

Clovelly Park Community Open Space Engagement Report

SUMMARY OF FINDINGS & RECOMMENDATIONS FROM CONSULTATION
WITH THE LOCAL COMMUNITY IN MARCH 2016

Prepared by
Communications & Engagement Team
March 2016

ENGAGEMENT REPORT

Executive Summary

Renewal SA, working closely with the City of Marion, conducted community consultation in March 2016 on options for the interim management of land for which it is responsible, following demolition of vacant housing assets in Chestnut Court and Ash Avenue, Clovelly Park, south of Tonsley.

Renewal SA engaged early with Council on the planning, communications and engagement process associated with the demolition and interim management of the site.

Three options for turning some of the area into a temporary open space for community use formed the core focus of the engagement with local residents, with consideration to specific factors which included fencing options, use of the space and anticipated timing for that, landscaping and current use of other community reserves/playgrounds in the local area.

Engagement with local residents focused primarily on some 230 households in the area of Clovelly Park bounded by: Tonsley, Main South Road, Sturt Road and the railway line – ‘the engagement area’.

Some 14 people attended the drop-in session, 2 provided feedback via the online survey and an additional 36 provided feedback via the hard copy version of the survey or post-it notes attached directly to the plans at the drop-in session. Renewal SA also met with the five remaining Housing SA tenants residing on the north side of Ash Avenue to gain their views, which are included in this report.

Of the 38 respondents 35 identified themselves as residents within the engagement area, with the balance being from the broader council area or further afield.

The key outcome from the engagement is a clear preference for Option 3 by the local community, from its location, size and potential link through to Tonsley.

It was also suggested by many respondents that the landscaped area be expanded to include the hydro-seeded area and the plantings of shrubs/trees be located on the perimeter, thereby opening up the interior space.

The fencing indicated on Option 3 also drew most support, with security being the key concern, particularly by the remaining Housing SA tenants residing on the north side of Ash Avenue, driving a preference for there not being public access to the area behind their properties.

It was clear that Chestnut Court Reserve has had little use for some time and virtually none since the vacation of the Housing SA properties in early 2015. It also was clear that the playground equipment has hardly been used in the past couple of years and most respondents felt it was not worth relocating it to or replicating it in the community open space area being proposed.

Several ideas and images were put forward by local residents for elements they would like to be included in the open space area which could encourage both active and passive recreation.

Background

The Project

In conjunction with the environmental assessment program undertaken in areas of Clovelly Park and Mitchell Park in 2014 a voluntary relocation area was established in Chestnut Court and Ash Avenue, Clovelly Park. The majority of Housing SA properties in that voluntary relocation area were vacated and responsibility for their demolition transferred to Renewal SA.

Early in 2016 Renewal SA went out to tender for the demolition of the vacant dwellings, together with the removal of remaining floor slabs from previously demolished dwellings. The contract was awarded

to the Old Red Brick Company, which commenced demolition in March 2016. The demolition is expected to take approximately 10 weeks to complete.

Following demolition, Renewal SA will manage the vacant land until its longer term use has been determined, planning for which may take several years. During this time Renewal SA will focus on ensuring that public safety, security and the general amenity of the area is preserved.

When the demolition is completed Renewal SA plans to turn some of the area into a temporary open space for community use, while maintaining the rest of the vacant land, until the long term use of the site has been determined. To this end, Renewal SA is working closely with the City of Marion to consult with the local community on options for managing the land while planning for future development.

The engagement ran concurrent with the demolition process itself, to be completed – with feedback to local residents on the engagement outcomes and the maintenance strategy for the site – before completion of the demolition.

Specific matters identified for consideration, and addressed, during the engagement included:

- Traffic management and treatment for the Council reserve in Chestnut Court;
- Maintenance and stabilisation of vacant allotments following demolition and prior to future development;
- Fencing and security – particularly for the remaining dwellings in Ash Avenue;
- Maintenance of amenity for remaining residents in Ash Avenue; and
- Communication and consultation with Elected Members and residents in the local area.

Communication & Engagement Objectives

The main objectives of the communications & engagement process determined in the Engagement Approach were to:

1. Ensure Council Staff are engaged early and actively involved in the planning process leading into broader community engagement;
2. Inform local residents, property owners and other key stakeholders of the demolition program purpose, timeframe and process;
3. Ensure consistency and clarity of messaging;
4. Anticipate and alleviate community concerns;
5. Provide clear avenues for feedback on and discussion of issues;
6. Build relationships and trust with Council Staff, Elected Members, local residents, property owners and other stakeholders;
7. Gain the best outcome for the community, Council and Renewal SA for the interim management of the site; and
8. Determine a mutually acceptable resolution to measures to be implemented to stabilise, secure and present the vacant land following demolition.

