Moreland Avenue Carpark

Community feedback report

March 2024

Executive summary

- Consultation with the local community on the concept plan was undertaken between Friday 16 February and Friday 8 March 2024.

- 20 responses were received on the Making Marion Platform

- 85% (17 respondents) supported the proposed design, and 15% (3 respondents) did not support the proposed design.

- Key themes raised in relation to not supporting the proposal include:

    - Questioning the requirement to upgrade the carpark at all
    - Avoiding the use of more bitumen, opportunity to create a more natural facility
    - Utilise sustainable landscaping – native verge plants and ground covers and retain the current almond trees

- Respondents who were supportive of the proposed design also provided comments on how they thought it could be improved (details pg. 8)

- Overall, respondents' comments can be categorised into the following overarching themes:

    - Sustainable landscaping and tree planting
    - Traffic management and parking issues
    - Social and environmental concerns

Engagement Snapshot

Purpose of engagement

To seek the views and input from the community on the proposed design for the Moreland Avenue Carpark upgrade.

Community consultation commenced on **16/02/2024** and closed on **08/03/2024**.

Consultation consisted of:

- Direct mail letter to local residents
- Emails to key stakeholders (club representatives)
- On-site signage within the current carpark
- Signage at Mitchell Park Sports and Community Centre
- Presenting the design at the bi-monthly stakeholder meeting (club representatives)

20

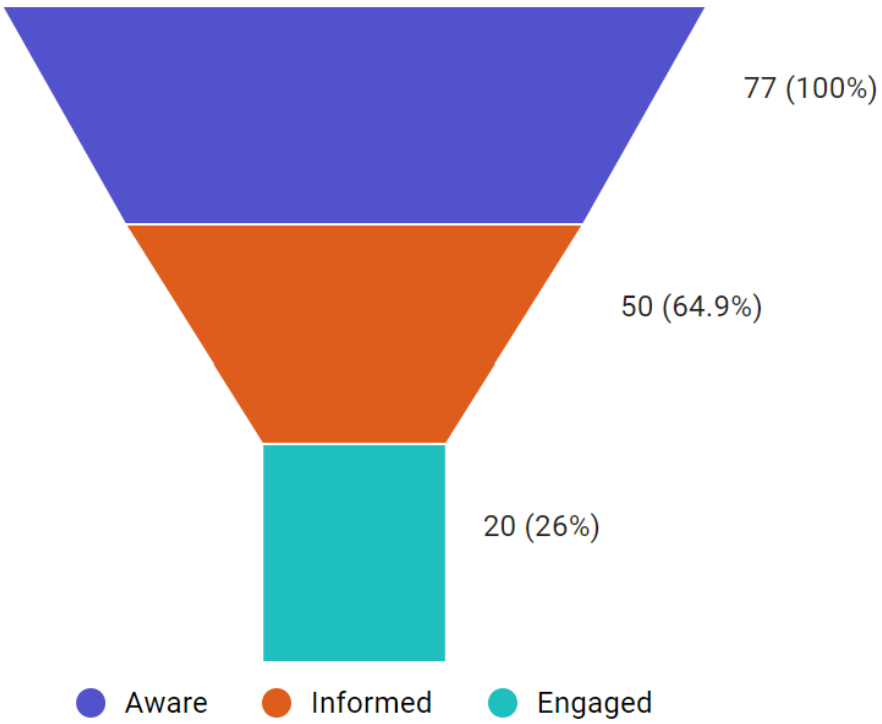
survey responses

received via

Making Marion survey

Engagement Snapshot

Visitor engagement - This is a summary of the number of visits by stakeholders and community members to Making Marion (aware), downloads (informed) of project materials and total surveys completed (engaged).

