



# NOARLUNGA PROJECT

## Community Engagement Report

November 2024

Prepared by



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## Executive Summary

The Noarlunga Downs / Port Noarlunga project (Noarlunga project) is designed to create a coordinated, integrated and master-planned residential development, with a mix of new affordable, social and market housing across 22-hectares east and west of Lovelock Drive. The development will be supported by new infrastructure, with a particular focus on quality open public space and streetscapes with an extensive tree canopy, to create a high-quality neighbourhood close to community amenities such as shops, schools, transport and the Noarlunga Hospital.



Figure 1: Noarlunga project site and surrounding area

It is envisaged that the purposefully designed community development will be delivered over the next seven to ten years and feature a minimum 20% affordable housing, including purchase options and affordable rentals via Community Housing Provider partnerships, plus at least 80 new social housing dwellings.

A master-planned approach is guiding the Noarlunga Project, with Renewal SA undertaking a two-step community engagement process to gather valuable feedback on the Noarlunga Draft Master Plan. This process is designed to ensure community perspectives are thoughtfully considered as the development progresses, helping to shape a project that aligns with local needs and the broader vision for the area, where possible.

During Step 1 of the engagement process, the community were provided opportunity to view and comment on the Noarlunga Draft Master Plan from Saturday 27 July – Sunday

18 August 2024 via two drop-in sessions and online engagement via Social Pinpoint. Written feedback was also accepted via email/letters.

Running concurrently to the Renewal SA engagement was the City of Onkaparinga's community engagement for the proposed land revocation at Liguria Ave, Noarlunga Downs (adjacent to the Renewal SA project site). The Noarlunga Draft Master Plan (eastern parcel) assumes incorporating this land.

Several positive ideas and constructive suggestions emerged from the feedback, such as improving affordable housing options, ensuring energy-efficient designs, enhancing green spaces, and promoting infrastructure development alongside housing growth, presenting clear opportunities for refinement of the Noarlunga Project.

While the vision is to deliver a high-quality neighbourhood that connects residents with essential services like schools, shops, and healthcare, the feedback from community engagement also highlighted a few concerns. Many residents expressed apprehension about the adequacy of current infrastructure, traffic congestion, and the potential impact of high-density housing on the character of the area.

Renewal SA appreciates the thoughtful and engaged participation of the community during Step 1 of the engagement process. The feedback and insights provided will play a key role in refining the Noarlunga Draft Master Plan and could help shape a more community-focused, sustainable and inclusive development that addresses both local needs and the broader vision for the area.

## Next Steps

Community feedback from The City of Onkaparinga's community engagement for the proposed land revocation at Liguria Ave, Noarlunga Downs will be compiled by Council in a separate report.

The outcomes of that final report for the proposed land revocation, following consideration of the community feedback, will be considered along with Step 1 of the engagement process detailed in this report, in which the community were provided opportunity to view and comment on the Noarlunga Draft Master Plan in person, online and via email/letters.

Step 2 of the community engagement process is planned for November 2024 online via Social Pinpoint, inviting further input, particularly on design options for reserves.

During Step 2, Renewal SA also will share the outcomes of the Step 1 feedback, offer the community the chance to view the refined master plan, and provide information on timelines and next steps. Additionally, participants will have the opportunity to give feedback on detailed designs for reserves and open spaces.

## Report Purpose

The purpose of this report is to summarise the outcomes of the Step 1 community engagement process for the Noarlunga Draft Master Plan. This engagement process was designed to gather feedback from the local community on key aspects of the proposed development including Open Space and Heritage, Movement and Residential areas. The insights gained during this phase will be used to refine the draft master plan and guide the future stages of the project.

This report consolidates feedback received from the various engagement methods implemented during Step 1 which included two community drop-in sessions, and online feedback via Social Pinpoint, emails and any other written submissions.

The analysis focuses on identifying key themes, concerns and suggestions from the community and provides recommendations based on the feedback.

The goal is to ensure that community input is thoroughly considered in the development of the refined master plan, which will be further addressed in Step 2 of the engagement process.

## Methodology

The preparation of this report involved an analysis of community feedback gathered during the Step 1 engagement process for the Noarlunga Draft Master Plan. The methodology has been designed to ensure community insights, concerns and suggestions are accurately represented and inform the next stage of the Noarlunga Project.

The approach comprised:

### 1. Collation of Feedback

- *Social Pinpoint*: All comments submitted via the survey posted on the Social Pinpoint online engagement platform were collected and reviewed.
- *Community Drop-in Sessions*: Feedback provided during the community drop-in sessions was collated from two primary sources:
  - *Post-it Notes*: Comments and ideas written on Post-it notes by community members were gathered and summarised.
  - *Conversations and Comments*: Informal discussions and comments shared with Renewal SA staff and project team members during the sessions were noted and collated for inclusion in analysis outcomes.
- *Written Submissions*: Any written feedback including emails or other hard-copy submissions received during the engagement period were also collated and included in the analysis.

### 2. Identification and Analysis of Key Findings

- *Thematic Analysis*: Feedback was reviewed and summarised into key themes. This process allowed for the identification of recurring ideas, concerns and suggestions across different sources of feedback.
- *Community Sentiment Analysis*: The overall sentiment of the community, both positive and negative, was assessed to understand the general perception of the project and the community's priorities.

### 3. Summary of Outcomes

- *Key Themes*: This report summarises the main themes emerging from the feedback, highlighting areas of community concern, support and suggestions for improvement.
- *Findings and Trends*: The feedback has been analysed to identify any trends, recurring suggestions and areas of consensus or contention among community members.

#### 4. Recommendations and Next Steps

- *Recommendations:* Based on the findings, this report provides actionable recommendations to assist in refining the Noarlunga Draft Master Plan. These recommendations are intended to address community concerns and integrate valuable suggestions from the engagement process.
- *Next Steps:* The report outlines the next steps in the engagement process, including how the feedback will be incorporated into the refined master plan, and details regarding Step 2 of the community engagement process.

