

wadmore house, meningie

Wadmore House, Meningie Community Engagement Findings Report

September 2021

Acknowledgement of Country

We acknowledge and pay respect to the Traditional Custodians of the land and waters, the Ngarrindjeri & Ngarkat People whose ancestral lands are on which we meet.

We acknowledge the deep feelings of attachment and relationship of Aboriginal people to country and pay our respects to Elders past and present. We also extend that respect to all First Nation People.

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Contact Details

The Wadmore House, Meningie – Community Engagement Findings report is available on Council's website and printed copies are available at all Council offices:

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(PO Box 399, Tailem Bend SA 5260)

Meningie Information Hub

49 Princes Highway, Meningie SA 5264

Tintinara Customer Service Centre

37 Becker Terrace, Tintinara SA 5266

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Email: council@coorong.sa.gov.au

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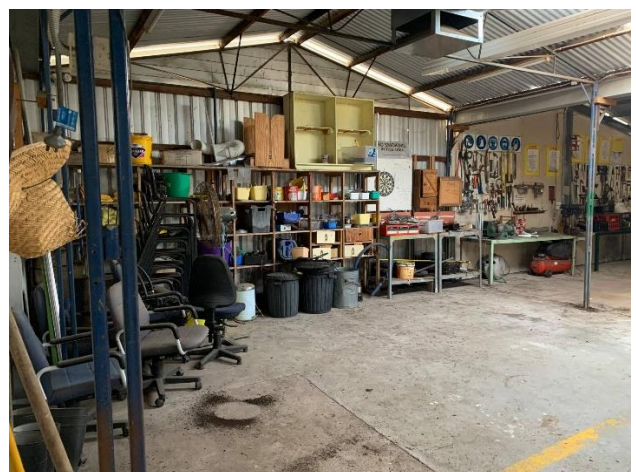
Background

In early 2019, the property known as Wadmore House located at 78A Princes Highway, Meningie, became vacant and Council is now seeking input, ideas, and the community's aspirations for its future.

Owned by Council, Wadmore House and the adjacent land sits on 3 property titles. The first title contains the main building referred to as Wadmore house and it's various outbuildings, sheds and structures. The second and third titles referred to as the adjacent land, are vacant allotments consisting of a combined 6,863 square metres.

Built in 1866, and being the oldest existing building in Meningie, Wadmore House has served many purposes and is regarded as a historically significant building in the district.

Following community engagement undertaken for Council's 2021-2024 Community Vision Plan, it was identified that a specific community engagement program was required for Wadmore House to capture the aspirations of the community.



A snapshot of the region

The Local Government Area

The region that makes up the Coorong District Council area is one of the most diverse in South Australia.

Spread over 8,832 square kilometres, it comprises three distinctively different zones: the tourism and grain gateway of Taillem Bend, wetlands and waterways of the Murray and Coorong and the food-bowl of the Upper South East. Each is connected to the other but is unique in its character, and together they combine to present opportunity for current and future generations.

This community spans a diverse age range, with approximately 25% aged 19 years or younger, a similar percentage above 65 and a median age of 46 years. A third of households have young children, and 28% are sole occupants across a 50:50 split of male and female. This balance is better than the Australian average.

Our region's environment highlights world-class diversity, covering 883,500 hectares of land and 46,800 hectares of lakes. The district is home to a number of significant areas including:

- Murray River, Lakes and Coorong – Australia's greatest waterway linked by a mixture of wide-open spaces
- Coorong and Lower Lakes Ramsar sites – both considered nationally and internationally significant

The region displays economic diversity across 720 businesses covering tourism, service, motorsports and agriculture contributing to over 2,400 jobs and a gross regional product of \$326 million. Agriculture, Forestry and Fishing employs 39% of the 5,429 residents and generates \$220 million for the region.

Demographic Profile

Meningie, Narrung Peninsula & Salt Creek South Australia

- Population 1,403
 - 48% Males
 - 52% females
 - 28% of the population are aged 65 plus
 - 21% of the population are aged 19 years and under
 - 16% of the population identify as Aboriginal and Torres Strait Islander
- Median age of residents = 47.5
- 30% of the Meningie population volunteer
- Family households 350
 - 23% of families have children
 - 66% are without children
 - 11% are single parent families
- Private dwellings 739
- Median weekly household income = \$1,075.00

Source: https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC40851



Community Engagement

In accordance with Council's Community Engagement Policy, initial engagement for Wadmore House, was undertaken over a six (6) week period. During this time community members were invited to participate and provide feedback on the future direction of the property, through either completing a submission form, providing feedback direct via email, phone and face to face or attending a community open day.