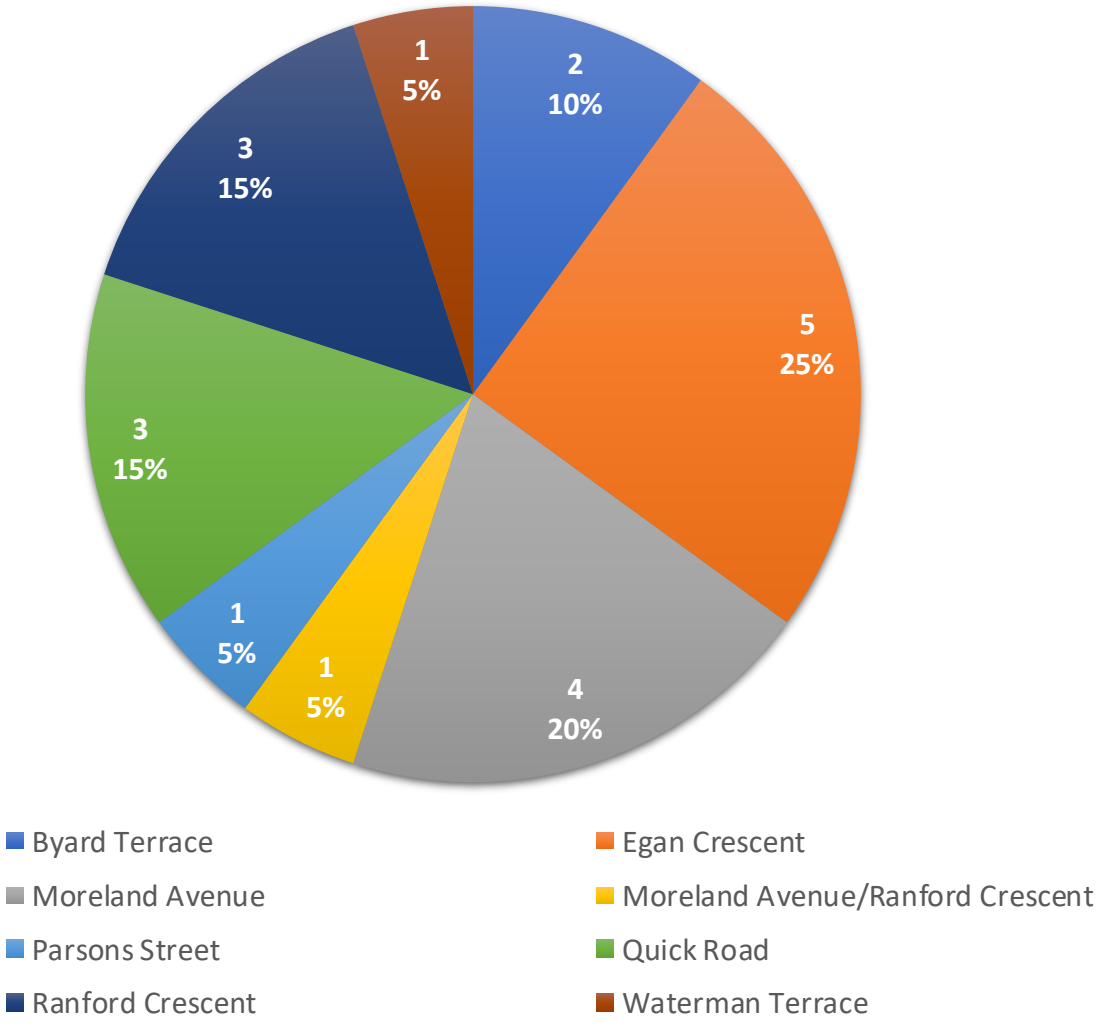


Definitions:

- **Aware** – Community member has made at least one visit to the project page
- **Informed** – Community has accessed some available material on the project
- **Engaged** – Community member has contributed to the project using available tools (i.e., survey)