This approach has ensured a report that is grounded in a thorough and transparent analysis of all feedback received to provide a clear basis for decision-making as the Noarlunga Project progresses.



## Project Background

The overarching vision for the Noarlunga Downs / Port Noarlunga project (Noarlunga project) is to create a coordinated, integrated and master-planned residential development with a mix of new affordable, social and market housing across the 22-hectare project area, east and west of Lovelock Drive.

The project is planned to deliver more than 600 new homes, new infrastructure and in particular, quality open public space and streetscapes with an extensive tree canopy, creating a high-quality neighbourhood amenity.

The purposefully designed community, which will become home to approximately 1,200 residents, will be delivered over the next seven to ten years and feature a minimum 20% affordable housing, plus at least 80 new social housing dwellings.

The Noarlunga project will deliver more than 600 new dwellings, comprising:

- minimum of 20% affordable housing
- 80 new public housing dwellings
- market sales, including vacant land and housing and land packages

A range of 2 to 3 storey townhouses, 1 to 2 storey detached dwellings and 4-storey apartments has been proposed.

Chief among the development's objectives will be demonstrating a commitment to sustainability in the planning, design and delivery of the development, and to provide housing that responds to future climate needs. A target of 5-star accrediting Greenstar Community's rating through the Green Building Council of Australia will also be sought.

The Noarlunga Draft Master Plan assumes incorporating Council land adjacent to the Renewal SA project site, following the City of Onkaparinga's proposed land revocation process.

Further details can be found on Renewal SA's website:

<https://renewalsa.sa.gov.au/projects/noarlunga>

## Engagement

### Engagement Background

Renewal SA has developed an Engagement Plan to guide engagement activities and associated communications with the local community and key stakeholders as part of the master planning process for the Noarlunga Project.

The Engagement Area defined in consultation with the City of Onkaparinga and the Member for Kaurna, comprises a mix of residential, commercial and retail properties totalling approximately 3,360 properties.



Figure 2: Noarlunga engagement area surrounding the project site

### Key Stakeholder Engagement

As part of the process to develop the Noarlunga Draft Master Plan, Renewal SA engaged with key stakeholders, including:

- City of Onkaparinga
- Department for Infrastructure and Transport (DIT)
- South Australian Housing Trust (SAHT)
- Department of Environment and Water (DEW)
- Cardijn College Noarlunga
- South Adelaide Football Club (SAFC), and
- community housing providers.

Renewal SA is also working closely with First Nations organisations, Elders and community members through the master-planning stages and across the lifecycle of the development to ensure First Nations culture and heritage is acknowledged and managed appropriately.

## Community Engagement

The first broader community engagement opportunity for the Noarlunga project master planning phase involves a two-stepped approach:

- Step 1 of the community engagement for the Noarlunga Project included drop-in sessions at the Noarlunga Arts Centre (on 27 and 30 July 2024) and a three-week online engagement (27 July – 18 August 2024) process. This engagement was aimed at gathering feedback on the Noarlunga Draft Master Plan to refine it, inform the community about the project's vision, objectives, key deliverables and timelines, and to provide an opportunity for residents to meet with the Renewal SA project team and consultants. It also sought to understand the community's interests, ideas and concerns regarding the development.
- Step 2, scheduled for November 2024, will be online only via Social Pinpoint for a three-week period. During this phase community feedback from Step 1 will be shared and residents will have the opportunity to view the refined master plan, learn about the timelines and next steps, and to provide feedback on the detailed design options for reserves.

Renewal SA will publish an Engagement Report after each engagement step, advising on engagement feedback and how the feedback has been/will be used.

## Engagement Outcomes

Following the media announcement of the Noarlunga project on 4 June 2024, Step 1 of the community engagement process was initiated with the following activities undertaken:

- **Invitation Postcard:** A postcard introducing the project and informing the community of upcoming opportunities to provide feedback on the Noarlunga Draft Master Plan was distributed to 3,360 properties in the local area. Please see Appendix A.
  - It was also promoted via social media posts, the Renewal SA website, and printed copies of the postcard were available at key locations, including the drop-in session venue.
  - Additionally, this information was shared electronically with approximately 190 community members registered on the Renewal SA Noarlunga mailing list.

- **Community Drop-in Sessions:** Two drop-in sessions were held at the Noarlunga Arts Centre on Saturday, 27 July and Tuesday, 30 July 2024, each running for three hours. The sessions aimed to:
  - Gather feedback and insights on the Noarlunga Draft Master Plan to help refine it
  - Inform the community about the project's high-level outcomes including its vision, objectives, key deliverables and timeframes
  - Provide an opportunity for community members to engage directly with Renewal SA project team members and master planning consultants, and
  - To gain an understanding of the local community's interests, ideas and concerns regarding the development.
- **Online Engagement via Social Pinpoint:** A three-week online engagement period was offered from 27 July to 18 August 2024 using Social Pinpoint, an interactive map-based tool designed to collect community feedback and ideas related to specific areas and proposed developments.

These activities were aimed at ensuring broad community participation and gathering diverse perspectives to inform the refinement of the Noarlunga Draft Master Plan.