Methodology

The key methods of promoting, informing and gaining community feedback on the community temporary open space options were:

- A community drop-in session held in the Main Assembly Building (MAB) at Tonsley from 4.30pm – 7.00pm on 16 March 2016. Large-scale copies of the three community temporary open space options were on view, together with some indicative photographs of landscaping treatments, inviting people to provide feedback. Renewal SA and Council staff were on hand to answer questions discuss the options and people's views.
- Feedback form – available at the drop-in session and online from 17 March through to 31 March. It focused primarily on determining respondents' preference for one of the three options, while also gaining information about their use or anticipated use of the community temporary open space.

- Correspondence – two letters and an invitation postcard were letterbox dropped to local residents and emailed to Council and other key stakeholders:
 - Initial letter (11 January 2016) – advised that Renewal SA would be going out to tender for the demolition works and engaging on the interim management of the land;
 - Second letter (2 March 2016) – provided further detail on the demolition and promoted the drop-in session; and
 - Invitation post-card – specific to the drop-in session reminded residents.
- Following the drop-in session a further letter was letterbox dropped within the engagement area providing copies of the three options and inviting feedback via an enclosed hard copy of the survey (with post-paid envelope) or via the online survey.
- Meeting with the remaining five Housing SA tenants resident on the northern side of Ash Avenue.

NOTE: Copies of the letters and invitation post card are attached to this Report, together with the survey form and the three community temporary open space options.

Purpose of the Report

The purpose of this report is:

- To summarise community feedback drawn from the feedback survey and conversations with Renewal SA and Council staff at the drop-in session, the online version of the survey and the meeting with Housing SA tenants;
- Identify if there is a preference for one of the three options for the community temporary open space and the fencing options associated with those options;
- Make recommendations from the engagement outcomes for further engagement and decision with Council.

Key Engagement Findings

The key engagement findings are summarised under the themes of the nine questions contained in the survey, below.

1. Source of respondents

Of the 38 respondents 35 identified themselves as residents within the engagement area, with the balance being from the broader council area or further afield.

2. Household composition of respondents

13 respondents identified themselves as single person households, 7 as couple households, 4 respondents as families with adult children, 5 respondents as families with school age children and 2 respondent as a student/s household.

7 respondents identified themselves as 'other' households – specifically those households being, 2 adult household, Single parent with child household, Single person with 2 grandchildren household, Family with school age **and** adult children household, Elderly parent and son (carer) household, Couple with grandchildren household and Family with pre-school aged children household.

3. Option preference

3 respondents showed a preference for Option 1, 7 indicated a preference for Option 2 and 19 preferred Option 3. While respondents were asked to select one option only, 3 respondents indicated they would like both Option 1 and 3, 2 respondents preferred combining Option 2 and 3 and 1 respondent indicated their preference for option 1 and 2, if that were possible. This

also emerged in the discussion with team members at the drop-in session, but a clear preference for Option 3 emerged from honing down to one option. Option 3 was the unanimous preference of the Housing SA tenants.

The location and size of Option 3 were the key attractors, together with its potential to link with Tonsley. It was also suggested by many respondents that the landscaped area be expanded to include the hydro-seeded area.

Security was the key concern raised by Housing SA tenants – focusing on fencing and lighting in order to create a space which discourages anti-social behaviour/elements.

There was much discussion on the fencing options at both the drop-in session and in the meeting with Housing SA tenants. The five Housing SA tenants were unanimous in their preference for there not being public access to the area behind their properties, from a security perspective.

The Housing SA tenants also were keen to know the fencing material being considered, expressing concern if it were to involve rails which could encourage climbing. Renewal SA staff assured them that the proposed fencing is 1.8m chain mesh (tennis court-style) which would be installed near to their existing property boundary fencing.

