

Kadaltilla

Adelaide Park Lands Authority

City Dirt Concept Options

The purpose of this Workshop is to present Concept Options for discussion and feedback.

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Key Messages

Workshop Purpose

- The purpose of this Workshop is to present Concept Options relating to City Dirt within Blue Gum Park / Kurangga (Park 20) for consideration and discussion.
- City Dirt Concept ([Link 1](#))

Workshop Overview

- Key Questions
- Implications
- Kadaltilla Strategic Pillars
- Background
- Journey to Date
- Concept Designs – Summary of Options
- Summary of Costings
- Recommended Approach for City Dirt
- Funding Strategy
- Next Steps



Key Questions

KEY QUESTION 1

What are the Kadaltilla Board Members' views on the recommended option?

KEY QUESTION 2

What are Kadaltilla Board Members' views on the application of the masterplan design principles for the recommended option?

Implications

Implication	Comment
<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Strategy 1.1 Create a network of activity hubs attracting visitors and tourists and supporting the recreational needs of people of all ages, abilities and cultures.</p> <p>Strategy 1.2 Create places and attractions that set the Park Lands apart.</p> <p>Strategy 1.6 Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.</p> <p>Strategy 2.2 Establish shared walking and cycling paths with safe connections and crossing points linking the City and inner suburbs.</p> <p>Strategy 2.5 Install wayfinding signage enhancing the legibility of paths and connections across the Park Lands.</p> <p>Strategy 4.1 Enhance biodiversity in the Park Lands.</p>
<p>2023-2028 Strategic Plan</p>	<p>Strategic Plan Alignment – Environmental Performance</p> <p>Strategic Plan Alignment – Management and Protection</p> <ul style="list-style-type: none"> • Support our communities to thrive by creating a hub for extended lengths of stay. • Create fun, lively and interesting experiences with an upgraded BMX hub. • Celebrate and honour community and cultures by support belonging through an inclusive and welcoming community.

Kadaltilla Strategic Pillars



Cultural Value

- Consideration of Kaurna interpretation in the design treatments and renewal of signage.

Environmental Performance

- Protection and enhancement of the landscape.
- Promote ecologically sustainable initiatives i.e. GAP water, additional vegetation, water management (swales).

Management and Protection

- The Concept has been developed with a holistic design approach in meeting the project objectives whilst maintaining passive recreation opportunities within the Park Lands.

Expert Advice

- Development of a Concept in line with the City Dirt Master Plan which was endorsed by Kadaltilla.

Background

City Dirt (BMX Hub), Blue Gum Park / Kurangga (Park 20), is located in the southern Adelaide Park Lands and is in close proximity to the City centre. The facility is one of many outdoor recreation and adventure opportunities available in Park 20 where the precinct and serves multiples ages groups and varied interests.

Timeline:

- 1982 Council built a BMX track, due to high community demand.
- 2003 Council redeveloped the tracks, creating three new tracks: Beginner, Intermediate and Advanced levels.
- 2009 Existing advanced track was developed further by members of the volunteer group, 'City Dirt Crew', to improve the condition and range of existing facilities and initiate a regular maintenance program.
- 2011 The pump track circuit was built.
- 2017 Significant renewal works.
- 2018 Council raised Motion of Notice requesting that the BMX track be modified to include tracks more appropriate to the skill level of younger riders.
 - A community engagement consultation was undertaken
- 2019 The City Dirt Master Plan was developed by Oxigen.
 - At it's meeting held on 25 July 2019 Adelaide Park Lands Authority (Kadaltilla) carried the City Dirt Master Plan in Blue Gum Park / Kurangga (Park 20)
 - At its meeting held on 20 August 2019 Council approved the City Dirt Master Plan in Blue Gum Park / Kurangga (Park 20).
- 2023 Concept Stage (hold point)

Volunteers:

- Over the past 12-14 years, the City Dirt Crew, an incorporated volunteer organization, has played a crucial role in the construction and maintenance of the BMX facilities, working closely with the City of Adelaide, collaborating on maintenance, resource management, and proposed changes.