## Engagement Participation

Step 1 of the engagement process for the Noarlunga Draft Master Plan took place between 27 July and 18 August 2024. It resulted in more than 200 comments received across various engagement methods. The participation details are as follows:

### Community Drop-in Sessions

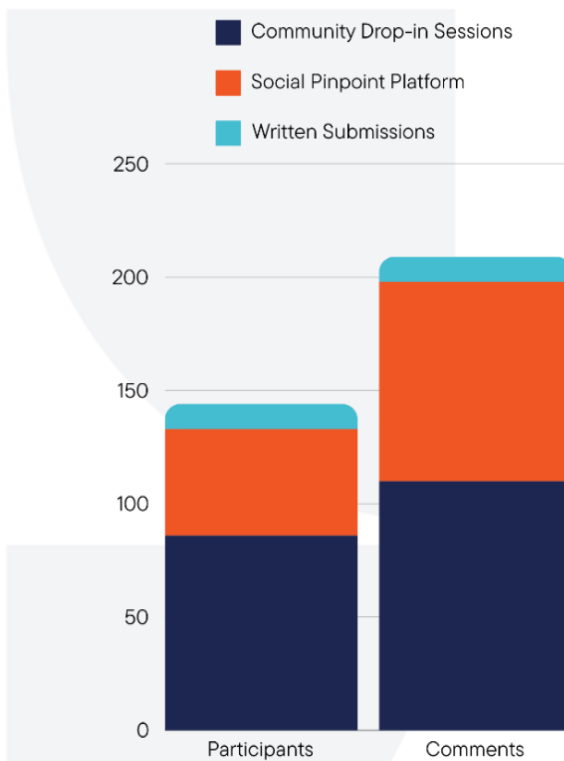
A total of 86 participants attended two drop-in sessions, contributing 110 comments on various aspects of the draft plan.

### Social Pinpoint Platform

47 individuals actively participated via Social Pinpoint, leaving 88 survey responses related to the proposed development.

### Written Submissions

- A total of 11 written submissions were received, which generated 11 comments:
  - 8 email submissions, with 2 respondents providing multiple comments through separate emails.
  - 2 letters providing detailed feedback.
  - 1 comment submitted directly via the Renewal SA website.



This engagement demonstrates good community interest and involvement in shaping the future of Noarlunga through the master plan process.

## Community Drop-in Sessions

Renewal SA hosted two community drop-in sessions at the Noarlunga Arts Centre on Saturday, 27 July and Tuesday, 30 July 2024, each running for three hours.

Community drop-ins provide community members and other interested parties the opportunity to view information about the Noarlunga Draft Master Plan, talk to members of the Renewal SA project and engagement teams, and to provide feedback.

A total of 86 attended the two drop-in sessions, including some families. Of the 86 attendees, 57 provided information to the on-site team as they checked into the sessions. More than 82% advised that they live in the surrounding area, and most heard of the engagement through the letterbox drop, with others via a variety of methods including the Renewal SA website, media, social media, email, word of mouth and via referrals from Council's land revocation process engagement<sup>1</sup>.



Figure 1: A total of 86 participants attended two drop-in sessions.

Display panels were in the venue providing information on:

- Project and Renewal SA background
- Information on affordable and social housing
- Project vision, residential, open space and movement plans inviting community feedback
- Next steps

The display panels can be viewed on the Renewal SA website via the following link: <https://renewalsa.sa.gov.au/projects/noarlunga>

Noarlunga engagement display panel Group 1 (Noarlunga project vision, Open space, Movement). [Group 1 \(renewalsa.sa.gov.au\)](https://renewalsa.sa.gov.au)

Noarlunga engagement display panel Group 2 (Residential, Next steps and be kept updated, Social Pinpoint). [Noarlunga-Engagement-Group-2.pdf \(renewalsa.sa.gov.au\)](https://renewalsa.sa.gov.au)

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<sup>1</sup> City of Onkaparinga community engagement on the proposed land revocation at Liguria Ave, Noarlunga Downs occurred concurrently with Renewal SA community engagement.

Noarlunga engagement display panel Group 3 (Acknowledgement of Country, Reconciliation and cultural heritage, Heritage, Renewal SA story, Sustainability, Works Program). [Noarlunga-Engagement-Group-3.pdf \(renewalsa.sa.gov.au\)](https://renewalsa.sa.gov.au/Noarlunga-Engagement-Group-3.pdf)

## Findings from Drop-In Sessions - What did people have to say?

The display panels provided opportunities for attendees to respond to a series of questions with comments or ideas written on post-it notes, and they were also able to provide their preferences for open space features and cultural heritage focus in the design of the open space using sticky dots on the relevant panels.

A total of 110 post-it notes with comments, feedback and ideas were added to the display panel questions by attendees. Key trends across this feedback included:

- 1. Traffic and Infrastructure:** The need for significant upgrades to roads and traffic management systems was a consistent theme across all questions.
- 2. Green Space and Amenities:** Respondents emphasised the importance of preserving and enhancing green spaces, with strong support for trees, picnic areas and active recreational spaces.
- 3. Housing Design and Density:** There was concern about high-density housing leading to social issues, and a preference for well-planned, lower-density developments that integrate with the existing community.

The display panel questions used to gather feedback and data and the themes and ideas that emerged from the comments received by attendees are summarised below.

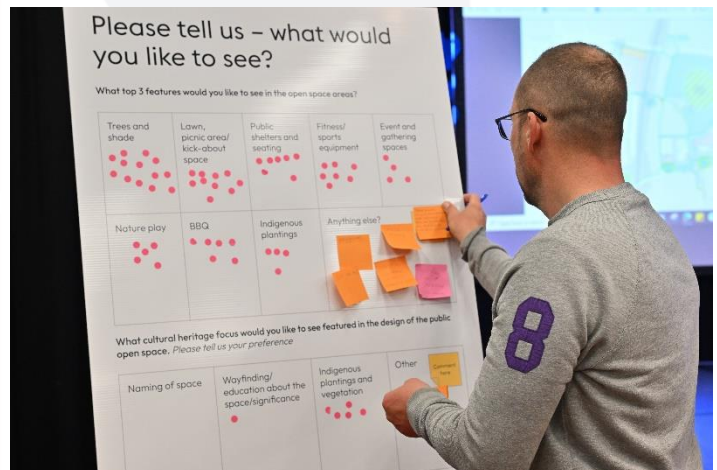


Figure 2: A total of 110 post-it notes with comments, feedback and ideas were added to the display panel.