4. Anticipated uses of the space

Most respondents indicated an interest in multiple opportunities to use the space as follows;

Walking/Relaxation	Exercising with family/dog	BBQ/Picnics/Socialising	No interest in the space
25	16	17	5

‘It would be fabulous to have a larger playground, maybe some nature play, adult equipment, a toilet and BBQ to foster a community feeling and interaction amongst neighbours’

5. Anticipated times of using the space

Most respondents anticipated they would use the space at a number of different times and indicated their preferred times as follows:

Weekdays	Weeknights	Weekends	Occasionally/Rarely	No interest
21	9	25	7	2

6. Means of travelling to/from the space

27 respondents anticipated they would travel to the space on foot; being located within a few streets of the space. 2 respondents said they would travel to the space by foot &/or bike, 1 by foot &/or car, 1 by car &/or bike, 1 by car only and 5 indicated that they would not travel to the space.

7. Current use of other local reserves/playgrounds

Of the 38 respondents 9 indicated that they do not currently visit local reserves or playgrounds however, the remainder of respondents visit the following local reserves/playgrounds.

Reserves/Playgrounds	Respondents
York Avenue, Clovelly Park	2
Tartonendi, Bradley Grove, Mitchell Park	18
Mitchell Park Oval, Bradley Grove, Mitchell Park	12
Mitchell Park Neighbourhood Centre, Cumbria Court, Mitchell Park	1

'The only 'life' in our area seems to be at the Maldon reserve which is a fair walk with a small child. I'd like to have a better sense of community to the east of the train line and north of Sturt Road'.

8. Current use of Chestnut Court Reserve

From the responses to the survey, conversations at the drop-in session and with the remaining Housing SA tenants, it was clear that Chestnut Court Reserve has had little use for some time and virtually none since the vacation of the Housing SA properties in early 2015.

It also was clear that the playground equipment has hardly been used in the past couple of years and most respondents felt it was not worth relocating it to or replicating it in the community temporary open space area being proposed.

9. Any other comments/suggestions

Several suggestions were made for the layout and potential use of the proposed community temporary open space area.

Specifically for Option 3 the following suggestions were made regarding landscaping and vegetation:

- The plantings of shrubs/trees be located on the perimeter, thereby opening up the interior space.
- Plantings not be made along the perimeter by the train line, leaving the train line visible.
- Existing large trees be retained.

Suggestions were also made for the community temporary open space – to encourage people to use the space both for active and passive recreation. These suggestions were made in conjunction with opening up the interior space by locating the plantings on the perimeter, and included:

- adequate space for kicking football
- a small basketball court/hoop
- exercise stations
- open play equipment area
- table/seating/shade
- BBQ facilities

Other comments included concern that the street lighting in Chestnut Court remain. This was expressed by Housing SA tenants, who were reassured by Renewal SA and Council staff that the lighting would remain.

Conclusion & Recommendations

Key outcomes from the engagement are:

- A clear preference for Option 3 by the local community, from its location, size and potential link through to Tonsley;
- A clear preference for the fencing option shown in Option 3, particularly taking into account security concerns by the five remaining Housing SA tenants resident on the north side of Ash Avenue;
- Suggestion that the landscaped area be expanded to include the hydro-seeded area and the plantings of shrubs/trees be located on the perimeter, thereby opening up the interior space;

- Retention of the current street lighting in Chestnut Court for security reasons;
- Little current use of the Chestnut Court Reserve and the playground equipment – indicating that there would be little point in providing access to it or in relocating the playground equipment during the period of interim management of the land by Renewal SA.

It is recommended that Renewal SA and Council consider all of these outcomes in their further discussions towards deciding on the management strategy for the site.

It also is recommended that Renewal SA and Council consider the ideas put forward by local residents for elements they would like included in the temporary open space area which could encourage both active and passive recreation.

Next Steps

Following on this from engagement with the local community the next steps in the process to manage the site, and their indicative timings, are:

- further engagement with Council to discuss the outcomes of the engagement process and finalising the land management strategy – early-mid April;
- Providing feedback to the local community and other stakeholders (through letterbox drop, email and website) on the engagement outcomes and the finalised land management strategy – late April;
- completion of the demolition works – late April/early May; and
- implementing the land management strategy – putting in place the preferred option for the community open space and preferred fencing option while hydro-seeding the rest of the site – from early May through June.

Engagement Materials

Attachments: the 3 letters, invitation post card, survey form, 3 options and photo visuals of indicative landscaping

Ref: A760719

[Click here to address.](#)

11/01/2016

Dear Property Owner / Resident

RE: Ash Avenue and Chestnut Court Clovelly Park Demolition Works

You may recall that in conjunction with the environmental assessment program undertaken in areas of Clovelly Park and Mitchell Park in 2014 a voluntary relocation area was established in Chestnut Court and Ash Avenue, Clovelly Park (see map with this letter).

