists use Maud Street but this would be better for families etc.
- Cyclists access Rugby Street – very dangerous – Council currently reviewing
- Sign and arrow on path could help with safety
- Could there be a crossing on Unley Road? Department of Transport would not approve this. A pedestrian refuge is proposed
- Kerbside – nothing about ?
- Pedestrian walkway on George Street not addressed
- Access to the Leicester Hotel must remain

*(comments about the security/vandalism/lighting)*

- Laneway – representative from local hotel concerned about anti-social behaviour and graffiti – could a fence be put in?
- Crime Prevention Through Environmental Design (CPTED) – Council should remove graffiti straight away – vegetate with thorny plants – plant along fence line – problem with this is it can create places for people to hide
- In south Sydney the Council put some live CCTV cameras and some dummy ones
- Maybe motion sensor lighting – this could be annoying
- Shaded, down lights preferred that do not shine into residences
- Increased use will reduce anti-social behaviour
- Concern Council won't paint over graffiti on roller doors of private property if it is more exposed
- Property number 75 on the map (actually 73) path appears to come right out up to back fence and reduced privacy is a concern
- How can work be done without removal of fence? Temporary security fencing will be put up if this occurs

### **Flood/Stormwater Management**

- Stormwater coming off properties could be utilised for new plantings?
- Circular soaks under trees
- Current stormwater coming straight into culvert – yes council will accommodate – possibly even utilise for watering
- Flooding very upsetting
- Build up of dropped plants contributing to flooding

### **Planting/Biodiversity**

- Plants similar to Windsor Street
- Culvert Street pepper trees don't allow for the native biodiversity plantings
- The plan for planting is unrealistic as it won't be possible for new plants to grow under the shade of the pepper trees
- A staged planting may be the way to go
- Pepper trees hide the power lines well (Culvert St)
- Behind houses on Leicester Street large gums which should stay (animals, even Koalas)
- Council did a tree survey & arborist report done
- Pepper tree – private arborist said significant but now earmarked to go
- From George St to Henry Codd – walkway – branches too low – Peter Smith taken on board
- Most Pepper Trees on Culvert will stay
- As long as overall new trees planted/improve environment
- Concern about tree removal leading to roots death & bitumen/building damage
- There is a tree backing onto the new Leicester Hotel smoking room (if removed may cause building issues)
- Tree removal from the back of Leicester, roots system under slab, concerned about damage
- Haven't decided trees for Culvert Street – aim for native (cheap Myrtle would be good)
- Council is willing to remove pepper trees
- Could present some alternative trees for planting to local residents – yes will organise survey – include lifespan (Maud and Culvert Streets)
- Pepper trees behind Leicester Hotel – removal due to construction
- Culvert could go under private lane if it meant saving large natives
- Should Culvert Street pepper trees come out? - approved by ETSA – cover power lines - staged removal/replacement

## Other

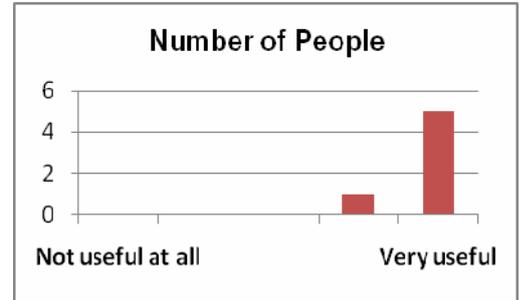
- House numbers incorrect on the plan
- How many people received information about the project?
- Is the timeframe realistic given George Street pace?
- Will need to have the project finished by June 2011
- Good that rates won't have to be increased due to the project – project funded in large part through Government grants
- Congratulations to Council for the consultation process and to people for coming along and being involved
- Fence right down in one part of the creek corridor – should the resident have to reinstate?
- Will there be disruption to Culvert Street laneway residents when rebuilding – yes but will be done in consultation with residents
- Where would the work start? Still to be decided

## APPENDIX C

### Evaluation of Community Forum Meeting

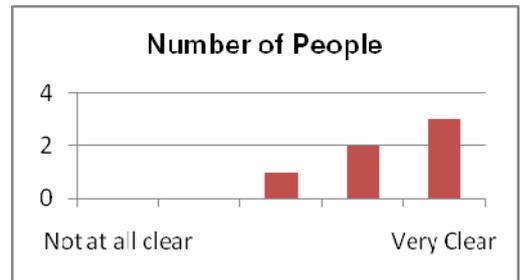
**Question 1: Over, how useful or otherwise did you find the session today?**

	<i>Not useful at all</i>					<i>Very useful</i>
Rating Scale 1-5	1	2	3	4	5	
<b>Number of People</b>	0	0		1	5	



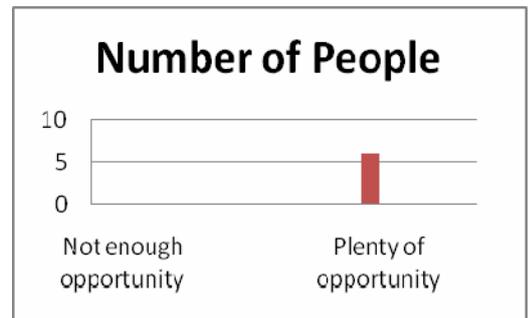
**Question 2: Overall, was the presentation of information clear?**