The submission form was developed around the themes of Infrastructure, Environment, Economy, Community and Leadership. The submission form also sought and encouraged additional feedback.

An initial open day was held onsite with approximately 63 community members visiting and providing valuable input and putting forward their thoughts and ideas for Wadmore House, two (2) subsequent days were held where an additional 10 community members viewed the property

Council developed two (2) versions of the submission form which included an online version and a printed version. Printed versions were mailed to 762 ratepayers living in and around Meningie, along with Narrung Peninsula and Salt Creek. Access to these forms was also made available via Council's website, links via electronic and social media distribution, as well as printed copies located at all Council offices.

The findings and feedback obtained from 137 participating community members and stakeholders has been used to guide and assist in formulating the future direction for Wadmore House.

Community participation

Over 137 people contributed to the community engagement period:

- 73 people participated by attending the open days
- 32 people completed the online submission form
- 31 people completed a printed copy of the submission form
- 2 people made written submissions

Community engagement and participation was received from 9% of the Meningie, Narrung Peninsula and Coorong / Salt Creek communities

Communications

Council commenced an extensive campaign to encourage participation and this was carried out via various methods including:

- Media release distributed to over 37 regional media outlets
- Online digital submission form developed and distributed
- Direct mail campaign to 762 ratepayers
- Media release and submission form promoted via the July In Touch with the Community e-newsletter (distributed to over 1,300 subscribers and further shared to over 6,500 Facebook followers)
- One separate e-newsletter distributed to over 1,300 subscribers and further shared to over 6,500 Facebook followers
- Facebook posts scheduled:
 - 19 July 2021 – reached 3,245 people
 - 19 July 2021 – reached 819 people
 - 9 August 2021 – reached 1,147 people
 - 16 August 2021 – reached 620 people
 - 18 August 2021 – reached 1,639 people
 - 23 August 2021 – reached 2,434 people
- Facebook event for the Open Days created and shared
- Presentation to the Meningie Progress Association Wednesday 18th August approximately 30 members in attendance
- A3 Posters created and displayed at high traffic points
- Three (3) Community open days held:
 - Wednesday 18th August – 63 attended
 - Monday 23rd August - 8 attended
 - Tuesday 24th August -2 attended

Findings from the community engagement process will be used to guide the next steps in the process of determining and understanding the community's aspirations for Wadmore House.

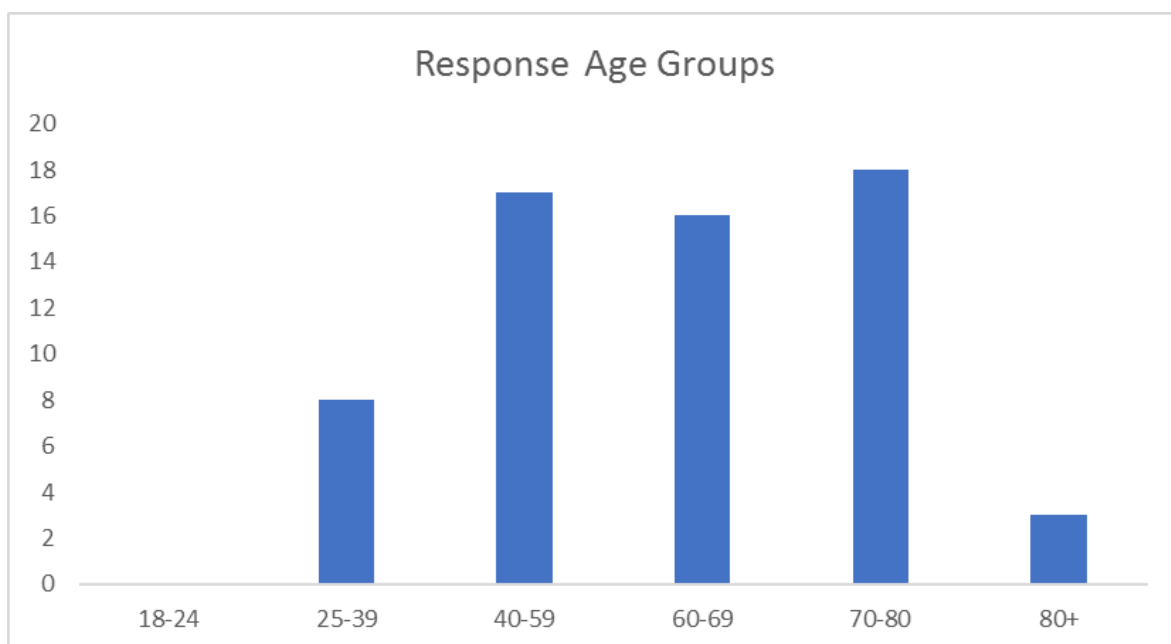
Summary

Community engagement participants provided feedback and input into four (4) key questions including thoughts and ideas, program and activities, and sale of adjacent land.