The majority of Housing SA properties in that voluntary relocation area have been vacated and responsibility for urban renewal of the vacant housing stock has transferred to Renewal SA.

Renewal SA will soon be going out to tender for the demolition of 25 vacant dwellings together with the removal of remaining floor slabs from two previously demolished dwellings. Demolition is anticipated to commence in February / March 2016.

You will receive a letter from me ahead of that, advising the timing and further detail on the demolition works. Please be assured that compliance with strict health and safety requirements will be a condition of engagement of a contractor to undertake the works. The health and safety of residents in the area is of paramount concern to Renewal SA.

Following demolition, Renewal SA will manage the vacant land in conjunction with the adjacent Tonsley site until its longer term use has been determined, planning for which may take several years.

During this time Renewal SA will focus on ensuring that public safety, security and the general amenity of the area is preserved. To this end Renewal SA is actively working with the City of Marion to consult jointly with the local community on options for managing the land while planning for future development. It is anticipated that community engagement will run concurrently with the early stage of demolition works.

In the meantime, if you have any questions, please contact Renewal SA on 1300 663 707 or email RenewalSA.Enquiries@sa.gov.au

Yours sincerely

Richard McLachlan
Project Director

Ref: A783932

Attention: Property Owner / Resident

Dear Property Owner / Resident

RE: Ash Avenue and Chestnut Court Clovelly Park Demolition Works

You may recall that I wrote in early January 2016 advising that Renewal SA would be calling tenders for the demolition of 25 vacant dwellings in Ash Avenue and Chestnut Court, together with the removal of remaining floor slabs from two previously demolished dwellings.

The contract for demolition has now been awarded to Old Red Brick Company. The works are planned to commence within the next few days and are anticipated to take approximately 10 weeks to complete.

The works will occur within normal working hours, 7:00am – 5:00pm – Monday to Friday. Should it be necessary for any weekend work to be undertaken, the contractor will provide residents with advance notice.

The health and safety of residents in the area is of paramount concern to Renewal SA. Please be assured that compliance by the contractor with strict health and safety requirements is a condition of the contract.

When demolition is completed, Renewal SA plans to temporarily turn some of the area into a space for community use, while maintaining the rest of the vacant land, until the long term use of the site has been determined.

We are keen to get your views on options for the interim management of the vacant land. A key focus will be on ensuring that public safety, security and the general amenity of the area is preserved.

On Wednesday, 16 March 2016 there will be a community drop-in session from 4:30pm – 7:00pm in the Main Assembly Building at Tonsley. This session provides you with the opportunity to meet the project team, view the proposed options for the community space, discuss your thoughts and provide us with feedback. If you are unable to attend the drop-in session there will be other opportunities for you to provide your feedback.

We will send a reminder note to residents about the drop-in session in the days before it is held.

In the meantime, if you have any questions please contact Renewal SA on telephone 1300 663 707 or via email RenewalSA.Enquiries@sa.gov.au

Yours sincerely

Richard McLachlan
Project Director, Tonsley

2 March 2016

CLOVELLY PARK DROP-IN SESSION



RenewalSA
people partnerships progress

WHEN

Wednesday 16 March
drop in anytime from
4.30 pm – 7:00 pm

WHERE

Main Assembly Building
(MAB), Tonsley
see map overleaf

Renewal SA invites you to provide feedback on the proposed use of the land that will result from the demolition of vacated dwellings in Ash Avenue and Chestnut Court Clovelly Park.

We intend to create a space for community use on this land, and several options will be proposed. Join Renewal SA and the City of Marion to hear about the possible options and provide your feedback.

Renewal SA will manage the new community space and maintain the remaining vacant land until a long-term use for the site is determined.

Please RSVP to 1300 663 707 by 5:00 pm Tuesday 15 March for catering purposes.

22nd March 2016

Dear Property Owner / Resident

RE: Ash Avenue and Chestnut Court Clovelly Park Community Consultation.

Earlier this month I wrote advising that Renewal SA had appointed the Old Red Brick Company to demolish the vacant dwellings and remove the remaining floor slabs at Ash Avenue and Chestnut Court Clovelly Park. This work is now underway and it is anticipated to take approximately 10 weeks to complete.