	<i>Not at all clear</i>					<i>Very Clear</i>
Rating Scale 1-5	1	2	3	4	5	
<b>Number of People</b>	0	0	1	2	3	



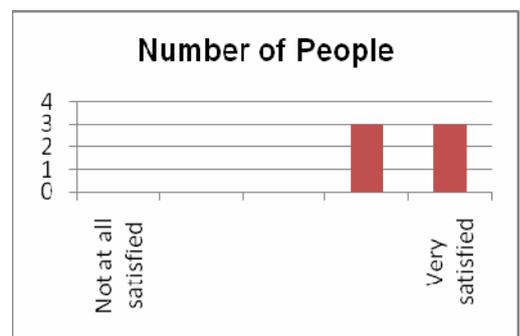
**Question 3: How much opportunity or otherwise were you given to participate in the session?**

	<i>Not enough opportunity</i>					<i>Plenty of opportunity</i>
Rating Scale 1-5	1	2	3	4	5	
<b>Number of People</b>	0	0			6	



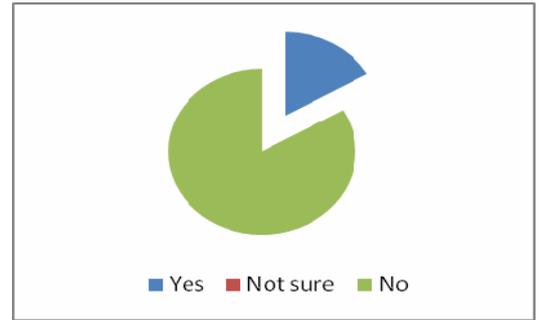
**Question 4: How satisfied or otherwise were you with the outcomes of the session?**

	<i>Not at all satisfied</i>					<i>Very satisfied</i>
Rating Scale 1-5	1	2	3	4	5	
<b>Number of People</b>	0	0		3	3	



**Question 5: Are there other ways you would have liked to be engaged in the session?**

	Yes	Not sure	No
<b>Number of People</b>	1		5



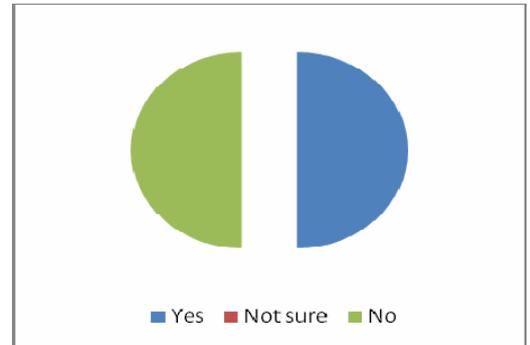
Pleased that there will be the Saturday morning meeting as well

**Question 6: Would you like to have changed any part of the session today?**

No

**Question 7: Would you like to receive a summary of the evaluation of this session?**

	Yes	Not sure	No
<b>Number of people</b>	2		2



**Additional Comments**

Well done

## APPENDIX D

### Neighbourhood Site Meeting Comments

#### First Meeting

Comments made during the Neighbourhood meeting held on Saturday 29 May 2010 from 9:00 – 10:00 am at the corner of Culvert and Porter Streets (attended by 19 people) were as follows:

#### Drainage design – safety, structural integrity

- Concerned about lighting if it spills into homes
- Sensor lighting would be annoying
- Concerned about vandalism to lighting
- Comment about Culvert laneway – where green will start
- Will there be a minimum requirement for fencing?
- Could do a plant screening along Leicester Park group
- Question about wires going underground – expense too high

#### Plantings/Biodiversity

- Leave as many large trees as possible
- Point about not being able to plant much under pepper trees
- One person wanted the pepper trees removed and another person wanted to keep them

#### Stormwater/Flooding

- Question about water capture
- Concern about the culvert creating flooding problems upstream

#### Other

- Enquiry about sunroom application with changes to the creek corridor
- Question about rules for dogs on leash when the new pathway is in place
- Support for the project

#### Second Meeting

Comments made during the Neighbourhood meeting held on Saturday 29 May 2010 at the intersection of George Street and Glen Osmond Creek from 10:30 to 11:30 am (attended by 10 people) were as follows:

#### Drainage design – safety, structural integrity

- Concern about fence built on concrete wall
- Concern about fall/uneven lane – lighter on the south side
- Shouldn't cover over drain – should keep it an open feature
- Sentimental attachment to the creek corridor
- Concern that this is a setback – should be turning it back into a natural system - Pleasure of watching water flow

#### Stormwater/Flooding

- Interested to know about water harvesting
- Comment about outflow from properties

- Could we have a permeable bottom in an open drain?
- Support for aspects of the project such as the management of flooding and improvements to the structural integrity of the creek corridor

### Third Meeting

Comments made during the Neighbourhood meeting held on Saturday 29 May 2010 at Henry Codd Reserve from 12:00 to 1:00 pm (attended by 4 people) were as follows:

- Interest in how trucks would get in and mechanism for building culvert
- Windsor Street is great
- Safety of trees that will remain
- Concern about having exit/entry at the Leicester Hotel – drunk people, bottles etc.
- Link Windsor and Culvert with native plantings
- Support for the project – do it!