### Drop-in sessions

**1. Traffic & Infrastructure**

**2. Green Space & Amenities**

**3. Housing & Density**

## Drop-in sessions - Questions

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Please let us know your feedback for the residential

### ■ 21 post-its

#### Common themes included:

- **Traffic & Roads:** Multiple comments stressed the need to address current congestion, particularly on River Road, Honeypot Road and nearby streets. There are concerns about worsening traffic issues if infrastructure isn't improved.
- **Housing Types:** Some respondents advocated single-story houses, especially residents in the Eastern parcel (in Redwood Close, Dunedin Court, Napier Court and adjacent) and emphasised the need for disability-friendly designs. Concerns were expressed about high-density housing leading to social problems.

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#### What top 3 features would you most like to see in the open space areas?

The top preferences for open spaces reflect a desire for green, active, and inclusive areas.

1. **Lawn Picnic Area/Kick-About Space** – 27 votes
2. **Trees and Shade** – 25 votes
3. **Fitness/Sport Equipment** – 14 votes
4. **Nature Play** – 13 votes
5. **Public Shelters and Seating** – 11 votes
6. **Indigenous Plantings** – 11 votes
7. **BBQ** – 10 votes
8. **Event and Gathering Spaces** – 7 votes



#### Open Spaces

##### Drop-in Sessions

1. **Lawn Picnic Area**
2. **Trees & Shade**
3. **Fitness & Sport Equipment**

##### Social Pinpoint

1. **Trees & Shade**
2. **Lawn picnic area**
3. **Public Shelter & Seating**



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### What top 3 features would you most like to see in the open space areas – Other

#### ■ 20 post-its

Suggestions included community gardens for food security, dog parks, playgrounds, walkways, and outdoor basketball courts. Concerns were raised about ensuring sufficient council resources to maintain these areas, as well as a desire to avoid hidden, unsafe spaces.

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### What cultural heritage focus would you like to see featured in the design of the public open space? Please tell us your preference

Respondents showed a clear preference for recognising indigenous culture and environmental awareness through indigenous plantings and vegetation:

1. **Indigenous Plantings and Vegetation** – 13 votes
2. **Naming of Open Space** – 10 votes
3. **Wayfinding/Education about the Space and its Significance** – 5 votes
4. **Other** – 0 votes - No feedback received

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### What ideas do you have to improve traffic, access and safety?

#### ■ 32/33 post-its

Feedback focused on the need for road improvements and better traffic management.

1. **Road Upgrades:** Many called for road upgrades particularly at key intersections like Dyson Road and Murray Road and along Lovelock Drive. Concerns about congested intersections, single-lane roads and insufficient infrastructure to support increased traffic were repeatedly highlighted.
2. **Roundabouts & Traffic Lights:** Suggestions included adding traffic lights or roundabouts at high-traffic intersections and creating dedicated left-turn lanes to ease congestion.
3. **Alternative Access Routes:** Several comments proposed creating new road connections, such as a bridge from River Road to Grand Boulevard in Seaford, to alleviate pressure on existing roads.
4. **Public Transport:** It was suggested convenient, accessible access to public transport and pedestrian access to the shopping precinct be incorporated within the development.

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### Do you have any thoughts specifically on pedestrian and cyclists shared pathways?

#### ■ 8 post-its

Respondents called for safe, interconnected pathways for pedestrians and cyclists.

- **Bicycle Lanes:** There were requests for continuous bike lanes that connect to major roads, ensuring cyclists don't exit onto busy streets without protection.
- **Pedestrian Access:** Several suggestions focused on improving pedestrian access, particularly around busy roads and the train station. Some noted the need for pathways to be wide enough to accommodate gophers.

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### Do you have any thoughts on parking?

#### ■ 9 post-its

Parking was a recurring issue, particularly in areas with higher housing density.

- **Off-Street Parking:** Respondents expressed a need for sufficient off-street parking and suggested larger garages and more parking spaces on the streets.
- **Parking for Townhouses:** Comments highlighted the importance of adequate parking in areas with townhouses.

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### Is there anything else you wish to comment on that hasn't been addressed?

#### ■ 11/12 post-its

- **Existing Residents:** Many comments emphasised the need to consider the impact of new developments on current residents, particularly in terms of traffic congestion and loss of green space.
- **Emergency Services:** Some respondents raised concerns about the capacity of emergency services to cope with the increased population.

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### What did you think about today's drop-in session?

#### ■ 7 post-its

Feedback on the engagement sessions was generally positive, with a few suggestions for improvement.

- **Well-Organised:** Several respondents praised the organisation of the session.
- **Criticism of Consultation:** A few comments expressed frustration, feeling that the consultation was more of a formality and that decisions had already been made.
- **Additional Engagement Methods:** Suggestions included using more visual displays like videos or animations to make the information more accessible.

## Online Engagement – Social Pinpoint

In conjunction with the community drop-in sessions, Renewal SA created a landing page on Social Pinpoint to gather feedback from the community on the Noarlunga Draft Master Plan. The page provided the same information available on the display panels at the drop-in sessions and included an interactive map that allowed participants to click on specific locations to learn more about project activities.

Social Pinpoint can be accessed via the following link:

<https://renewalsa.mysocialpinpoint.com/noarlunga-community-engagement#/>

The total visits to the online engagement site, along with the number of survey respondents, were:



The survey on Social Pinpoint, which reflected the questions on the display panels at the drop-ins, received 88 responses from 47 unique stakeholders.