When demolition is completed, Renewal SA plans to temporarily turn some of the area into open green space for community use and maintain the rest of the vacant land, until the long term use of the area has been determined.

In consultation with Marion Council, Renewal SA has developed proposed options for the interim management of this vacant land. These options were on display for community comment at the Drop-in Session on Wednesday 16 March. Renewal SA is keen to hear the community's thoughts on these options and encourages you to review the enclosed proposed options and indicative photos and provide your feedback either:

- by completing and posting the survey in the enclosed reply-paid envelope, or
- by completing the online survey on Renewal SA's website at renewalsa.sa.gov.au/clovellypark

Opportunities for the community to provide feedback and any suggestions will remain open until 31 March, after which all feedback will be compiled, summarised and the land management strategy developed in consultation with Marion Council. The community will then be advised in writing and online, of the outcomes of the consultation, the strategy and the timing of the on-site works to implement the strategy.

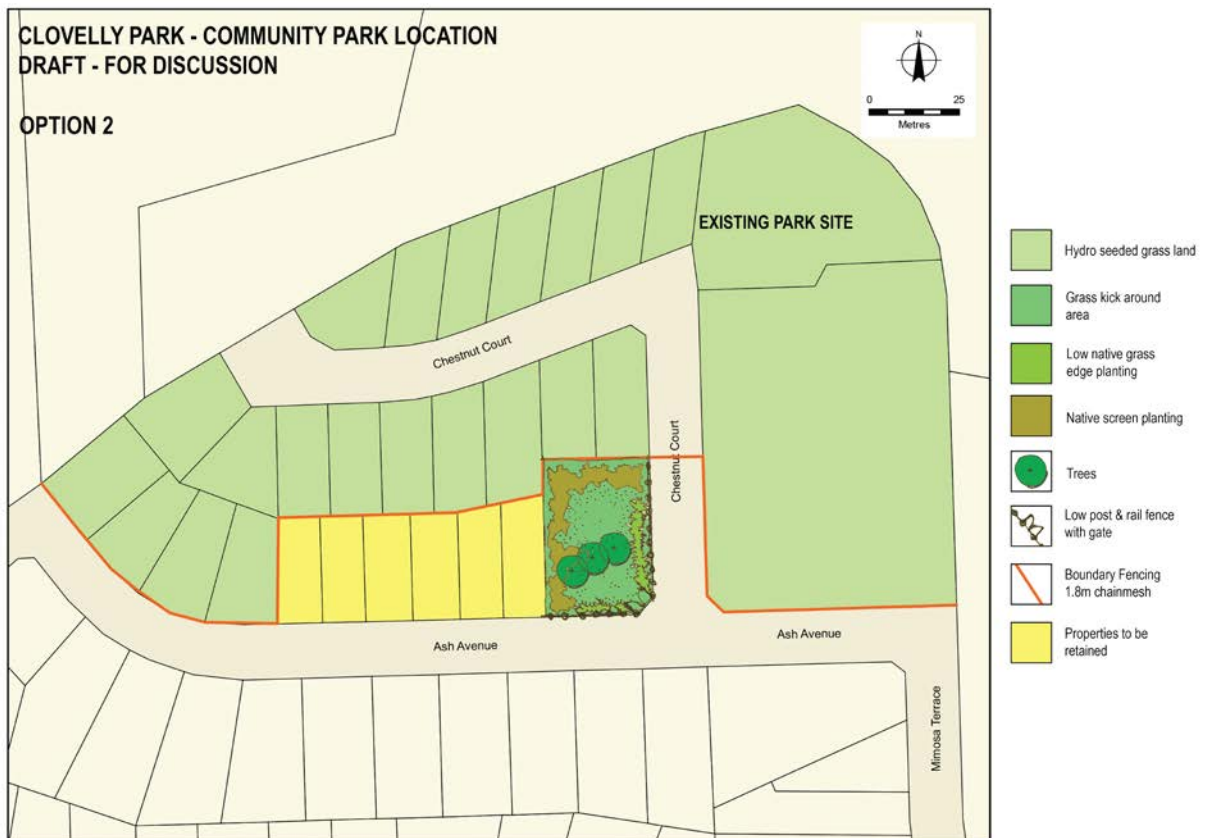
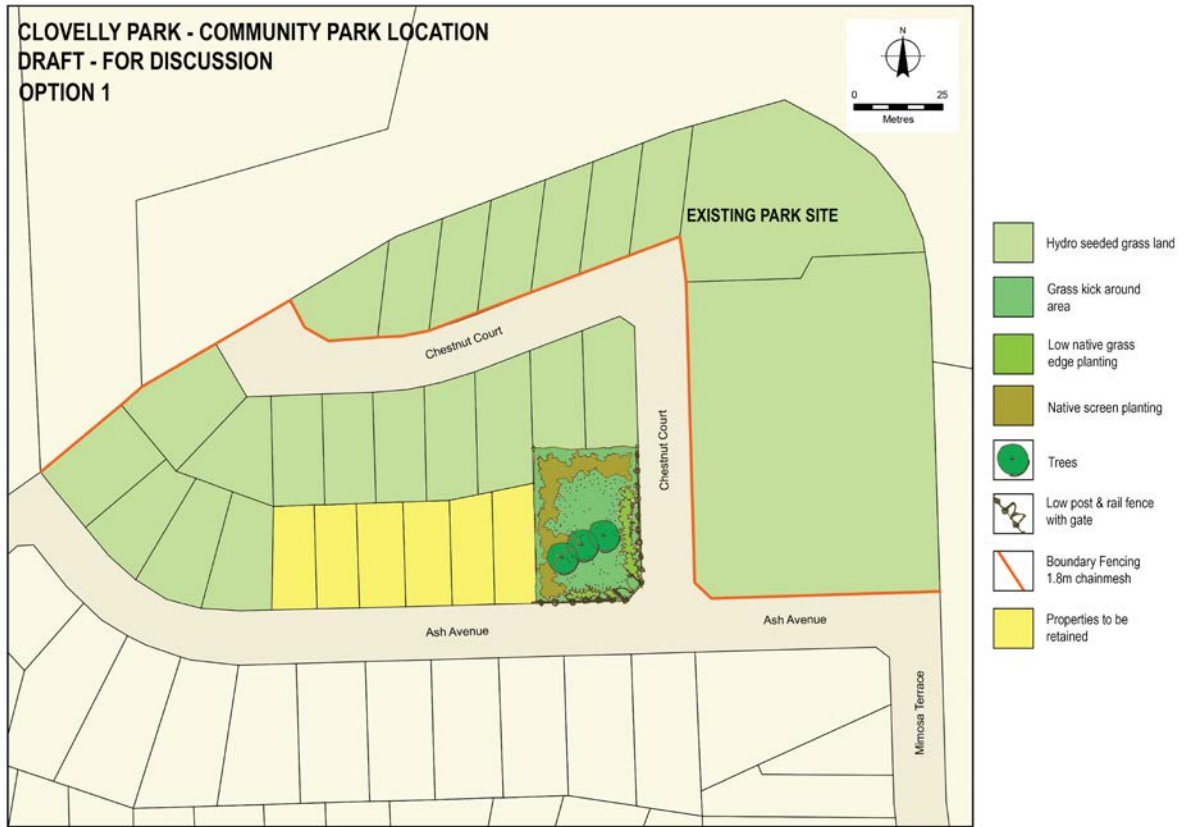
Throughout this process, Renewal SA will ensure that public safety, security and the general amenity of the area is preserved.

