



**City of
Norwood
Payneham
& St Peters**

2 April 2026

To the property owner or occupier,

NOTICE OF MAJOR WORKS COMMENCING SOON IN MAYLANDS

Trinity Valley Stormwater Drainage Upgrade Project

With support of grant funding received from the Australian Government through the *Preparing Australian Communities Program*, the City of Norwood Payneham & St Peters is upgrading the stormwater drainage network in the suburbs of St Morris, Trinity Gardens, and Maylands (known collectively as Trinity Valley).

The primary aim of the Trinity Valley Stormwater Drainage Upgrade Project is to enhance flood protection for properties in a 1-in-100-year rainfall event by:

- increasing the capacity of the stormwater infrastructure;
- utilising Council reserves as stormwater detention areas; and
- reducing the volume of stormwater conveyed downstream during storm events.

The project is being delivered in four stages. Stages 2 and 3 were completed in Trinity Gardens in May 2024. Stage 4 in St Morris was completed in February 2026.

The final stage (Stage 1) will be built in Maylands, with construction works scheduled to begin in mid-late April and be completed by October 2026 (weather permitting).

Stage 1 Construction Works

Trinity Valley Drainage Upgrade Stage 1 includes the installation of new underground infrastructure (i.e. stormwater pits and pipes) in Clifton Street, Frederick Street, Mayfair Street, Ford Street and Phillis Street. The construction work to install stormwater pipes and pits requires large trenches to be excavated in the roadway, including some alterations to existing SA Water sewer and water mains.

In addition, underground detention tanks will be installed in Cruickshank Reserve to store and gradually release stormwater during high rainfall events. The decision to install underground detention tanks within Cruickshank Reserve, rather than an earlier proposal to install large underground culverts in Clifton Street (between Adelaide Street and Portrush Road), was informed by extensive on-site investigations, financial and constructability considerations, including impacts to existing underground services (i.e. gas, sewer, water and electricity) and traffic disruption.

The installation of the detention tanks in Cruickshank Reserve requires excavating a part of the south-west area of the Reserve and removing of several existing trees. Following the installation of the tanks in Cruickshank Reserve, the irrigation system, lawn and furniture will be reinstated, new trees will be planted, and existing gravel paths will be paved.

Stage 1 also incorporates planned traffic improvements to the existing roundabouts at the intersections of Clifton Street / Phillis Street and Clifton Street / Frederick Street, kerb replacement and road reconstruction on Clifton Street and asphalt resealing on parts of Frederick, Mayfair and Phillis Streets. Please refer to the enclosed plan.

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Construction Timeframe and Impacts

As stated above, the Trinity Valley Drainage Upgrade Stage 1 works are scheduled to begin in **mid-late April 2026** and be completed by **October 2026** (weather permitting). Construction will generally be undertaken from **Monday to Friday, 7am to 5pm**.

Traffic restrictions and detours will be implemented to ensure the safety of workers and the community is always maintained. Some roads will be reduced to one-way traffic and small sections of road will be temporarily closed while works are undertaken. To the extent that is possible, access will be maintained to businesses, residences, and Cruickshank Reserve throughout the works. Please be patient with any temporary traffic restrictions and always follow work traffic signage for everyone's safety.

To install the underground detention system in Cruickshanks Reserve, the south-west part of the Reserve (near Clifton Street / Philis Street intersection) will be closed to the public for approximately 4 months. Temporary fencing will be erected around the reserve work area to restrict access during construction. However, access to the playground, tennis courts, toilets and clubrooms will be maintained.

We understand that construction work will cause some inconvenience. We can assure you that all efforts are being made to efficiently deliver the project and minimise disruption. If you live or work in or near the construction area, we will keep you informed of the specific timeframes and temporary arrangements prior to any works occurring that may affect access to your property.

Thank you for your support and patience while these critical works are completed to improve our city's infrastructure and, importantly, to increase flood protection for many local residential and commercial properties.

More Information

For more information about Trinity Valley Stormwater Drainage Upgrade Stage 1 Project, please:

- Visit www.npsp.sa.gov.au/trinity-valley-stage1
- Email townhall@npsp.sa.gov.au
- Contact the Council's Citizen Services Unit on 8366 4555.

Kind regards,

Trinity Valley Stormwater Drainage Upgrade Project Team