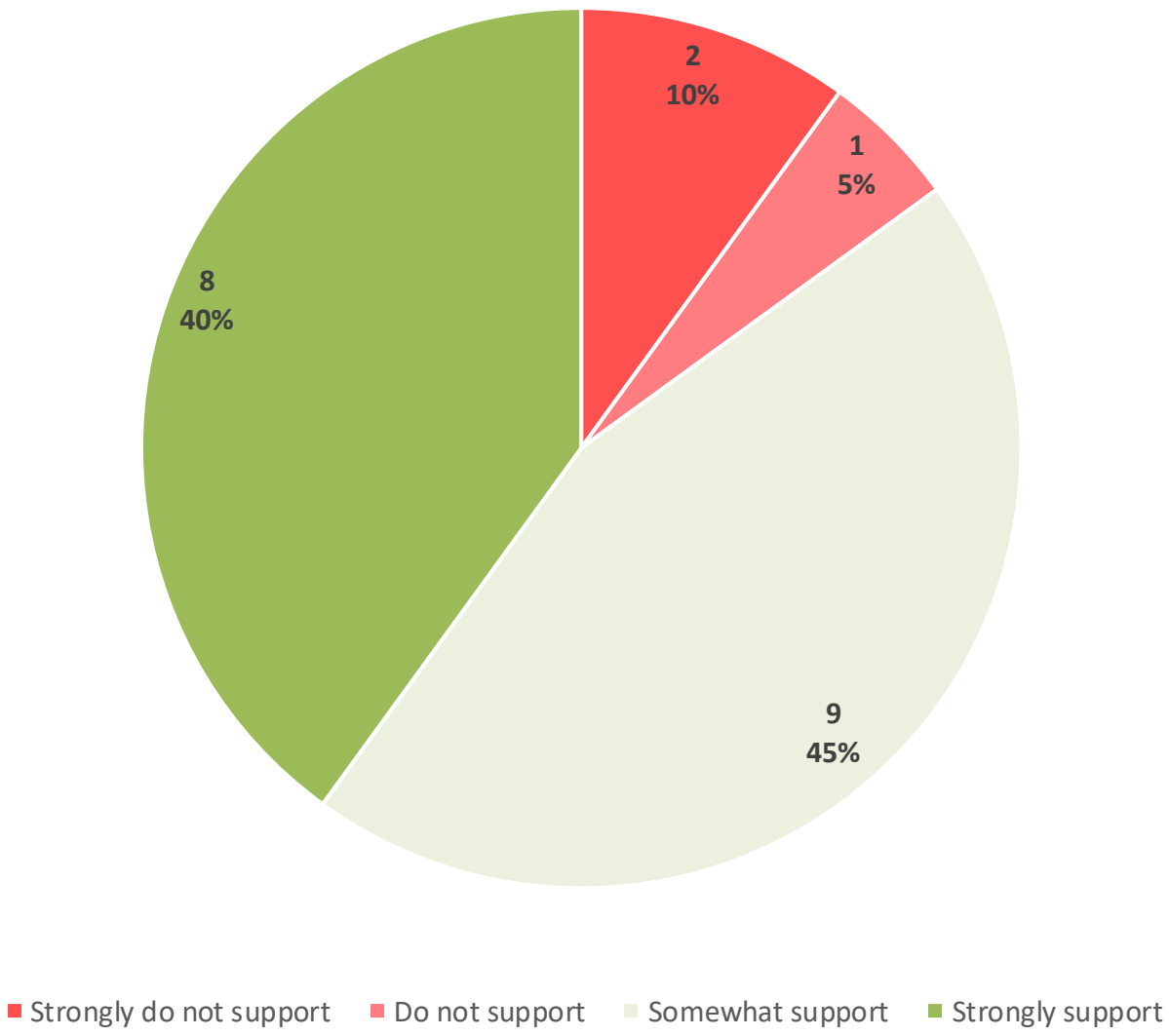
Participant responses

Q1: Street name



Participant responses

Q6: Do you support the proposed design?



Participant responses

Q7: If you don't support the proposal please tell us why?

The 3 respondents who don't support the proposal provided the following feedback.