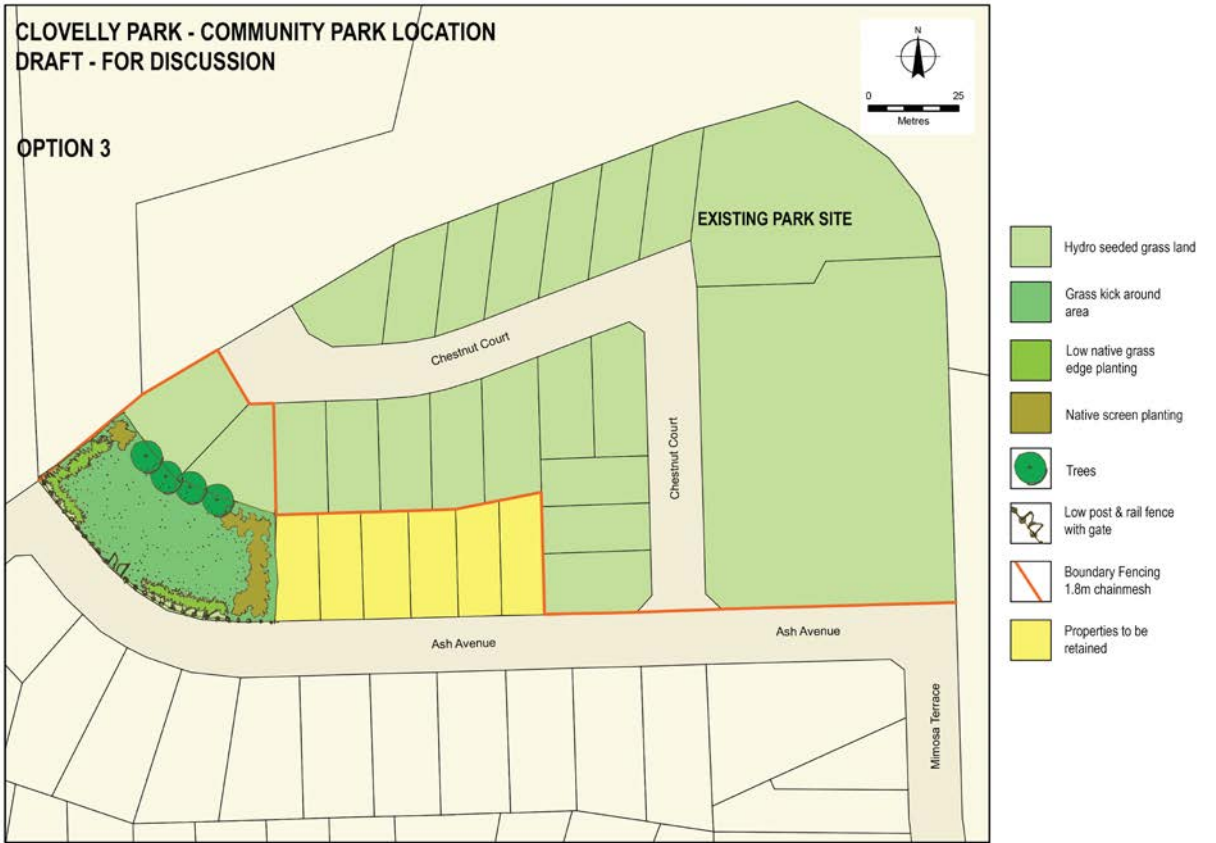
In the meantime, if you have any questions please contact Renewal SA on telephone 1300 663 707 or email RenewalSA.Enquiries@sa.gov.au.