Within the responses emerged a range of themes and these themes will help to drive the strategies and actions required for the future planning of Wadmore House

Engagement results

- An estimated 9% of the Meningie, Narrung Peninsula, Coorong & Salt Creek) ratepayers contributed to providing feedback
- 53% of participants attended an open day
- 45% of participants completed a submission form
 - 50% were completed online
 - 50% were completed as hardcopies
- Of those that completed a submission form:
 - Over 60% total respondents were aged 60+
- Community participation was at its highest with 77% of feedback received from Meningie ratepayers
 - 24% of feedback came from ratepayers residing in neighbouring areas



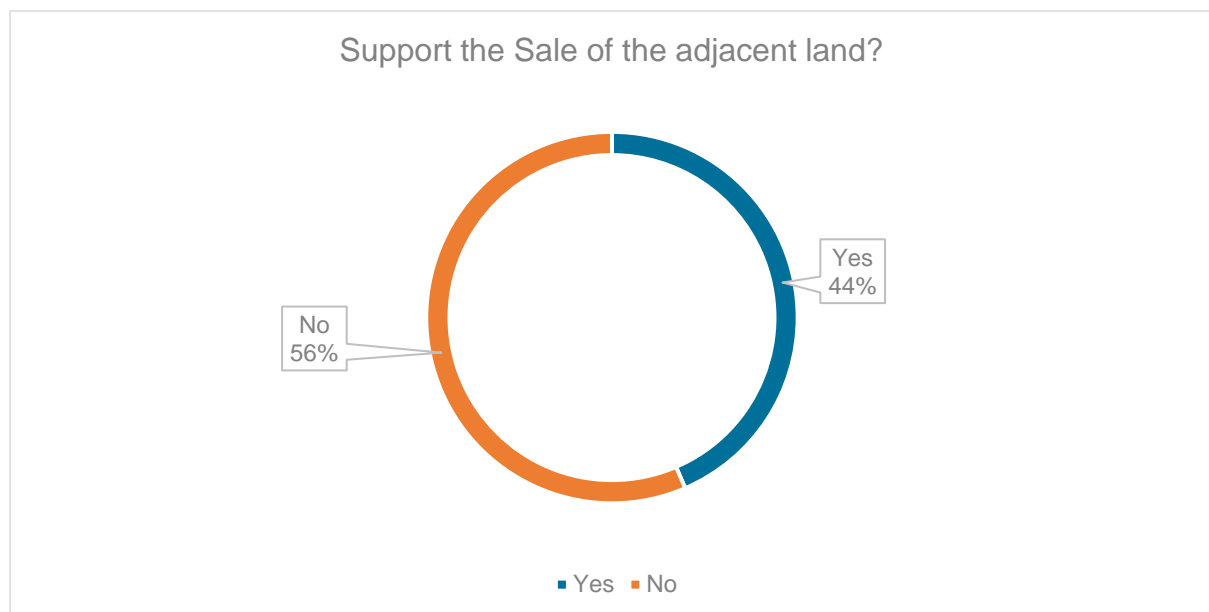
Engagement feedback

The community was asked to provide feedback on the following:

- Opinions, aspirations, and ideas on the future of Wadmore House and the adjacent land.
- Programs or activities operating from the property
- The sale of the adjacent land
- Additional thoughts, ideas, or feedback