## Findings from Social Pinpoint

Survey response numbers

**Residential: 33**

**Movement: 28**

**Open space: 17**

**Any other feedback: 12**

The following summarises the key themes from online participants based on the survey questions:

### Residential

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#### Please let us know your feedback for the residential

**1. Infrastructure Concerns:** Respondents expressed concern about the existing infrastructure being insufficient to support additional housing. There were consistent mentions of:

- Traffic congestion, especially around Murray Road, Colonnades and nearby areas
- Inadequate health services
- Insufficient schools, footpaths, and amenities to support the growing population.

**2. Overdevelopment and Density:** Several responses raised concerns about overpopulation and housing density, including:

- Fears that overbuilding will replicate problems seen in nearby areas in relation to increased crime, social issues and reductions to quality of life
- Preference for larger blocks to accommodate families and avoid overcrowding
- Residents adjacent to the Eastern parcel (in particular Redwood Court, Dunedin Court, Napier Court and adjacent) advocated for single storey houses.

**3. Public and Affordable Housing:** Views were divided with both support for affordable housing (but at appropriate levels) and concerns about the negative impact of too much public housing potentially leading to increased crime and social issues. There was a call for more affordable housing, but also for better quality and mixed housing types such as single-story and disability-accessible options.

**4. Environmental and Aesthetic Concerns:** Respondents raised concerns about the environmental impact with a strong desire to preserve community spaces and natural areas.

**5. Mixed Support for Apartments:** While some supported the idea of apartments near transport hubs and shopping centres if well planned, others expressed concern about:

- The height of apartments affecting the area's aesthetics, especially in locations like Goldsmith Drive
- Parking concerns
- A need for high-quality construction to ensure soundproofing and energy efficiency in apartments, making them more liveable.

**Support for Growth and Development:** A few respondents saw growth in the area as beneficial, but only if infrastructure and services are developed to support the population increase.

While the overall sentiment leaned negative, driven by concerns over inadequate infrastructure, overdevelopment, environmental impacts and the potential for social housing to bring problems to the area, there was some support for apartments and affordable housing if well-planned and designed with the community's needs in mind. Most people felt that development should not proceed until significant infrastructure improvements are made.

### Ideas and Suggestions

Several positive ideas and constructive suggestions emerged from the survey despite the concerns about infrastructure and development impact. These ideas could contribute to refining and improving the Noarlunga Project and include:

**1. Affordable and Accessible Housing:** Several respondents highlighted the importance of affordable housing and accessible housing options for a variety of demographics, including seniors and those with disabilities. These suggestions point toward a desire for diversity in housing design and affordability, ensuring that

developments cater to a wide range of residents and that housing options meet the needs of different income levels and abilities.

**2. Integration with Local Amenities and Transport:** There was strong support for locating smaller, denser dwellings (such as apartments and townhouses) close to key amenities like shopping centres and transport hubs, ensuring convenience for residents and promoting sustainability. These comments align with the project's goal of integrating residential areas with transport and amenities, encouraging walkability and reducing dependence on cars.

**3. Sustainability and Energy Efficiency:** Some respondents made constructive suggestions about making housing more sustainable through energy-efficient designs, promoting long-term cost savings and reducing environmental impact. This reflects a forward-thinking approach to the project, encouraging sustainable building practices that benefit both residents and the environment.

**4. Enhancing Public Spaces and Green Zones:** Several respondents highlighted the importance of retaining and enhancing green spaces including tree-lined streets, parks and recreational areas. These spaces are seen as vital to maintaining the area's character and supporting community well-being. Incorporating more green space and tree canopies will not only improve the aesthetic appeal of the neighbourhood but also foster environmental sustainability and community health.

**5. Encouragement for Commercial Opportunities:** There is positive feedback about exploring ground-floor commercial spaces as part of the apartment developments, particularly in areas near transport and shopping hubs, which could help revitalise commercial zones and increase the vibrancy of the area. Integrating commercial opportunities with residential developments can enhance the local economy and provide essential services within walking distance for residents.

While there were concerns from the community about the current state of infrastructure and the impact of high-density housing, several positive ideas and constructive suggestions have emerged from the feedback. These ideas, such as improving affordable housing options, ensuring energy-efficient designs, enhancing green spaces and promoting infrastructure development alongside housing growth present clear opportunities for refinement of the Noarlunga Project. These insights could help shape a more community-focused, sustainable, and inclusive development that addresses both local needs and the broader vision for the area.

## Movement

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### What ideas do you have to improve traffic, access and safety?

**1. Road Infrastructure Upgrades:** Current infrastructure struggles to handle existing traffic, particularly during peak hours. Major roads, including Murray Road, Dyson Road, and the Goldsmith Drive roundabout with Burgess Drive and Lovelock Drive, experience severe congestion, suggesting an urgent need for capacity upgrades. Suggestions include expanding certain roads to double lanes and improving key intersections with roundabouts or traffic lights.

**2. Improved Traffic Flow and Management:** Several intersections are flagged for improvement, such as the Goldsmith Drive roundabout with Dyson Road and Murray Road and the Goldsmith Drive junction with David Witton Drive. Right-turn restrictions, dedicated turn lanes, or bypass routes could help alleviate congestion. Many participants also recommended roundabouts or signalised intersections for smoother traffic flow at high-impact points.

**3. Pedestrian and Mobility Access:** There is a strong call for enhancing pedestrian walkways, with a particular focus on safe crossings on Goldsmith Drive and continuous, accessible paths to major destinations like Colonnades Shopping Centre, Noarlunga Railway Station, and nearby schools. Participants highlighted the importance of accommodating mobility scooters, strollers, and cyclists with wider, paved paths.

**4. Access to Emergency and Essential Services:** Residents expressed concerns about increased congestion affecting access to Noarlunga Hospital and emergency services. Frequent traffic delays are seen as potentially impacting response times, especially around elderly care facilities and medical access points.

