

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

Reference Group:	Torrens to Darlington Business Reference Group (Northern Tunnel)
Meeting No:	3
Date:	Thursday, 13 May 2021
Time:	6:30PM – 8:30PM
Location:	West Adelaide Football Club, 57 Milner Road, Richmond

Attendees	Position
Mark Douglas	Facilitator
Tara Hage (TH)	North-South Corridor Program Delivery Office; Department for Infrastructure and Transport (Presenter)
Sue Curran	City of West Torrens
James Franzon	Hilton Hotel
Ron Goldfinch	Safe Fire Electrical
Evan Knapp	SA Freight Council
Charles Mountain	RAA
Arthur Patiniotis	State Surveys
Kym Wundersitz	City of Charles Sturt
Steve Sibonis	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	
George Mocatta	Railway Terrace Development
Angela Orchard	Axiom Projects SA
Shane Wingard	Renewal SA

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.
- 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:

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DOCUMENT: 16861262

- Aboriginal Heritage
- Air Quality
 - Consideration given to changes in truck and car fleet such as electric vehicles and impact to air quality.
 - Idle traffic isn't great for air quality.
 - Air flow through the tunnels.
- 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 including impacts.
- 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.
 - East-west connectivity.
 - Looking at all modes of transport including walking and cycling.
 - How to manage impacts during construction.

Open to the floor

- PAR to address both construction and operation stages e.g. traffic flow.

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 three topics that had the most interest were:
 - Social and economic
 - Traffic and transport management
 - Land use and planning
- 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"> • Economic impact assessment on businesses that are likely to be affected by traffic flow, early in the piece. • Keep businesses within the same area to minimise reduction of services. What are the opportunities? • Some businesses require foot traffic and visibility, opportunity to move businesses around depending on the nature of the business. • Business clusters. • Early options for business to be relocated if impacted, have these conversations early to discuss and plan. • Social impact analysis where there are significant access alterations e.g. access to open space, schools and churches etc. applies during construction and operation. • Maintain access to hospitals and medical facilities e.g. Ashford Hospital. • Timing is important for relocation, if a large number of businesses are moving at the same time, this will create an issue with increased market value and demand. • Engage businesses and work out what the individual solution is, relocation vs staying within the area. • Where east-west connection is lost, value may decrease. • Reasonable timeframe for relocation is 12 – 18 months to allow for adequate planning / identify costs involved etc.
<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"> • Access during construction and operation i.e. access in and out of South Road. • How will impacts be minimised? • East-west access during construction and operation including traffic flows. • Impact on local streets. • Parking in local streets • Traffic management in local streets and surrounding networks to minimise rat running. • What impact will detours have on local street parking? • Access to the tunnel. • Impact to public transport. • What transport will be available during construction and operation? • Travel time delays during construction. • The department to work with local Council to coordinated road works on surrounding roads particularly arterial roads e.g. Marion Road. • Marion, Holbrooks, Hanson Corridor is alternative north-south corridor, coordination between state and local government to ensure both are not impacted at the same time. • Service relocation happening prior to construction. • Consideration be given to preliminary works on alternative routes/where traffic is potentially diverted to. This was done for Darlington. • Bike lanes. • Heavy industry management. • Damage to local roads due increased traffic and heavy vehicles during construction.

<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"> • What is the possibility to build uses on South Road that haven't been desirable prior to T2D due to high traffic flow e.g. residential? • What is the current zoning along the corridor and what it could be? • Interface with adjacent areas. • Strong communication between State and Local Government. • Future proofing at-grade development. • Don't want development constraints to hinder future development. • Integration with Council Strategic Plans. • Population and growth predictions of the region. • Existing and projected demography. • More likely to have housing of higher density where there is a tunnel. This would have an impact to surrounding roads and land uses. • Integration of the corridor with planning is critical. • Who is responsible for infrastructure and the interface between areas i.e. is it state or local government? • Connection at lowered motorways is limited and is isolating. Consideration of high pedestrian generating areas. • Integration with the department's hierarchy for SA road transport network – Henley Beach Road is a high vehicle, cycling and pedestrian route. • Sir Donald Bradman Drive is a major freight and vehicle route. The high transit route requires a different connection to the corridor. • How is the loss of space for community use secured for the future? • How does the corridor connect from and accessibility point? • Consideration of easements. • Emergency vehicle access during operation. • Re-zoning, links in with Reference Design and traffic modelling and where opportunities are e.g. reduction in traffic, urban uplift, shift in movement pattern.
<p>Landscaping and visual amenity</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"> • Greening and canopy cover. • Wayfinding, landmarks and architectural features.
<p>Aboriginal Heritage</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"> • Consideration be given from the beginning. • Issues be identified and managed by the appropriate people.
<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"> • Potential damage to properties during construction. • Noise during construction, how will this impact business operation? Will there be disruption?
<p><i>How would you like to see information communicated back to you and your community?</i></p> <ul style="list-style-type: none"> • Direct and clear communication to ensure voices are heard and taken into consideration. • Emails. • Videos. • Website. • Approaching those that are directly impacted to ensure the individual understands if there are impacts. • Door-knocking. • Community meetings for the wider community. • Social media. • Utilise organisations to get the message out, broader reach through their networks e.g. RAA • YourSay. • E-Newsletters. • Hard copies at libraries and other public places for those that don't have access to technology. • Portable display boards around the project area to advise major changes. • Billboards. • SMS notifications. • Council communications. 	

- Minimise concerns through a two way discussion.
- Permanent reference centre / shop front / information bay / drop-in centre.
- Planning department to speak to the reference group about how the planning system would alter to reflect changes to the corridor e.g. increased building heights in some areas, changes to zoning etc.

2.4. Wrap up

- Discourage announcements at Christmas
- What is the impact of State Election – Project work is progressing to reduce potential time and design processes to be continued so there are no delays.
- Procurement and local contracts – market sounding was undertaken late 2020 and looked at what packaging options, potential market sounding for the later part of 2021 to identify what are the gaps and how to work with local industry to bring skills up to speed.
- Possibility to have a briefing from planners around how strategies are integrated within the project.
- What corridor protections from inappropriate development are in place e.g. deep footings?
- Uplift for economic modelling e.g. development benefiting from the northern connector – Riverlea.

2.5. Next meeting

- Wednesday 9 June 2021
- 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

3. Other Business

- Nil