Slide 6



Background

Existing Conditions



1 Beginner Track looking south.



3 Area of the proposed path looking south, between Intermediate and Beginner Tracks.



5 Existing irrigated lawn area adjacent Advanced Track looking south-west.



7 Culvert storage under berm with raised viewing platform over.



2 Intermediate Track looking south, showing vantage point area.



4 Lawn area between Pump and Intermediate Tracks, looking north-east.



6 Existing BBQ, picnic tables and bike repair station. Existing public toilet in the background.

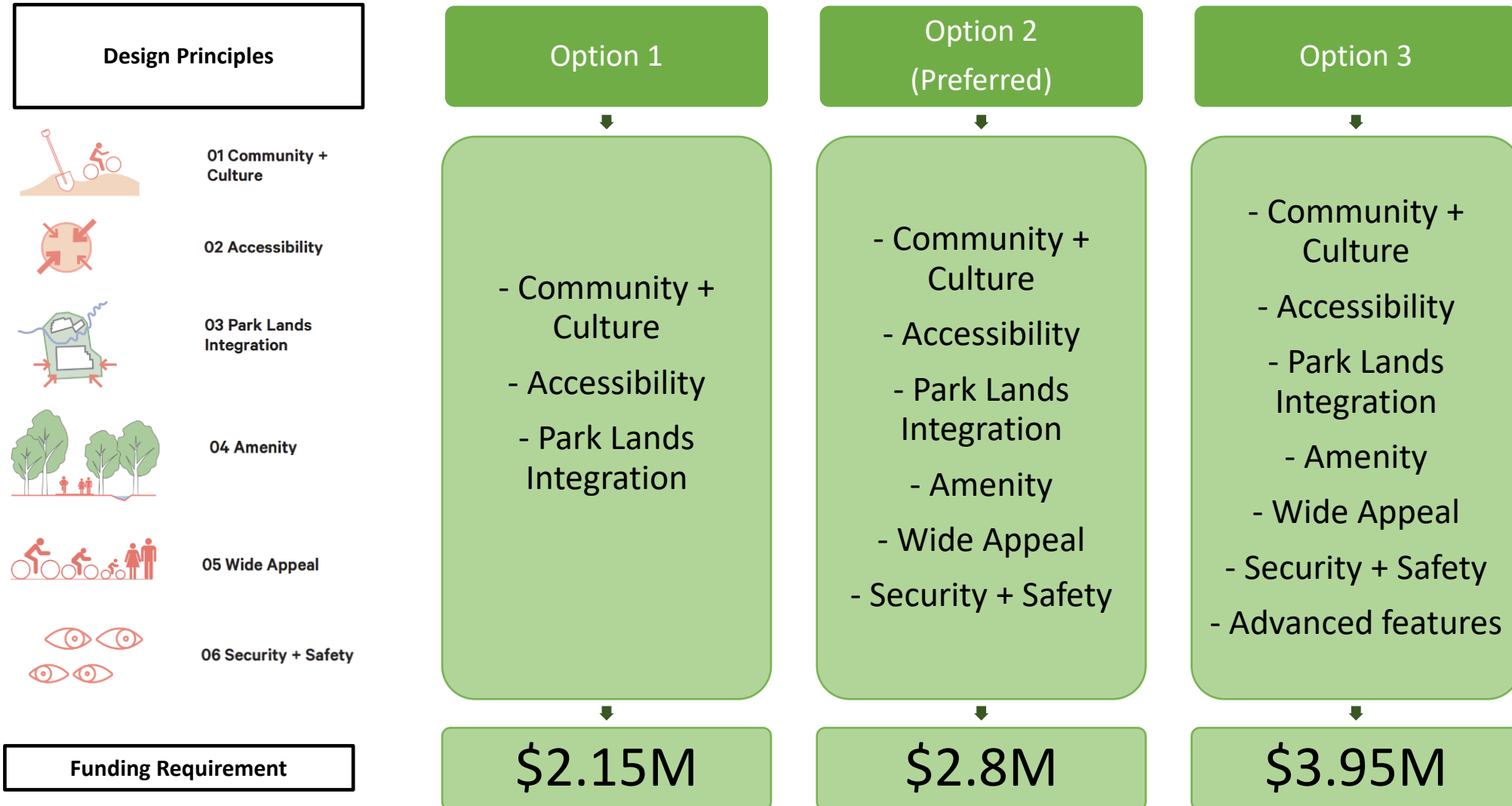


8 Existing entry from Unley Road with adjacent public toilet and wayfinding.

Journey to Date

City Dirt Timeline	1982	2003	2009	2011	2017	2018	2019	2023	2024
Council built a BMX track, due to high community demand.	█								
Council created three new tracks: Beginner, Intermediate and Advanced.		█							
Existing advanced track was developed further by members of the volunteer group, 'City Dirt Crew', to improve the condition and range of existing facilities and initiate a regular maintenance program.			█						
The pump track circuit was built.				█					
Significant renewal works to the BMX tracks.					█				
Council endorsed a range of accessibility improvements.					█				
Council requested that the BMX track be modified to include tracks for younger riders.						█			
A community engagement consultation was undertaken.						█			
The City Dirt Master Plan was developed by Oxigen.							█		
Adelaide Park Lands Authority (Kadaltilla) carried the City Dirt Master Plan on 25 July 2019.							█		
Council approved the City Dirt Master Plan on 20 August 2019.							█		
Delivery of a Concept Plan for the City Dirt precinct for Council and relevant stakeholders.								█	█
Ongoing communication and engagement with Kadaltilla (Adelaide Park Lands Authority).								█	█