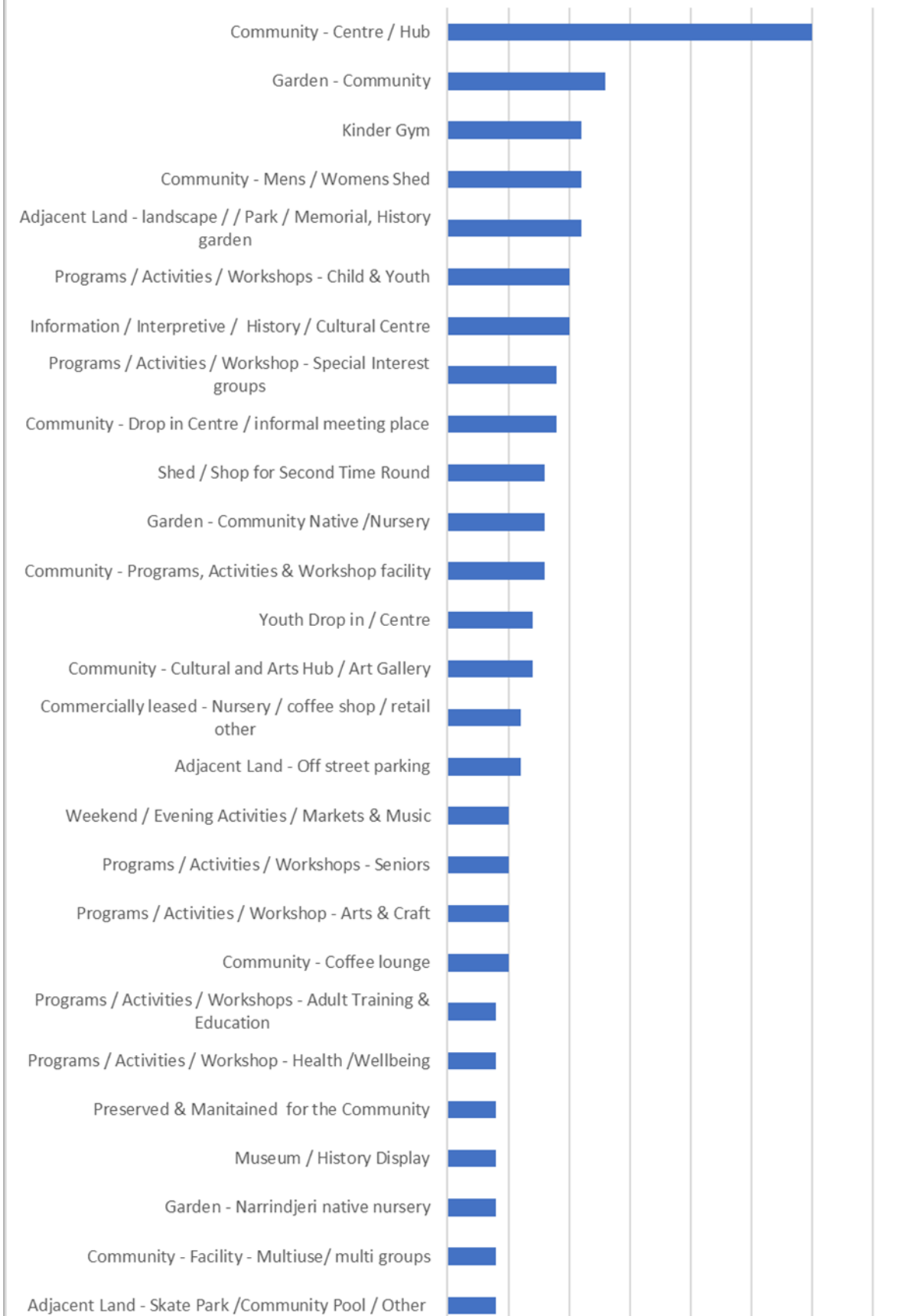
The following topics and information is a synthesis of feedback captured during the workshops, conversations and via submission forms.