1	The Mitchell Park Sports and Community Centre boasts abundant dedicated parking on both its east and west sides, extending along all four adjacent streets—Moreland Avenue, Quick Road, and Bradley Grove. Notably, a bus route runs along Bradley Grove, and the Mitchell Park railway station is merely a couple of minutes' walk away. It is imperative to recognize that this proposal starkly contradicts established best practices in urban and city planning. Its implementation would undoubtedly contribute to undermining the prosperity of Marion. It is utterly unacceptable that antiquated and discredited city planning methodologies of yesteryears, that limit greenery in support of asphalt carparks that contribute to urban heating, traffic congestion, and CO2, are being proposed in this modern world.
2	The Mitchell Park Sports and Community Centre offers ample parking around Moreland Avenue, Quick Road, and Bradley Grove. Also, there are bus stops on Bradley Grove, and a railway train station called "Mitchell Park station". This proposal contradicts modern urban planning principles, undermining Marion's prosperity. It's unacceptable to revert to outdated practices that prioritize asphalt over green spaces, exacerbating urban heating, traffic congestion, and carbon dioxide emissions.
3	Would like the 3 almond trees to stay, similar to those on Oliphant Ave, Marion. They look beautiful in winter in full blossom, and could be under planted with native verge plants recommended in one of council's brochures, eg myoporum ground cover, chrysocephalum, tussock grass, lomandra lime tuff. The car park could be left more natural with dolomite and feature rocks, logs, similar to Kenton Ave Reserve. To have a big slab of bitumen car park wouldn't be very attractive, wouldn't improve the amenity and adds to heating the environment. This car park is used irregularly, when there is a large event at the Sports and Community Centre, and is mostly left vacant.

Participant responses

Q7: If you don't support please tell us why? Continued.

8 of the 17 respondents who support the proposal provided comments on the proposed design.

1	Yes I do support it. Thanks for being considerate and letting me know. What I don't support is the fact you didn't inform us that we'd be getting a hideous double story 'Berlin Wall' built on our boundary over looking our garden, losing our morning sun and losing our privacy. Cherry picking rules and regulations to suit your bottom line! So do what you want, you will anyway.
2	I appreciate that something is being done to improve carparking around the MP Sports Centre, however please reconsider the access to the site from/to Moreland Avenue. Currently, when there are events on at the MP Sports Centre, on street parking all the way along Moreland Avenue makes it impossible to utilise a dual carriageway, with cars having to give way to each other to let them pass before driving along. Coupled with Pedestrians (often young kids) attempting to open car doors and run across the road from the area near the proposed carpark, it is only a matter of time before someone is run over. The intersection of Moreland Avenue and Quick road is currently dangerous - with cars parking on street outside of the townhouses at 43, 43A, 43B and 45 Quick Road, doesn't allow room for a car to safely turn right into Moreland Avenue without moving to the RH side of the road - and if there's a car heading south on Moreland Ave, wanting to turn left or right out onto Quick Road, then it is pure chaos! Has there been a Traffic Impact Assessment undertaken as part of the concept plans for this redevelopment?
3	1. Why not use permeable paving over whole site? Bitumen is horrid for environment and very hot in summer. 2. Why remove the 3 almond trees which have to be 60 years old and part of Marion Council heritage? You have a painted stobie pole on Marion Rd commemorating the almond blossom! Leave them alone! Water them with runoff from the carpark area. Mulch under - a park bench even. Prune them properly. Put a plaque up to explain their importance!! 3. Would prefer native trees or taller shrubs like Bursaria or Prostanthera to the exotics you suggest. 4. Wider range of smaller native plants than just Dianella. Attract native butterflies and birds. 5. Water feature or bird/ insect bath? Bee hotel?
4	Asphalt surface will be very hot - could hard compacted gravel be used? Trees the plan shows won't provide much shade and are not natives- but your description says they will be natives? The big cream fence used to get heaps of graffiti before the prickly bushes were planted. This might be a problem again if the kids can get close enough to the fence now? Will there be a rubbish bin? Because people will just drop it on the ground and not take it away in their cars. Why are you taking it the 3 armond trees which are very old and just need a tidy up and some watering? Will the low plants be the same as over at the new sports centre? Because the yellow and purple colours look great together.
5	Replace almonds trees with car parks, and plant 6 almond trees in Quick Rd Reserve
6	If you are going to remove more trees why not add an extra 5 parking spaces.
7	Car park is desperately needed. The overflow from carpark at Mitchell Park facility is inadequate. We need lighting on the facility and bitumenised marked car parks. There needs to be an assurance patrons can access the car park safely at night so transitioning from the MP facility to this car park need to be made safe with appropriate lighting and CCTV
8	I do support, but would be good to have solar PV to offset local electricity usage.

