

North-South Corridor Program Torrens to Darlington Business Reference Group Meeting Notes of Discussions

Reference Group:	Torrens to Darlington Business Reference Group (Southern Tunnel)
Meeting No:	3
Date:	Wednesday, 12 May 2021
Time:	6:30PM – 8:30PM
Location:	Edwardstown Football Club, Function Room 2, South Plympton

Attendees	Position
Mark Douglas	Facilitator
Tara Hage (TH)	North-South Corridor Program Delivery Office; Department for Infrastructure and Transport (Presenter)
Greg Garrihy	Business Association – Southern Business Connections
Glenn Hanson	Castle Plaza
Vernon Hembrow	Stirling Proactive Accountants
Heather Holmes-Ross	City of Mitcham
Richard Johnson	Energy Hot House
Akara Klingberg	City of Unley
Phil Kurmis	Total Gate Auto
Stephen Lochert	Stratco
David McNaughton	Jarvis Toyota
Kate Silkstone (Proxy)	City of Marion
Nancie-Lee Robinson	North-South Corridor Program Delivery Office; Department for Infrastructure and Transport
Taylah Slattery	North-South Corridor Program Delivery Office; Department for Infrastructure and Transport
Apologies	
Donna Griffith	City of Marion
John Quick	Snap Printing
Vince Rigger	Renewal SA (Tonsley Innovation District)
Anthony Roe	Roe Financial
Peter Russo	McDonalds

1. Opening Formalities

1.1. Welcome and Apologies

1.2. Work Health and Safety

- Nil

2. Items for Discussion

2.1. Previous meeting actions / Notes of Discussion

- Nil comment on the notes of discussion

2.2. Project Assessment Report (PAR) Overview

- A Project Assessment Report (PAR) is a comprehensive document that outlines:
 - The proposed project design
 - An assessment of the anticipated changes to the existing environment – both positive and negative
 - How we have considered input and views of the community and stakeholders
 - Proposed approach to avoid, minimise or manage negative effects of the project and opportunities and measures to improve environmental outcomes during both construction and operation.

FILE: 2020/03965/01

DOCUMENT: 16861262

- The outcomes influence the design development and construction approach.
- Community input to the PAR is an important part of its development.
- Consideration towards what needs to be facilitated during construction e.g. construction lay down areas, impacts, traffic management.
- Opportunities to incorporate improvements to the existing environment such as increasing tree canopy and city shaping strategies such as greening.
- Technical topics and disciplines in the PAR include:
 - Aboriginal Heritage
 - Air Quality
 - Consideration given to changes in truck and car fleet such as electric vehicles and impact to air quality.
 - Need to understand sensitive uses and not introduce new risks that deteriorate the environment.
 - Contamination
 - Ecology (Flora and Fauna)
 - A vegetation survey has been undertaken.
 - Looking at what trees are significant, provide habitat and how to minimise impacts.
 - Geology and Soils
 - Approx. 200 bores have been drilled down to 200m depth to inform reference design.
 - Assists with managing tunnel depth and spoil - how can it be reused and or stored.
 - Groundwater (levels and quality)
 - Ground movement
 - Geotechnical investigations to understand constraints and impacts to tunnel construction and sub-surface.
 - Greenhouse gas emissions
 - Construction and operation stages.
 - Long term project foot print to achieve state strategic target.
 - Tunnel air flow i.e. fans, learning from interstate tunnel projects.
 - Landscape and visual amenity
 - City Shaping Strategy.
 - Understanding how the infrastructure sit in the landscape.
 - Land use and planning
 - How the project influences the existing land use including residential and business.
 - Noise and vibration
 - Understanding noise considerations e.g. baseline data
 - Non-Aboriginal Heritage
 - Identify local, state and contributory heritage along the corridor and minimise impacts.
 - Social and economic
 - Includes health, sense of place, connections, how people use the space, land acquisition, demographics, cultural connections, sensitive land uses, schools and social capital.
 - Links in with land use planning.
 - Benefits and dis-benefit to businesses.
 - How to support more sensitive land uses
 - Surface water (quality and drainage)
 - Identifying existing drainage lines and water courses.
 - Opportunity to improve water quality, flow and catchment.
 - Traffic and transport management
 - How to maintain free- flowing traffic during construction and operation.
 - Public transport during construction and how to improve as part of the motorway operation.
 - Looking at all modes of transport including walking and cycling.
 - How to manage impacts during construction.

Open to the floor

- How does the PAR feed into the project and Reference Design? Supports some of the approval process documents, document is used to detail studies undertaken
- How can the PAR be developed without the Reference Design being completed? The PAR informs the design as it is developed through studies and investigations.
- Where does business disruption fit in? Traffic and transport e.g. access and social and economic for impacts such as relocation.

- Pre-work (existing conditions), construction and operation stage to be considered in the PAR.
- Land used during the construction stage may present an opportunity for improvement during operation such as community parks.
- Is a PAR developed for all projects? Not all road projects go to this level of reporting, only those on a large scale. A level of environmental assessment is undertaken for State Development, however that is driven by legislation and is more targeted.
- Other businesses have been disrupted through other parts of the Corridor.
- There will be disruption throughout the project life. Important to understand what these are and how to minimise them.
- Has modelling been undertaken for each stage of the project? Traffic modelling is being undertaken to understand the broader traffic changes, it is important to understand existing environment.
- Want to see where the on and off points to the tunnel are likely to be.
- Compensation to businesses for disruption, what is the process and how to claim compensation?