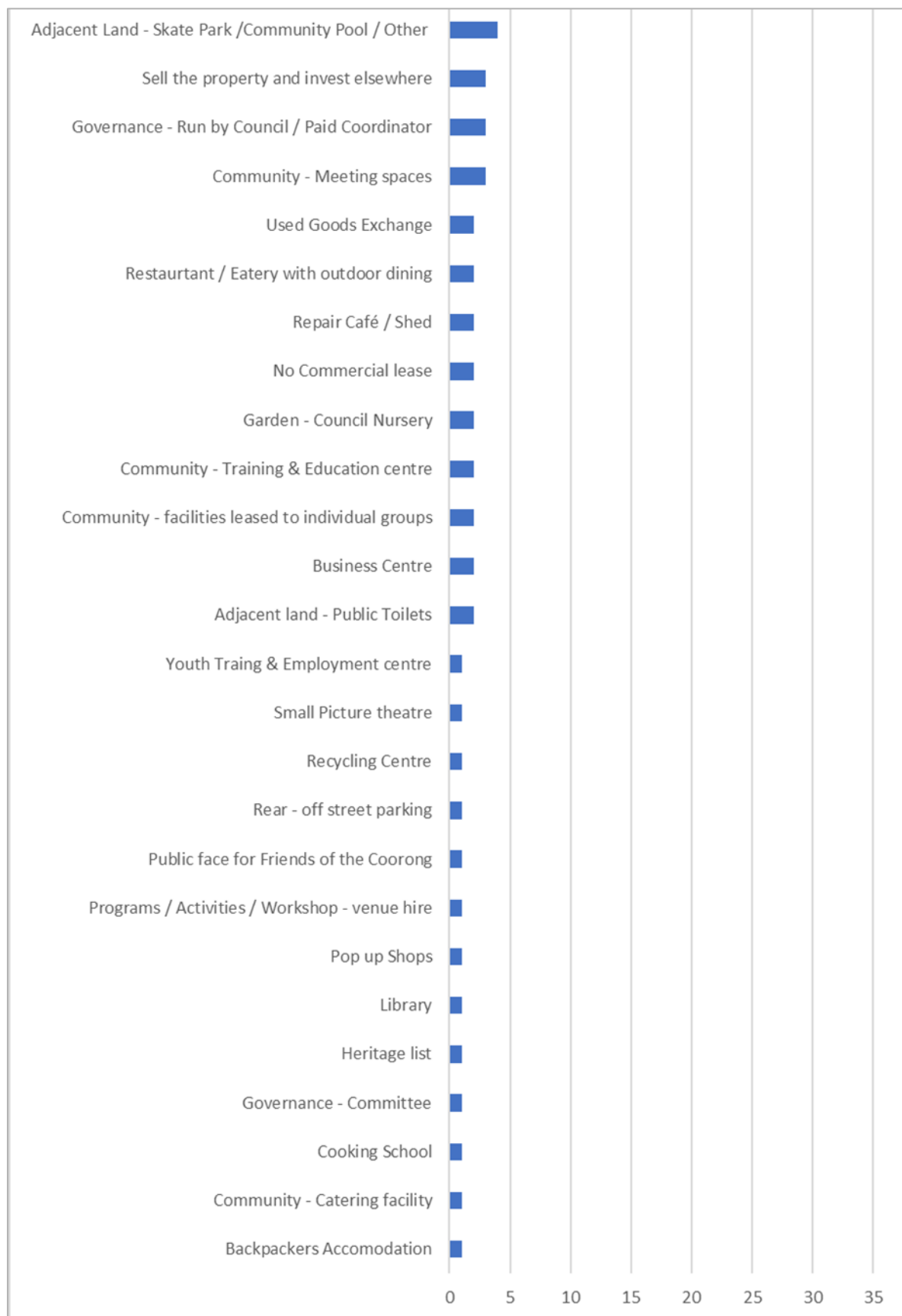
Do you support the sale of the adjacent land?



- 44% of feedback received via the submission forms supported the sale of the adjacent land
- 56% were opposed to the sale of the land

Wadmore House Aspirations, thoughts and ideas





Please Share your opinions, aspirations, and ideas on the future of Wadmore House and the adjacent land.

The following comments appear verbatim* as submitted on feedback forms:

- A community centre would be amazing use of the area. Different interests in different areas for all ages and abilities. A place where programs can be run or just somewhere to meet up. It would be a wonderful addition to the town.
- As a new person to the area, a community centre would be a wonderful addition to the town. Somewhere I could meet people and try new things would be great. It would also be great if there was somewhere my kids could meet other people other than school would be great too.
- A community centre offering life-long learning and activities that reduce social isolation extending to all age groups, affordable and accessible services encouraging social interaction. Programs for parents/kids, teenagers, and older people. Community Garden encouraging community to grow, gather & share food together inspiring people to eat healthily. Workshops to learn about gardening and cooking. Cafe; fruit and veg markets on adjacent block. Workshops to learn such things as bee-keeping, straw bale building, composting, making preserves, repairing & maintaining tools etc.
- I was unable to visit on Open Day so unsure of full layout of the property. However, I have spoken to Kellie and believe the property should become a cultural museum of local indigenous culture and history as well as history of settlement. It could also become a community centre for all sorts of reconciliation activities, community activities and celebrations. also educational activity.
- "Perhaps move the information hub to there. Bulldoze existing one, move bowling green to Narrung road sports area and turn that land into more 'Lions' park.
- Sell off the land or also turn it into a park/botanic gardens, if no buyers. "
- "Council to ensure that Wadmore House is kept & Maintained for community use. Also Should be heritage listed.
- Large shed & Lunch room ideal for a Men's shed that is not for mechanical work (have museum for that)
- Plant nursery would be ideal - already set up for that, very little cost involved
- Rooms & Other buildings could be leased to different groups at a nominal cost. "
- Ideal for somebody who wants heritage house
- "Large shed - used goods exchange
- Large office opposite toilet block - 2nd time around
- Front house - art & artifacts studio"