Updates to the proposed design and responses to community feedback

Responses to key feedback themes and details of how feedback received has influenced some components of the proposed design are tabled below.

Feedback	Update
An asphalt carpark will raise road surface temperature and reduce areas of shade.	Additional trees will be planted during this carpark upgrade, therefore more canopy and shade will be provided for lowering hard-surface temperatures.
Review parking restrictions on Moreland Avenue and Ranford Crescent	Parking restrictions and pavement marking will be reviewed during the detailed design phase.
Retain the three almond trees at the northwestern side of the carpark	Due to the poor health condition of these trees, they will be removed from their current location. 4 almond trees will be planted near the carpark in the reserve area (the exact area to be determined in the detailed design process).
Replacing almond trees with more carparks	The carpark area will be extended to incorporate the area where the current almond trees are.
Proposed concept design doesn't provide adequate number of car parks	Refer to the comment above.
Select different native species instead of the proposed species	The proposed species have a low risk in terms of damaging the surrounding infrastructure and can survive in harsh conditions e.g., immediately adjacent to the pavement.
Providing a permanent rubbish bin for the carpark	Noted. The demand for installing a permanent rubbish bin will be reviewed in the future if littler control becomes an issue with higher usage of this carpark area.
Reconsider the entrance and exit of the carpark	The proposed entrance and exit of the car park improves road safety as more cars are driving and parking on Moreland Avenue and less on Ranford Crescent. Drivers will have better vision coming out of the carpark on Ranford Crescent.
Ensuring that one way traffic within the carpark will be essential for ease of traffic flow	Signs will be provided at the entrance and exit of the carpark separately to emphasise that this is a one way in one way out carpark.
Construct a permeable paved carpark instead of an asphalt carpark	Due to budget constraints, a permeable paved carpark cannot be constructed for this site.

Participant responses

Q8: Any other comments

1	Could you please ensure that additional australian native trees are planted: Car park are not pretty and always need more shade when used. I think the present plan does not include enough trees. Additionaly, asphalt raises the surrounding temperature: Could a compacted ground be considered instead? Also, be aware that the fence parallel to the houses and the future car park was regularly tagged with graffiti prior to planting the present bushes! Finally, a review for yellow line restricting parking on one side of the street/corner of Ranford crescent need consideration with the 3 additional units/dwellings being built on 14 Ranford cres. I really hope these comments will be considered to alleviate traffic congestion and provide a sustainable living environment.
2	You know they all park RAMS here. 2.5m wide isn't going to cut it.
3	The carpark should be removed and converted into a greenspace. Visitors of the centre should be educated, via pamphlets/posters/videos, of the benefits of public transportation, walking, and cycling, and how these have a postive impact on their own health and the well-being of the community.
4	I do support the improvement to the car park, however I believe that this will still not provide an adequate number of car parks to service the very busy community centre. I live opposite the community centre (and next to the Ranford Street car park area) and on weekends particularly, the centre car park, Ranford Street parking area and the surrounding streets are completely full, with cars often blocking our driveway and parking perilously close to the street corners. I suggest that the centre car parking is totally inadequate and the Ranford Street parking area will still not go far in relieving the problem. Since the new centre was completed, the traffic, parking and late night noise in the car parks has made it a very unpleasant place to live.
5	I like that there will be a new entry point on Moreland Ave as I often find the corner of Moreland Ave and Ranford Cres to be quite dangerous as cars are often turning into Ranford Cresenf to access the carpark entry, but due to the narrow road and that cars are able to park on both sides AND next to the corners (there are no parking restrictions, it causes lot of blind spots especially for distracted drivers turning in. As a resident of 5 Ranford Crescent, I often have to turn onto Moreland Ave to go to the shops or other places and this corner gibes me great anxiety (especially due to the straight strip of road enticing some drivers to exceed the 50km residential speed limit). I am hopeful that this new entry point will eradicate this issue , especially if a no parking zone is established on either side of the new entry point on Moreland Ave and the corner of Randford Crescent for clearer and safer intersections. Lastly, I would like to ask if there will be any consideration for a permanent rubbish bin to be installed in the renovated carpark. I often see rubbish and debris being dumped in the carparks due to a lack of rubbish bins and this rubbish often blows across the Quick Road Reserve and onto/near our property which then means the council has to waste their time and resources picking it up while maintaining the lawns. If a permanent bin was installed, I would hope this would mitigate that problem. Lastly, I've noted a lot of illegal dumping of furniture in the carpark. Specifically in the trees towards the back of the car park. There is currently dumped furniture and I've seen young adults and other youth using the tree lines and furniture as a potential hang out spot/hiding place. So I have to say I'm glad to see that these trees will be removed as it's a safety concern. Thanks for including us and taking our feedback into consideration.

