



## Conyngham Street Depot Redevelopment, Conyngham Street, Glenside

### Frequently Asked Questions

#### **What is the history of the site?**

The northern portion of the current Conyngham Street Depot site has been a working depot since the 1940s, while the southern portion of the site was used as a furniture factory and warehouse until 1969.

The site is used to temporarily store bulk materials and serves to compliment the operations of the main Council Depot located on Glynburn Road.

#### **Why was a Master Plan developed?**

It was identified that while the use of the site as a Depot is integral to Council operations, the space could be better utilised; that there is an opportunity to create a new community and Depot space. The site will integrate a variety of educational and intergenerational opportunities and social inclusion programs in a vibrant community setting.

#### **When does construction start?**

The master plan was approved by Council in May 2018, for the purposes of commencing construction in 2018/19. Construction works, including site remediation, are scheduled to commence in November 2018. It is intended that the project will be completed by December 2019.

#### **How much will this redevelopment cost?**

The full cost of the project will not be known until the Tender for Construction is undertaken and a contract entered into. The work will be delivered across two financial years with the majority being delivered during 2018/19. The approved 2018/19 budget has an amount of \$1.38 m allocated to this Project. The Glenside Lions has generously offered a financial contribution towards this community project and additional funding opportunities are also being investigated.

#### **What will be constructed?**

The master plan includes a new Men's Shed, Biodiversity Conservation Nursery, Community Garden and a reconfigured Council Depot. Off-street car parking, toilet amenities and a bike repair station will be available for site users.

#### **Is the site contaminated?**

Various types and levels of contamination associated with the site's use as an operational depot exists at the site so a Remediation and Environmental Action Plan will be prepared to guide the remediation of the site. Remediation work will occur before construction of the new facilities commences.

There will be no risk of contamination of the community garden beds as remediation works of the existing site will be undertaken.

#### **What will happen during construction works?**

Council will engage a contractor to undertake the construction that will involve the removal of all existing structures on the site; the removal of existing plants and trees; laying the foundations for the new facilities; undertaking building works; constructing the car park, Depot facilities, service road and the outdoor community spaces.

Where possible mature trees will be retained and augmented with future plantings of trees on the north and south boundaries of the site. Paving and landscape works will complete the project.

#### **Will traffic increase in the area?**

No. With knowledge of traffic needs at the existing Men's Shed and Community Garden locations in the City, Council does not anticipate any increased traffic demands as a result of this construction.

### **Will there be enough parking?**

Yes. An off-street car park that includes 15 spaces will be constructed. There will also be a 'drop-off zone' along Conyngham Street directly in front of the Men's Shed entrance. This 'drop-off zone' is flexible and can be changed to provide additional parking as needed by changing the signage.

### **Will there be a community shed?**

This new facility will be operational seven (7) days per week. The master plan includes a space that will be exclusively used as a Men's Shed four days per week. The new facility can be used for many other community projects when not exclusively used as a Men's Shed.

Council will explore the development of other self-sustaining projects and programs for the site.

### **How will the Community Garden operate?**

The new community garden will be open and accessible to the community all day, every day.

This will mean that any member of the community can be involved in planting and harvesting from the garden, with no exclusive use of garden beds.

Council is developing the details of how the garden will operate and will share this information with the community in the coming months.

### **Can I be involved in the Biodiversity Conservation Nursery?**

The Nursery will be managed by Council staff and volunteers to propagate and rehabilitate indigenous flora, establish stock plants from cuttings, and provide a storage site for the local flora seed bank.

To become a volunteer and be involved in the nursery visit the City of Burnside website at [www.burnside.sa.gov.au/About-Council/Careers-at-Burnside/Volunteering](http://www.burnside.sa.gov.au/About-Council/Careers-at-Burnside/Volunteering)

### **Will it be safe sharing the site with a Depot?**

Yes. The operational Council Depot at this site, is separated from the community spaces in this design with fencing.

There will be a gated service road off Conyngham Street that will be solely for access into the Depot by Council staff and vehicles.

### **Will the redeveloped Depot and new community facilities create more noise?**

There will be no change to the type of activities that currently are undertaken at the Depot with the redevelopment.

An acoustic specialist will be modelling the design of the new Men's Shed building, along with measuring the noise levels of the equipment that is used at the existing Eastern Region Men's Shed, to ensure that all noise levels of the completed Shed will be within EPA guidelines.

Soundproof and ventilated facilities will be constructed for the dog day-holding facility.

### **What will the redeveloped Depot look like?**

Daily use of the Depot will continue with no increase in the Depot operations currently undertaken at this site, with improved storage and holding processes able to be implemented. The Depot will be reduced in size to 2130 m<sup>2</sup> of operational space and will feature 8 storage bays, a loader storage compound and a single depot driveway entrance separate from the community space.

This space will also feature a 4 m x 5 m depot storage area, a seasonal sports post storage area and temporary housing for dogs. Dogs will only be housed at this location during the day that they are collected.

The redevelopment will allow a dust suppression system to be installed, that is currently not already in place.

### **Will dogs be held overnight at the Depot?**

No. Lost or wandering dogs will not be housed overnight and will be either picked up by their owners at the end of each day, or delivered to the Animal Welfare League if the owners are not located by the end of the day.

City of Burnside Rangers will be at the Depot daily maintaining the facilities and will prioritise responses to any resident concerns regarding the dog facilities, once operational.

### **I need more information**

On the project: **Aaron Schroeder**, Council's Strategic Projects Manager, on 8366 4125 or email [aschroeder@burnside.sa.gov.au](mailto:aschroeder@burnside.sa.gov.au)

On how to be involved in the programs: **Farlie Taylor**, Council's Group Manager Community Connections, on 8366 4143 or email [ftaylor@burnside.sa.gov.au](mailto:ftaylor@burnside.sa.gov.au)



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