* some minor editing has occurred to remove names and inappropriate comments

- "House would be ideal for 'second time around'
- Workshops could be held either in one of the rooms of Wadmore House but ideally in the set alone building that used to be an office
- Community groups could utilise the sheds, gardening facilities etc."
- "Wadmore House should be preserved and used by the people of Meningie.
- I am not sure how this would be the most beneficial. "
- "This would have to be a multi-grouped place, with a committee formed to represent all groups.
- One body to handle complaints, payments for rental, power, water, rates etc."
- Native produce garden, community workshops, school groups focusing on art, gardening and social activities
- "Do not sell off. Whatever the outcome. Meningie Lions would like to see the development of the small park area into a history/memorial park with park?? Seats. (Lions may assist in maintaining area as a club project).
- Nice to incorporate park with possible off-street parking and possible toilet area."
- The fact the building fronts the main road lends itself for multiple groups to share the use of the building, not commercial, as there are empty buildings in town. (Community Use)
- Sell house & land to BP Fuel company to build + All night roadhouse. Think about all persons from Salt Creek, Coonalpyn & outlying farms who have to travel to Tintinara or Tailem Bend.
- I would like to see the building maintained for posterity but for it to also be a site of use. There is a gymnasium and various sport sites so perhaps the fitness is covered. Adult education classes, art & craft classes etc. would be useful. We do not have a community centre and perhaps Wadmore House can go some way toward being a substitute.
- "Meningie is a small town with many groups and limited volunteers. Some of the activities, in fact, probably most provide funds for their group.
- Perhaps in Wadmore House the museum could set it up as a history display. The offices could be used for workshops, adult education & children's education - tutoring.
- The shed out the back could be a Megan / women's shed. not sales?? of goods as CCI already provides that outlet."
- Monthly car boot sales
- musical weekends, local artists
- a clean toilet block, baby change rooms, disability toilet will need to be built"
- "Personally, I would prefer to see Wadmore House & Adjacent lands to be developed as a ""Centre of Excellence"", where businesses can be established and promoted to develop light manufacturing involved in 21st century technology, e.g. renewables, aquaculture, protein food studies, etc.

- As many country towns see manufacturing disappear, jobs disappear, and population decline, we need to create jobs for our town!"
- Community cultural & artistic hub, that caters to the whole community, consisting of community garden, community centre catering to all community's cultural and artistic needs with an area for Kindergym, adult fitness e.g. yoga - tie chi etc.
- "Sell vacant land between Wadmore House and building on the corner (ex all land and livestock) but retain land on east side of the building for future enterprises.
- do not sell Wadmore house - it is a community asset"
- This building and adjacent land should be a community centre for everyone to use. Run by the council with a paid person to coordinate the centre either funded by council and grants.
- "Maintain the house for community, use as cost/maintenance recovery!
- Land could be sold for what purpose, not sure, but should not detract/interfere with house purpose!"
- "To be reserved for community use as a service/community centre
- to provide opportunities for social connection, activities and engagement"
- From the Eastern side of the galvanised sheds to be fenced off. - Off street car/van parking with the southern side of the area, be a park with benches/seats.
- "The main building would be ideal for a community centre.
- The garden could be a community garden with a cafe.
- The small buildings could host a men shed.
- The reserve between the Wadmore House and 80 Princes Highway should definitely be kept up. It is a lovely place. Maybe a couple of park benches could be installed."
- "Learning Hub - craft, art, computing, etc
- Coffee club - women's and men's groups
- Youth drop in centre
- Sport and fitness "
- "Council to ensure this building is kept and maintained for community use, as it is an integral part of history of Meningie.
- Its already set up for a garden or nursery, so can be used for plant propagation or a community garden for those people who love to garden but dont have the space, or just want company.
- the big shed with lunch room, could become a "" mens shed"" for activities that are NOT mechanical.
- Rooms of the house, or other buildings could be leased/rented to different groups of the town eg: Craft, garden, art?"
- "Option 1 Sell the entire asset and use money raised to repurpose the community land of the Chambers and SES grounds to include a Community centre within the already established complex. This could include