**5. Managing Development Density and Traffic Impact:** The proposed housing density is viewed as likely to overwhelm the current road capacity. Suggestions include reducing the number of planned homes or ensuring robust infrastructure upgrades to support the anticipated rise in local traffic, particularly in critical areas already facing regular congestion.

**6. Consideration of Public Transit and Safety:** Walkability and safety around Noarlunga Railway Station were underscored, with residents urging that pedestrian access be made safer, especially at night. Enhanced integration of transit options with pedestrian-friendly pathways was also recommended.

This feedback highlights the need for comprehensive traffic, access, and safety planning, with proactive road, pedestrian, and traffic flow enhancements to ensure the development supports both current and future residents effectively.

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## Do you have any thoughts specifically on pedestrian and cyclists shared pathways?

**1. Pathway Design and Safety:** Pathways should be wide enough to allow comfortable sharing between pedestrians and cyclists, with some residents expressing concerns about cyclist speed and proximity on narrow paths. Enhanced safety features, such as adequate lighting, security cameras, and regular maintenance, are recommended to improve visibility and deter crime, especially at night.

**2. Accessibility and Connectivity:** Pathways should connect seamlessly to key destinations, including Colonnades Shopping Centre, Cardijn College, and the Noarlunga Railway Station. Suggestions include building a pedestrian/cyclist overpass over Goldsmith Drive or a bridge over the railway line to improve safe access to the station, aiming to reduce car dependency in the area.

**3. Inclusivity and Consideration for Vulnerable Users:** Shared pathways should consider the needs of users with disabilities, such as those with hearing impairments, who may find it challenging to navigate spaces shared with cyclists. Special attention is suggested to minimise unexpected cyclist approaches, including clear signage or separate cycling paths where possible.

**4. Environmental and Aesthetic Considerations:** Participants advocated for green elements along pathways, including trees and shrubs, to enhance the landscape. Low-maintenance, fine-leaf trees were suggested to reduce litter on paths while creating a pleasant and safe environment.

**5. Additional Safety Measures:** Safe crossing points are recommended for major roads like Murray Road, with the volume of traffic presenting risks to pedestrians and dog walkers. Speed bumps along streets like Lovelock Drive may improve safety by reducing vehicle speeds in high-pedestrian areas.

**6. Addressing Community Concerns:** Some residents expressed scepticism about shared pathways due to potential impacts on local traffic, reduced street parking, or the potential for crowding. Others highlighted a need to prioritise local path improvements before investing in new developments.

This feedback underscores the importance of designing shared pathways with safety, accessibility, and community connectivity in mind, along with provisions for green spaces and security.

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## Do you have any thoughts on parking?

**1. Adequate Off-Street Parking for Residences:** Residents stressed the importance of each home having sufficient off-street parking, ideally with double driveways or carports to accommodate at least two vehicles. Given the likelihood of multiple vehicles per household, narrow driveways or inadequate garages often result in cars partially obstructing streets.

**2. Street Width and On-Street Parking Capacity:** Narrow roads in current developments have led to issues with parked cars restricting access, particularly for larger vehicles like garbage trucks. Wider streets were widely recommended to support on-street parking on both sides without impacting traffic flow or emergency vehicle access.

**3. Visitor Parking Provisions:** Dedicated visitor parking bays were suggested, especially in high-density or apartment areas, to prevent overcrowding on streets. Examples from nearby developments, like Serenity Rise, show that inadequate visitor parking can lead to congestion and safety concerns.

**4. Alternative Parking Solutions:** Suggestions included considering underground parking for apartment complexes and providing shared or off-site parking options, particularly in high-traffic areas or on main thoroughfares, to reduce on-street congestion.

**5. Event and Seasonal Parking Concerns:** Residents noted that certain days, especially when events are held at nearby locations (e.g., South Adelaide Football Club), significantly impact neighbourhood parking. Improved planning for overflow parking, perhaps through shared spaces or restrictions during peak times, was recommended to avoid disrupting residents.

**6. Long-Term Considerations:** Participants highlighted that simply assuming residents will use public transport is insufficient; most households will still need personal vehicles. Planning for ample parking from the outset will be crucial in maintaining smooth traffic flow and preventing issues with cluttered streets.

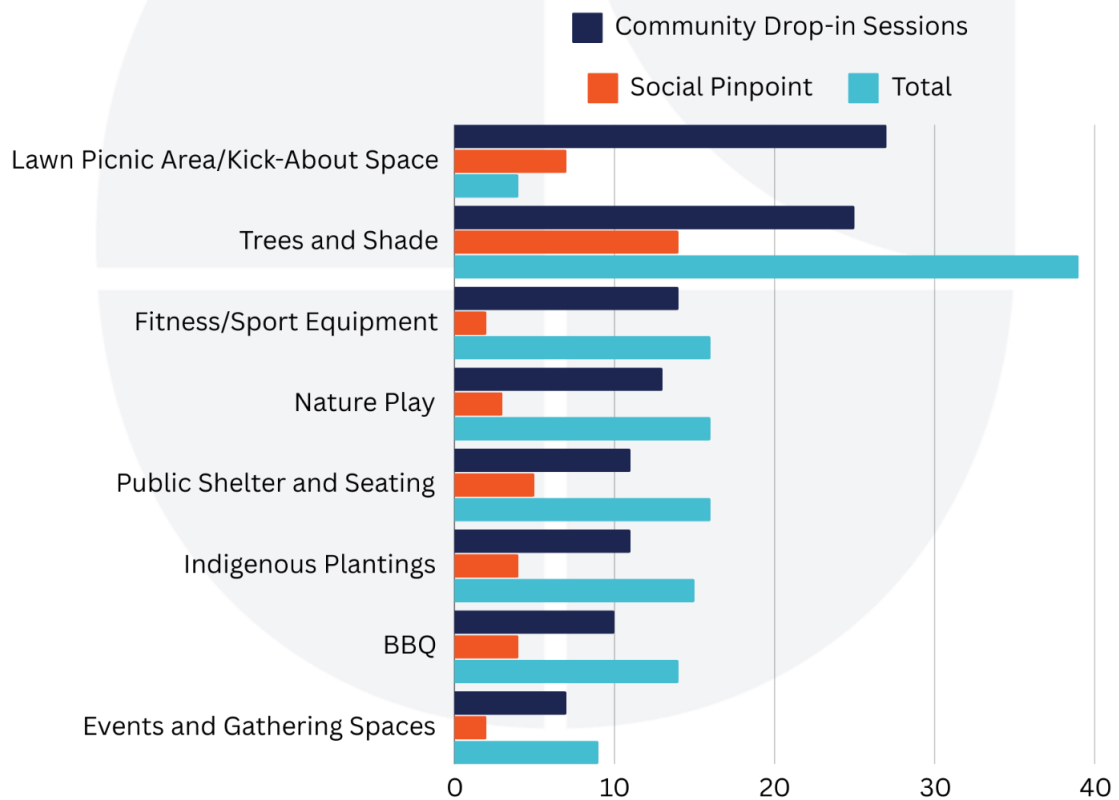
Overall, the feedback emphasises the need for robust, well-planned parking solutions, with a mix of off-street and designated on-street spaces, to accommodate the anticipated increase in vehicle use effectively and safely.