Yours sincerely,

Richard McLachlan
Project Director

OPTIONS





ILLUSTRATIVE PHOTOGRAPHS





Renewal SA invites you to provide feedback on the proposed management of the land that will result from the demolition of vacated dwellings in Ash Avenue and Chestnut Court, Clovelly Park.

We intend to create a temporary green space for community use on this land, and several options are proposed. Please provide your thoughts on these options by completing this survey (by 31st March).

We will update people of the consultation outcome and the steps going forward via Renewal SA's webpage renewalsa.sa.gov.au/clovellypark.

1. In which street and suburb do you live?

2. Please tell us about your household

- Single person
- Couple
- Family with school age children
- Family with Adult children
- Student(s)
- Other (please specify)

3. Thinking about the land resulting from demolition of the vacant dwellings, I would prefer it to be used as:

- Option 1
- Option 2
- Option 3
- I have no preference

Any other comments or suggestions.....

4. I will use this community space for

- Walking/relaxation
- Exercising with family/dog
- BBQ/picnics/socialising
- I wouldn't use the space
- Other (please specify)

5. I will probably use this space on:

- Weekdays
- Weeknights
- Weekends
- Occasionally/rarely
- I wouldn't use the space because:

6. I would travel to the space:

- On foot
- By car
- By bike
- I wouldn't travel to the space
- Other (please specify)

7. Which local reserves/playgrounds do you currently visit?

- York Avenue, Clovelly Park
- Tartonendi, Bradley Grove, Mitchell Park
- Mitchell Park Oval, Bradley Grove, Mitchell Park
- Mitchell Park Neighbourhood Centre, Cumbria Ct, Mitchell Park
- Maldon Avenue Reserve, Mitchell Park
- I don't visit any reserves/playgrounds
- Other (please specify)

8. Do you currently use Chestnut Court Reserve?

- Yes
- No

Please let us know why you do or don't use Chestnut Court Reserve

9. Do you have any other comments or suggestions?

Thank you