Concept Designs – Summary of Options



Concept Designs – Summary of Options

Option 1

Key moves:

Asset Renewals Funding:

- Advanced Track - Light Touch
- Intermediate Track (Jump Zone) - Light Touch
- Beginners Track - Light Touch
- Pump Track - Renewal
- Existing Furniture - Various
- Existing Signage - Various
- Existing Toilet - Renewed Exeloo Unit

New & Upgrade Funding:

- Intermediate Track (Central) - New Tunnel & Start Tabletop over
- Intermediate Track (South) - New Step-Up Zone
- Beginners Track - New Skills Zone
- Pump Track - Enlarged, sealed and Re-Orientated
- New Vantage Point
- New concrete pathways
- New asphalt path
- New compacted gravel pathways
- New natural swale landscaping system

Total:

\$ 2,154,907.00

Option 2

Key moves:

Asset Renewals Funding:

- Advanced Track - Light Touch
- Intermediate Track (Jump Zone) - Light Touch
- Beginners Track - Light Touch
- Pump Track - Renewal
- Existing Furniture - Various
- Existing Signage - Various
- Existing Toilet - Renewed Exeloo Unit

New & Upgrade Funding:

- Intermediate Track (Central) - New Tunnel & Start Tabletop over
- Intermediate Track (South) - New Step-Up Zone
- Beginners Track - New Skills Zone
- Pump Track - Enlarged, sealed and Re-Orientated
- New Vantage Point
- New concrete pathways
- New asphalt path
- New compacted gravel pathways
- New natural swale landscaping system

Additions to Option 1:

- + New trackside planting
- + New 1 in 6 turf embankment/viewing area with irrigation & swale
- + New GAP water connection
- + New Amenity planting
- + New mulch to infill existing tree surrounds
- + New native planting edge of path delineation
- + New Signage to compliment renewed
- + New Furniture to compliment renewed
- + Polymer Track Surfacing to beginner and intermediate tracks

Total:

\$ 2,809,814.00

Option 3

Key moves:

Asset Renewals Funding:

- Advanced Track - Light Touch
- Intermediate Track (Jump Zone) - Light Touch
- Beginners Track - Light Touch
- Pump Track - Renewal
- Existing Furniture - Various
- Existing Signage - Various
- Existing Toilet - Renewed Exeloo Unit

New & Upgrade Funding:

- Intermediate Track (Central) - New Tunnel & Start Tabletop over
- Intermediate Track (South) - New Step Up Zone
- Beginners Track - New Skills Zone
- Pump Track - Enlarged, Sealed and Re-Orientated
- New Vantage Point
- New concrete pathways
- New asphalt path
- New compacted gravel pathways
- New natural swale landscaping system
- New trackside planting
- New 1 in 6 turf embankment/viewing area with irrigation & swale
- New GAP water connection
- New Amenity planting
- New mulch to infill existing tree surrounds
- New native planting edge of path delineation
- New Signage to compliment renewed
- New Furniture to compliment renewed
- Polymer Track Surfacing to beginner and intermediate tracks


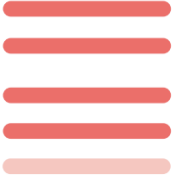
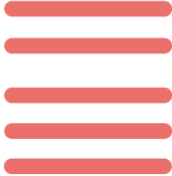










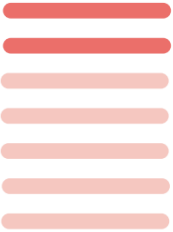
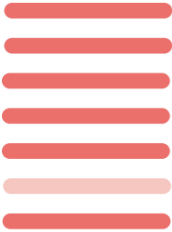
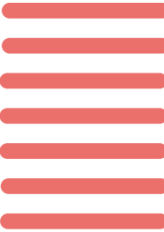








Additions to Options 1 and 2:

- + New Stormwater Buffer Planting
- + New Buffer Edge Planting
- + New electrical 1st-fix installations and Advance track lighting feasibility assessment

Total:

\$ 3,953,838.05

Concept Designs – Summary of Options

Design Principles	Key attributes	Option 1	Option 2	Option 3
 BMX Tracks & Community	<ul style="list-style-type: none"> Upgrades to existing tracks Improvements to the riding experience with addition of new challenges, jumps and ramps Close skills gap between different level riders Upgraded track identification Seal tracks with sustainable polymer track surfacing 			
 Movement + Access	<ul style="list-style-type: none"> Improved connection and access to BMX facilities and surrounding recreation areas through new internal pathways Upgraded wayfinding for better site legibility New wayfinding and signage 			
 Park Lands Integration	<ul style="list-style-type: none"> Integrate assets within the surrounding Park Lands and the natural open space character of the site Connect to existing Park Lands Trail 			
 Increased Greening	<ul style="list-style-type: none"> Retain and protect all existing trees Improved drainage through new soakage pits Trackside planting to define pathways and tracks New irrigated turf embankment/viewing area New amenity planting and mulch to infill existing tree surrounds Increased shade through new trees planting New GAP water connection 			
 Wide Appeal	<ul style="list-style-type: none"> Acknowledge the potential for a wide appeal across demographics for recreation and spectating Ensure the design meets DDA compliance 			
 Security + Safety	<ul style="list-style-type: none"> Provide a safe riding facility whilst facilitating appropriate levels of challenge with passive surveillance from adjacent landscape areas and streetscape Advanced track lighting feasibility assessment and additional power supply 			
Total Cost		\$ 2.15M	\$ 2.8M	\$ 3.95M

Concept Designs – Recommended (Option 2)

Option 2 - Base Renewal And Upgrade Of Existing Facilities With Mid-Level Enhancements

RECOMMENDATION BASED ON THE FOLLOWING JUSTIFICATION:

This option whilst not delivering the full Master Plan project brief, it delivers the core Vision of the City Dirt Master Plan 'A community recreation asset with a strong cultural identity and contributing to high quality public space within the Adelaide Park Lands.'

Including the six principals:

1. Community and Culture
2. Accessibility
3. Park Lands Integration
4. Amenity
5. Wide Appeal
6. Security and Safety



Summary of Costings

Funding Source	Option 1	Option 2 (Recommended)	Option 3
Planned Asset Renewal	\$1.15M	\$1.15M	\$1.15M
New & Upgrade <i>(subject to BP&B)</i>	\$500K	\$1.15M	\$2.3M
Grant Funding <i>(subject to)</i>	\$500K	\$500K	\$500K
Total	\$2.15M	\$2.8M	\$3.95M



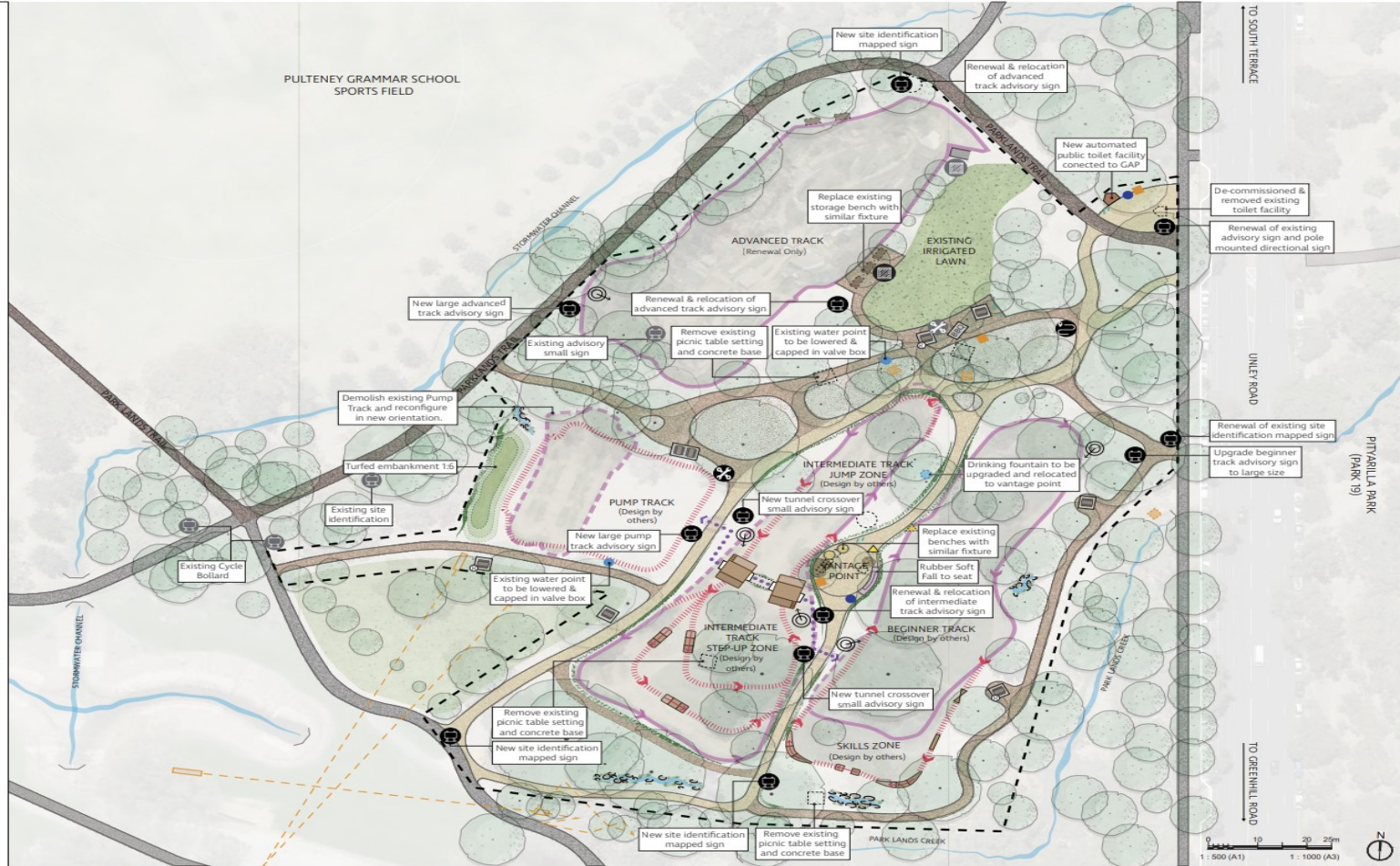
Recommended Approach for City Dirt (Option 2)