## Open Spaces

### What top 3 features would you most like to see in the open space areas

1. **Trees and Shade** – 14 votes
2. **Lawn Picnic Area/Kick-About Space** – 7 votes
3. **Public Shelters and Seating** – 5 votes
4. **BBQ** – 4 votes
5. **Indigenous Plantings** – 4 votes
6. **Nature Play** – 3 votes
7. **Fitness/Sport Equipment** – 2 votes
8. **Event and Gathering Spaces** – 2 votes



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### What top 3 features would you most like to see in the open space areas - Other

In addition to the above features, respondents suggested other potential features such as:

1. Dog parks
2. Better walkways for easier access to shops, public transport, and schools
3. Use of hilltop land near Murray Road as public green space

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### What cultural heritage focus would you like to see featured in the design of the public open space? Please tell us your preference.

1. Indigenous Plantings and Vegetation – 6 votes
2. Wayfinding/Education about the Space and its Significance – 5 votes
3. Naming of Open Space – 4 votes

#### Other Comments:

Two people suggested there should be a focus on the present, not just the past – who we are now. One suggested we should honour the land and First Nations people past, present and future by avoiding excessive development of the land – it should be carefully designed into a public space for community gatherings, recreation and wellbeing.

### Other Ideas & Comments

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#### Is there anything else you wish to comment on that hasn't been addressed?

**1. Essential Services and Infrastructure Strain:** Residents are concerned about the existing strain on essential services like healthcare, schools, and shopping facilities. Many feel that the infrastructure, including medical and educational resources, is already stretched, and further residential expansion requires substantial upgrades to support the increase in population.

**2. Traffic Infrastructure Needs:** Traffic congestion, particularly on Dyson Road and Murray Road, is a significant concern. The community emphasises that current roads are inadequate for the existing traffic levels, and they worry the development will worsen congestion. Suggestions include upgrading roads and adding new river crossings to alleviate choke points and support safe pedestrian crossings.

**3. Recreational Spaces and Sports Facilities:** Residents suggest that the land could serve better as a recreational or sports hub, noting a shortage of such facilities in the region. Some propose that this space could accommodate sports fields, courts, and exercise areas rather than new housing, which would benefit the entire community.

**4. Environmental and Sustainable Development Concerns:** Some community members advocate for the integration of sustainable infrastructure, such as solar power and water reuse systems, in the new development. Additionally, they value preserving green spaces and suggest enhancing open areas rather than maximising residential density.

**5. Access and Feedback Mechanisms:** Issues with the current feedback platform, Social Pinpoint, were raised, particularly by elderly residents who found it difficult to use. This highlights the need for accessible feedback options for all demographics.

**6. Community Safety and Open Space Design:** Safety measures for both vehicle and pedestrian traffic are emphasised, especially along busy roads like Dyson Road and Murray Road. Additionally, residents express a desire for thoughtfully designed open spaces that enhance community safety and cohesion, rather than adding to overcrowded residential layouts.

Overall, the feedback reflects a strong community preference for balanced development that includes enhanced infrastructure, recreational opportunities, sustainable features, and safe, accessible public spaces.

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**To help us improve the online engagement experience for future projects, please tell us how you found using Social Pinpoint to provide your feedback today.**

## **Community Feedback on Social Pinpoint Engagement Platform**

Feedback on the Social Pinpoint platform was mixed, with notable frustration expressed by users. Key issues include:

**1. Ease of Use:** Some found it relatively easy, though several others found the interface unintuitive, with one describing it as "horrendous" and likening it to a poor design.

**2. Survey Design and Limitations:** Users noted that the questions did not adequately address their concerns, with some feeling the engagement was tokenistic. The 500-word limit was also criticised as insufficient for detailed feedback.

**3. Perception of Listening and Responsiveness:** There was a lack of confidence that feedback would influence outcomes, with some perceiving the project as a "done deal," making them sceptical of the purpose of the feedback process.

**4. Suggested Improvements:** Recommendations included adding pop-up surveys for easier navigation and showing detailed project information (e.g., block numbers) to aid in understanding potential impacts.

Overall, while some users appreciated the platform's attempt at engagement, others felt it lacked functionality and meaningful responsiveness, suggesting a need for a more inclusive and comprehensive feedback approach.

## Written Feedback

Written feedback was received via letter, emails, and the Renewal SA website. A total of 9 respondents provided feedback during the engagement period:

- 8 emails with two individuals submitting multiple comments across two separate emails
- 2 letters
- 1 correspondence was submitted via the Renewal SA website contact form.