- Option 2; Relocate Meningie Hub to Wadmore House; sell southern block and back block. Retain the Native garden to encourage community engagement.. Coorong Cottage Industries are offered the current Meningie Hub building to allow the community to regain the Town Hall. This may provide a more secure venue for CCI members rather than being isolated at the far end of town, particularly on weekends. "
- "Retain all of the land at this stage, do not sell. this survey may not give the council all of the answers it seeks, but it is early days yet for the changes that are now taking place.
- Wadmore House is of historical significance to Meningie and that needs to be respected
- The community of Meningie is again going through a major change, having lost many working age residents through the drought it is now becoming more attractive to retirees. New houses currently under construction demonstrate this. These new people will be seeking different activities.
- Off street parking particularly for cars with caravans, trailers, boats is very much in demand, and can be expected to become even more so. it is likely that the desire to 'holiday at home' i.e. in Australia will grow for some time yet, meaning more pressure on towns within 150kms of Adelaide particularly those with a water view."
- Community center, Conversations matter, Men and women's shed, A centre to be able to help the community with information and training
- Community space to call in and have a coffee and a chat, Kindy gym and store their equipment, Shop and storage for local Hospital Second Time Round Shop, Children and Youth activities
- Public face of the Friends of the Coorong, Ranger talks to the community about the Coorong NP, Environmental talks and demonstrations by Rangers, Events organised by the Friend of the Coorong
- Tourist Information Centre
- Youth centre
- Youth employment opportunity
- multi use building for community
- Community garden
- Kinder gym
- Aged gym"
- "Kinder gym
- Youth use
- Aged use
- Community use/garden
- Kindergym 0-5 years
- Intergenerational/young kindergym
- Community garden
- Youth space

- Youth Centre
- Community garden
- Possibly a bigger store for Second Time Round?"
- "community centre multiple use from infants to seniors
- men's shed style
- hire for classes
- retail space ability to generate income for centre"
- "It should be retained as an historic relic
- It could be made into a museum
- Combine a museum with information centre or similar
- Just look after it until something suitable comes up"
- "Community hub for all ages
- A place for children and the elderly to do activities together
- Purpose built shed for Coorong active kids, for kindergym and other activities for kids of all ages
- Land to be used for a lovely park/ garden and community fruit trees and vegetable garden"
- "Wadmore House should undergo restoration, Promoted & turned into a Museum for tourists, attracting people to the area.
- The interior should be fitted out with artifacts of the period. Students in the area could then learn & share in the history surrounding the district.
- Community involved events such as wool spinning or butter churning, Wine tastings, honey or cheese demonstrations can take place. These are dying arts that our younger generation will probably never see in the not too distant future."
- "Community Centre. Meningie currently lacks a building that can be utilised for community purposes. Eg craft classes, meeting room etc
- Nursery section needs to be leased out to operate once again as a nursery. Became very rundown as a commercial enterprise under the last occupants"
- "Well-being for young people
- Activities for elderly people
- Hub
- Activities for young people "
- "Something for the little kids of our area (kindergym)
- Mens/womens shed
- Nursery"
- "Library
- Museum - focussing on something unique to Meningie (ie. Medical history)
- Preferably not a commercial enterprise"
- "Wellbeing hub, information, connection opportunities and specific programs
- Intergenerational gym/kindergym
- Parent and child connection opportunities through movement and professionally led groups

- A place for children to come together for programs"
- "Interpretation centre with coffee lounge
- Nursery-Garden
- Second hand shop
- Mums & Bubs meeting place W coffee lounge"
- "Youth centre
- Ngarrindjeri nursery
- Business centre for services to come
- Training for people to get qualified, computers "
- Community centre
- "Community Centre
- Mens and Women's sheds
- Community Nursery
- Art Gallery and coffee shop"
- "Some form of Community Centre
- Drop in centre with tea/coffee facilities
- Activity are a for workshops/craft/ or other lesson type activity
- Area for youth/ child activities "
- "Community meeting place
- Commercial lease (coffee shop etc)
- Interpretive tour/info centre"
- "A business with income
- An upper class restaurant
- An eatery of some sort
- Which has outdoor eating area, spare land to be sold "
- Rent it out as office space/ business
- Meningie & District needs a place to meet, integrate as a community & learn.
This is a new opportunity that many in the community have never had.
Supported by CDC in first instance with an overarching committee overseeing the whole complex.
- Community garden, education centre, youth centre, mens shed. Also need
vege garden to bring community together

The following comments were expressed at the three (3) open days:

- Back Area: recycling centre / repairs (bikes, household items. AGD)
- Front section: repair café, bike sales / gifting. AGD
- Community Garden
- Art Studio for those wishing to try painting
- Garden club
- Computer training
- Community Garden
- Night activities, music, market
- Community centre for all generations
- School group workshops
- A place to hold meetings
- Historical records library
- Catering facility
- Native food nursery
- Community Centre
- Native produce garden
- CDC plant nursery
- Local art gallery
- Structures for garden related activities
- Multi groups
- Shed for 2nd time around
- Art Workshop spaces
- Garden club
- Community centre meeting place for local clubs
- Coffee room
- Mens Shed
- Native garden & Tours
- Cooking school - cordon bleu. Magnet course
- Park ok side be redeveloped for off street park
- Back yard to shed open space for off street car/van parking
- Indigenous craft centre, books, souvenirs
- Memorial Garden
- Meeting space - IT / Chairs / Screen
- Coffee shop
- Community centre. Multi purpose workshops for community
- A community centre. Coordinator managed.
- Back packers [accommodation]
- Sell as a home. Re-invest to other projects
- Gardening workshops. What weed is that?
- Pop-up shops i.e. clothes, food

- Craft hub
- Community Garden
- Place for kindergym
- Second time around
- Kindy Gym
- Community coffee morning get together
- Small picture theatre
- Youth & Children activities
- Art w/shop spaces
- Used good exchange
- Workshop creative writing
- Adult education
- "Workshop:
 - ancestry
 - family tree"
- Native gardening
- Workshop: silver smithing, jewellery
- Second time round
- "Workshops:
 - Art
 - Mosaics
 - potter
 - cooking
 - quitting"
- Workshop for kids bike maintenance

Please provide any additional thoughts, ideas, or feedback

- Could be used as a great park and open up that end of town.
- Tidying up the area and making it useful and accessible to all would be great.
- Community gardens have many benefits for the community - improve mental health, encourage intergenerational interaction; access to fresh fruit & veg - improves dietary habits, promotes relaxation as well as physical activity, learn self-sufficiency, sustainability
- #5 answer is conditional - any proposal for use or sale of adjacent land should be put to the community as a separate survey.
- The front room is ideal for a PROFESSIONAL art space, however, it is unlikely to produce much income and would need to be manned by a shrinking number of volunteers OR the artist. Perhaps professional artists could be offered the space for no CHARGE (Boosting the tourist profile)
- With a tidy up, a maintained the pretty area of parkland next to Wadmore House to be kept as a parkland, with seats & tables for picnic area. Toilets could be built near that area too, only needs to be a couple of unisex cubicles. Land along Bonney St to be made into caravan/semi/trailer parking to get them off the main street to allow more cars to park in the main street.
- There is a need for second household goods (shed space) Hosp. Aux. raised \$34,000 from (Ellbourns shed) 2013-2021. The shed at the rear would be ideal perhaps XXX by council for funds to the community e.g. skate park. Only has to be open 2-3 afternoons or mornings a week or the old CFS shed.
- One of the large sheds at the back to be used for second time around - shop storage & furniture
- Avoid fixed rentals, council to accept a % of turnover based on honesty and periodic spot audits of cash flow & profits
- a general meeting is needed for all to express their views. The hours of the open days do not allow some workers to attend.
- The Friends of the Coorong support the community use of Wadmore House. We would be interested in using it as a meeting place and could contribute to environmental displays.
- "Whatever you do - don't lose it!"
- I am willing to help with running around doing things!"
- Back open area (gravel) through to Mason Street be off street car/van park with access through small park via foot path areas for rest, and possible toilets (simple block) be installed.
- Selling the land reduces future use. There are empty buildings in town, so no need for another development in town.
- Please think about all personnel from farms & outlying dairy farmers, including townsfolk
- Thank you for recognising the significance of this building

- Just remember that drop in centres etc. need to be manned
- An amazing space for a country show e.g. morning tea with scones and an assortment of jams, different breeds of poultry etc.
- Keeping Wadmore House & Land for the benefit of the community by way of a "Centre of excellence". Perhaps even a scholarship for graduating year 12 students to pursue studies into 21st century technology.
- This should be community driven and the other land should be where the skate park goes. It should be all in one precinct.
- the adjacent land - wouldn't it be loveley to have a community swimming or therapy pool.
- Since Dec 2020, nearly all (90%) of the properties sold by Coorong Realty in Meningie have been sold to interstate, early retirees. Buyers have come from VIC, QLD, NT, SA Metro because of the relative affordability of Meningie (comparative to their original postcode). Demand for social activities will increase in the 60+ age group. The vast majority of buyers are healthy, active, early retirees who will be looking to engage with the community.

In addition, feedback was sought on the types of programs and activities that could operate from the property