2.3. Activity – High priorities

- Individual exercise asking members to think about what topics matters most to you? What areas are you most interested to know more about as part of the Project Assessment Report development?
- The four topics that had the most interest were:
 - Social and economic
 - Traffic and transport management
 - Land use and planning
 - Noise and vibration.
- Group exercise to answer the below questions for the topic they were placed in:
 - What are the key issues to be explored and what is important within these topics?
 - How would you like to see information communicated back to you and your community?
- The activity was not to prioritise, but rather what the individual would like to hear about. Each of the topics would continue to be part of the PAR even if they were not of interest to the group.

<p>Social and economic / Community health</p>	<p><i>What are the key issues to be explored and what is important within these topics?</i></p> <ul style="list-style-type: none"> • When will we know where the entry and exits to the tunnel will be? • Impact to mid-tunnel and surface level traffic. • Accessibility to businesses from the motorway. • Construction time frame. • Manage communication for business disruption accordingly to enable time to plan ahead. • What support will be offered in terms of mental health and those that are vulnerable? • Flow on traffic to side streets and the community. • Forward planning for businesses.
<p>Traffic & transport management</p>	<p><i>What are the key issues to be explored and what is important within these topics?</i></p> <ul style="list-style-type: none"> • What is the disruption during all three stages? • Changes in traffic volumes, businesses to need to plan for construction and operation. • Changes in public transport upon project completion, will movement patterns change? • Changes to traffic flow and parking. • Access restrictions to the motorway e.g. e.g. heavy vehicles and how this may impact deliveries to businesses. • Impact of construction traffic to roads and who is responsible e.g. construction traffic, trucks carrying spoil away. • Traffic flowing onto surrounding network e.g. rat running, different economic impact to businesses in other precincts. • Capacity to manage traffic flow e.g. peak and non-peak movements, construction truck movement vs local freight movement.

<p>Land use and Planning</p>	<p><i>What are the key issues to be explored and what is important within these topics?</i></p> <ul style="list-style-type: none"> • Hard to assess what the key issues are without the design. • Business operation and continuity. • Looking from a business point of view rather than a broader public view. • Impacts of the different stages e.g. construction vs operation • Identify hotspots where businesses will face challenges of operation during construction. • Is it intended for zoning to change over the lifespan of the project? • Will common operation continue if adjoining land uses alter? e.g. existing manufacturing adjoining new residential. • Noise impact from the tunnels early works, construction and operation. • Take the community on the journey. • Cross road traffic, train-line and bridge - how does this fit in with the surface level traffic? • Timing is important to make informed decisions. • There is currently no planning legislation to prevent development along the corridor. • How will land use at the tunnel entry and exit change? • How will access to businesses be impacted? • Impact to business visibility. • Communication to understand current approvals can't be revoked. • Impacts to other transport network impacts e.g. Cross Roads • Land use planning often sits with Council, they need to be adequately informed. • Conversations with Council - the department are having ad-hoc discussions with Council and technical representatives. Need to ensure Planners are included.
<p>Noise and vibration</p>	<p><i>What are the key issues to be explored and what is important within these topics?</i></p> <ul style="list-style-type: none"> • Impact to business operation during construction e.g. heavy vehicles driving past causing noise and vibration. • Dilapidation report of properties was undertaken during Darlington which negated conflict. • Noise and air quality impacting pedestrians and businesses. • Anticipated impact during construction. • Ground movement. • Businesses that are sensitive to noise – communicate when noise levels will increase. • Ventilation outlet locations and noise of fans. • Noise is going to present throughout all three stages prelim, construction and operation. How will expectations be managed and community informed? • Provide information to businesses about how they can mitigate issues themselves. The department to take key learnings from other projects and pass these on. • Managing change is an individual process.
<p><i>How would you like to see information communicated back to you and your community?</i></p> <ul style="list-style-type: none"> • Face-to-face communication to have a conversation in situ / contextual. • Provide information as it becomes available. • Doorknock. • Providing information on impact for acquisitions, new neighbours and blocks behind South Road. • Website identifying grey areas for businesses so they know what the impacts are and are able to ask more productive questions e.g. parking provisions. • User friendly website – currently difficult to navigate. • Business owners to seek feedback from customers, how do they access local businesses, will you shop online, phone or in person? Businesses can proactively share access info to their customers if provided by DIT. • Two-way online portal e.g. questions from the public and provide feedback. An advisory group could be developed separate to the general public. • Visual displays i.e. at Councils, 3D model at shopping centres. 	

- Paid advertising at the end of traffic updates/disruptions.
- Traffic alerts through an app.
- Critical information communicated effectively, don't want to go searching through the website
- Council distribution lists.
- Southern Business connections weekly bulletin and events.
- Real-time signs.
- Information booths at Castle Plaza.
- Media management, want to push out good news stories – reference group members to be advocates for the project.
- Upskill on the message for businesses 'we are still open'.
- Liaison team/officer for the businesses to keep in touch throughout the project.
- QR Codes at businesses to notify customers of latest news.
- Having business liaison officers worked well in the Darlington project.

2.4. Wrap up

- Proposed Reference Group Themes for 2021:
 - **June** Reference Design - Road, intersection and ramp layout and tunnels and portals
 - **July** Traffic modelling, service relocations, southern laydown area and existing structures
 - **August** City Shaping principles and strategy testing
 - **September** Technical and social report outcomes
 - **October** What we have heard: findings of community engagement and how we are responding to them
 - **November** Reference Design, City Shaping and project effects and opportunities
 - **December** Recap of process and next steps

Themes are subject to change based on project timing, outcomes and community areas of interest.

2.5. Next meeting

- Wednesday 9 June 2021

3. Other Business

- Nil