Participant responses

Q8: Any other comments

6	Yes - parking adjacent the MP Sports Centre needs to be further reviewed. Turning left from Moreland Avenue into Byard Terrace is a nightmare when practice, games and events are on at the Oval where cars are parking on both sides far too close to the intersection - there is only room for a single car to turn into Byard Terrace, and you are unable to see if there is a car coming out of Byard onto Moreland until you almost hit them. Thank you for the opportunity to comment - I am in support of the development, but would like the parking issues addressed.
7	Please fix car parking on Quick Road right by this carpark. There have been multiple near misses and actual crashed in the T junction between Moreland and Quick road. When there are events on at the community centre, cars will park in the centre of this intersection, creating a massive crash risk. A single yellow line needs to be painted along quick road to prevent this bottleneck at the intersection
8	There was a prior proposal known as the "Quick Road StreetScape Project" that highlighted the need for increased green space and reduced carparking in the vicinity of Ranford Crescent and Moreland Avenue. After careful consideration, it was decided to proceed with this proposal. As a result, the conversion of carparking areas into green space is necessary. Additionally, visitors to the center should be informed about the advantages of utilizing public transportation, walking, and cycling through the distribution of educational materials such as pamphlets, posters, and videos. These alternative modes of transportation not only benefit individual health but also contribute to the well-being of the community.
9	I really liked the new rain gardens along Quick Rd but they have not been maintained... sadly! Do some remedial work there and add to it with this carpark. It could all be a fantastic focal point to enhance the new garden areas at the sports complex. Not just a boring stock standard carpark! The chance to do something lovely and enhance the area for both people and wildlife.
10	We are concerned that it may attract anti-social behaviour, noise and after hours loitering in addition to what is already occurring. We would appreciate signage to discourage this and council surveillance through cameras. We are also concerned about light pollution which has become a factor to our building since the completion of the new Mitchell Park sports and community centre. Also, these types of spaces draw smokers who can create passive smoking issues in adjacent residential buildings. Signage should both loitering and smoking. concerns.
11	A rubbish bin would be welcome, the amount of litter and broken beer bottles is an ongoing problem around this area. I appreciate the opportunity to provide feedback, regards [redacted]
12	I like the one way in -- one way out system. That will help with traffic. But could the IN and OUT be swapped? So IN is on Egan and OUT straight onto Moreland? They have multiple options to depart then. And it will stop cars driving fast down Egan Crescent and Ranford Cres to get home. Please. We have many small children living in these streets. And cars go too fast when they leave the sports centre, its scary.
13	Ensuring that one way traffic within the car park will be essential for ease of traffic flow. This may be an obvious statement but the narrow site lends itself to this management practice to avoid confusion and vehicle/pedestrian accidents.
14	The parking problem is bad on some days with cars half way down Byard Terrace on both sides The construction of the smaller blocks which I agree with means most of these places have one or two cars parked out the front both sides again as everyone uses the allocated garage for storage leaving only one park in the driveway and at least one or more 4 in the case opposite our house so sending more to park in the side streets will make it pretty congested but even so the car park will be a good idea
15	would favour native shrubs more than selected exotic trees
16	If you are going to remove more trees why not add an extra 5 parking spaces
17	I note the almond trees are scheduled for removal this area should be used to provide additional car parking
18	Great idea, especially asphalt, landscaping
19	The old community centre had an outdoor basketball area, which has not been included with the updated facility. If possible, could a small area be allocated for basketball in this car park area?