## Key Themes from Written feedback

Below is a summary of key themes from written feedback regarding the Noarlunga Draft Master Plan:

1. **Infrastructure:** Respondents highlighted significant concerns about the ability of current infrastructure to cope with increased development.
  - Many expressed concerns about existing traffic issues and the additional strain new developments will place on local roads.
  - There were calls for new access routes and improvements to current roads to manage the expected rise in traffic.
2. **High-Density Housing:** High-density housing developments were a contentious issue, with fears about their impact on the community.
  - Some respondents opposed the development of high-density housing, linking it to increased crime and anti-social behaviour.
  - Concerns were raised about losing privacy and green spaces due to the proximity of new housing blocks to existing homes (particularly those immediately adjacent to the Eastern parcel abutting the land proposed for revocation).
3. **Environmental and Recreation:** The preservation of green spaces and natural habitats was a priority for many respondents.
  - Participants stressed the importance of maintaining green areas for recreation and community well-being.
  - There were concerns about the potential harm to local wildlife and natural habitats from increased development.
4. **Development Benefits:** Some respondents saw opportunities for community enhancements through collaboration with developers.
  - Suggestions included working with Renewal SA to improve community spaces, such as adding playgrounds and pedestrian pathways.
  - Many supported growth but stressed the importance of ensuring sufficient infrastructure, green space and resources to support the increased population.

Overall, the feedback highlights a strong preference for preserving green spaces, addressing infrastructure needs and ensuring transparency in the planning process.



## Engagement Evaluation

### Conclusions

The engagement process for the Noarlunga Draft Master Plan revealed several dominant themes that should be carefully considered to align the development with community expectations and ensure long-term sustainability.

Key conclusions and recommendations based on the feedback received are as follows:

- 1 Traffic and Infrastructure Concerns:** The most consistent theme across all feedback was concern over existing traffic congestion and the inadequacy of local infrastructure to support further development. Many respondents highlighted the urgent need for road upgrades and improved traffic management before new housing is introduced.
  - Significant road upgrades should be considered, particularly on River Road, Honeypot Road, Dyson Road, and Murray Road to address current congestion and accommodate future growth.
  - The addition of traffic lights, roundabouts and dedicated left-turn lanes at key intersections to improve traffic flow.
  - New access routes, such as a bridge from River Road to Grand Boulevard in Seaford, to alleviate pressure on existing roads.
- 2 Housing Design and Density:** Concerns were raised about high-density housing with fears that it could lead to social issues and reduced quality of life. Respondents called for thoughtful housing designs that integrate well with the existing community, with a preference for lower-density, single-story homes (particularly for residents adjacent to the Eastern parcel).
- 3 Public and Affordable Housing:** Feedback on public and affordable housing was mixed, with some respondents expressing support and others raising concerns about potential social impacts. Include affordable and public housing options but ensure a balanced approach, integrating these with other housing types to avoid the creation of concentrated areas of such housing.
- 4 Green Space and Amenities:** Participants emphasised the importance of preserving and enhancing green spaces, highlighting the need for a balance between development and maintaining recreational areas. There is a strong community desire for more trees, open spaces, and areas for outdoor activities.
- 5 Environmental:** Many participants expressed a desire to maintain the natural beauty and environmental sustainability of the area, with a focus on preserving green spaces and promoting eco-friendly designs. Incorporation of indigenous plantings and sustainable, energy-efficient housing designs throughout the

development, and retaining existing natural spaces wherever possible were key suggestions.

- 6 Pedestrian and Cyclist Safety:** Feedback indicated strong support for interconnected pathways for pedestrians and cyclists with a focus on safety and accessibility. Suggestions include the development of continuous and safe bike lanes that connect to major roads, ensuring that cyclists are protected from busy traffic, improving pedestrian pathways near transport hubs, connections provided within the development of the area to public transport and the shopping precinct and ensuring they are wide enough to accommodate all users, including those using mobility aids.
- 7 Parking Concerns:** Parking emerged as a key concern, particularly in areas with higher-density housing, with calls for more off-street parking and larger garages. Ensuring sufficient off-street parking is included in the design of all new developments, particularly for larger vehicles, and planning for adequate parking in townhouse developments and other higher-density areas to avoid overcrowded streets were suggested.
- 8 Community and Cultural Heritage:** There was clear support for recognising and integrating cultural heritage into the public open spaces, particularly using indigenous plantings, wayfinding and educational elements to help inform residents and visitors about the historical and environmental significance of the area.

## Recommendations

The community's feedback underscores the importance of thoughtful, well-planned development that addresses current infrastructure challenges, preserves green spaces and fosters a balanced and inclusive approach to housing to create a sustainable, vibrant community that meets the needs of both current and future residents.

Moving forward, it is important to ensure ongoing transparent consultation with the community, prioritising infrastructure improvements, and adopting an integrated approach to development that supports the well-being of all residents.





## Next Steps

Community feedback from the City of Onkaparinga's community engagement for the proposed land revocation at Liguria Ave, Noarlunga Downs will be compiled by Council in a separate report.

The outcomes of that final report for the proposed land revocation, following consideration of the community feedback, will be considered along with Step 1 of the engagement process detailed in this report, in which the community were provided opportunity to view and comment on the Noarlunga Draft Master Plan in person, online and via email/letters.

Step 2 of the community engagement process is planned for November 2024 online via Social Pinpoint, inviting further input, particularly on design options for reserves.

During Step 2, Renewal SA also will share the outcomes of the Step 1 feedback, offer the community the chance to view the refined master plan, and provide information on timelines and next steps. Additionally, participants will have the opportunity to give feedback on detailed designs for reserves and open spaces.



Prepared by