CITY DIRT - BLUE GUM PARK/KURANGGA (PARK 20)
CONCEPT PLAN

Key Moves:

- Improve linkage between Beginner and Pump Tracks
 - Create connection between tracks, with tunnels and/or bridges that incorporate jumps and improve user skill set
- Reconfigure Intermediate Track
 - Add 'step-up' ramp course within south zone to close skills gap between beginner and intermediate users
 - Incorporate 'timber slat' boarding to inclines of jumps, to reduce on-going maintenance
- Extend Beginner Track to create optional longer loop to the southern end with a 'skills test' zone, to improve the 'skill set' of younger riders
- Improve access and legibility within and around the site using a hierarchy of materials and path widths for the new path network
 - Ensure the design meets DDA compliance and CoA maintenance requirements
 - Allow for maintenance vehicles access throughout 'central spine' with a minimum width of 3m
- Create central Vantage Point with 360 degree views, new insitu seating, renewed seating pods, litter bin, drinking fountain and improved viewer amenity
- Rationalise activity nodes and create recreation hubs
- Enlarge, reconfigure and seal existing Pump Track
- Enhance picnic, barbecue and seating areas
- Protect all trees and formalise delineation between mulch areas, tree roots and path interface
- Provide turfed embankment near Pump Track for natural viewing area
- Mitigation of local flooding issues by incorporating natural swales and soakage trenches, with rocks and native plantings
- Delineation of paths using native plantings and rocks where appropriate

Legend:



Artist's impression featuring crossover with concrete tunnel pipe within mound.



Artist's impression featuring crossover with timber bridges.



Timber jumps at Keystone Bike Park, Colorado - USA



Raised Beam Skill Test Winterberg - Germany



Artist's impression featuring delineation of paths.

Funding Strategy

Planned Asset Renewal

Associated renewal funding of (\$1.15M) has been forecast in the 2025/26 Financial Year within the draft Park Lands and Open Space, Buildings and Urban Elements Asset Management Plans (AMP's) . These draft AMP's are scheduled to be presented back to Council for adoption, following community consultation between April 2024 and June 2024.

New and Upgrade

Option 2 funding amount to match Asset Renewal contribution (\$1.15M). Subject to Council's Annual Business Plan and Budget process.

Grant Funding

Apply for State Government's Open Space Grant Program in 2025 (\$500,000).

Next Steps



The outcome of this workshop will inform the development of a Council report in March 2023 and will include:



a) Recommended concept design



b) Budget approach and timeline for funding based on recommended concept design

Key Questions

KEY QUESTION 1

What are Kadaltilla Board Members' views on the recommended option?

KEY QUESTION 2

What are Kadaltilla Board Members' views on the application of the masterplan design principles for the recommended option?

Thank You.



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