

Melbourne Street Improvements - Update

Tuesday, 19 March 2024
Infrastructure and Public
Works Committee

Strategic Alignment - Our Places

Program Contact:
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Public

Approving Officer:
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EXECUTIVE SUMMARY

Following a State Government election commitment of \$1 million for Melbourne Street to undertake main street improvement works, public realm and placemaking upgrades to revitalise the precinct, the City of Adelaide entered into a grant funding agreement with the Government of South Australia in July 2022.

At its meeting on 9 August 2022, Council approved key deliverables of the grant including rationalisation and refurbishment of the flag poles and street furniture and a pedestrian crossing at Ronald McDonald House.

Since this time, the Government of South Australia, through the Department for Infrastructure and Transport, has advised that the grant funding is to be used for an amended list of deliverables. This includes focusing on street amenity through planter boxes, hanging baskets, lighting and signage for the Dunn Street Car Park.

This report provides a brief update on the change in scope and advises current status of works planned to be undertaken and funded by this grant.

RECOMMENDATION

The following recommendation will be presented to Council on 26 March 2024 for consideration:

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Notes that in February 2024, the Department for Infrastructure and Transport, responsible for overseeing the grant agreement on behalf of the Government of South Australia, presented an alternative set of key deliverables eligible for funding under the grant. This revised list includes:
 - 1.1. Planter boxes, with consistency along the whole street.
 - 1.2. Installation of hanging baskets.
 - 1.3. Implementation of real-time vacant space signage for Dunn Street Car Park.
 - 1.4. Addition of tree bud lighting at Melbourne Street Plaza, specifically at the junction of Jerningham Street and Melbourne Street.
 - 1.5. Installation of under veranda festoon lighting for safety and ambiance, similar to lighting on O'Connell Street between Lombard and Gover streets, to support local restaurants.
 - 1.6. Retrofitting of banner brackets to existing entryway flag poles at Mann Terrace and Brougham Place ends of Melbourne Street.
 - 1.7. Upgrading and relocation of street furniture, along with the rationalisation and decluttering of existing infrastructure.
2. Notes that the construction of a wombat crossing in front of the Ronald McDonald House on Melbourne Street will not be funded through the Government of South Australia grant.

3. Notes the construction of wombat crossings on Melbourne Street remains part of Council's Main Streets Revitalisation Master Plan for Melbourne Street and design and planning works undertaken to date on the crossing will benefit any future construction opportunities.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Deliver quality street and laneway upgrades, mainstreets, precincts, and neighbourhood revitalisation and improvements that make Adelaide well-designed, safe and unique.
Policy	Not as a result of this report
Consultation	Stakeholder and community engagement has been ongoing, with feedback collected and assessed to help inform planned activities. An update regarding the status of the previously proposed wombat crossing works shall be provided to the community and stakeholders via a YourSay Adelaide update.
Resource	Not as a result of this report
Risk / Legal / Legislative	Risks and liabilities associated with installing lighting infrastructure on private property would need to be managed and mitigated by formal agreement with property owners; installation to relevant codes, technical standards and legislative requirements; regular maintenance; insurance arrangements and acceptance of residual risk.
Opportunities	Availing of the grant fund to implement scope that supports revitalisation of the street reduces Council's need to fund the works.
23/24 Budget Allocation	\$694,762 (100% grant funded)
Proposed 24/25 Budget Allocation	\$150,000 (100% grant funded)
Life of Project, Service, Initiative or (Expectancy of) Asset	Planter boxes – 10 to 15 years. Vegetation – 4 years Hanging baskets – approximately 5 years for infrastructure, plants 6 to 12 months. Dunn Street Car Parking sign system. Sensors - 5 years. Electronic sign/s 10 years Tree bud lighting – 5 years Under veranda lighting – 10 years Entry statement banner brackets – 30 years Bike racks – 15 years Seats – 20 years Bins – 10 years
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Ongoing maintenance and operational costs associated the revised scope have not yet been assessed in detail. Once assessed, any cost implications will be incorporated into Council's future business plan and budget approvals processes.
Other Funding Sources	The entirety of the funding is sourced via the Government of South Australia's \$1m Community Infrastructure Grants Program and has already been received. 2022/23: \$155,238 (primarily related to temporary footpath extension works)

DISCUSSION

1. On 21 July 2022, the City of Adelaide (CoA) accepted a grant offer from the Government of South Australia following an election commitment of \$1 million for Melbourne Street to undertake main street improvement works, public realm and placemaking upgrades to revitalise the precinct.
2. At its meeting on 9 August 2022 ([Link 1](#)), Council approved the proposed key deliverables:
'That Council:
 2. *Approves the proposed key deliverables for the State Government's funding of \$1 million for Melbourne Street as detailed in Attachment B to Item 10.9 on the Agenda for the meeting of the Council held on 9 August 2022:*
 - 2.1. *Rationalisation and refurbishment of the flag poles including an illuminated public art gateway to the precinct.*
 - 2.2. *Rationalisation and refurbishment of non-fixed and fixed street furniture (including planter boxes).*
 - 2.3. *Installation of a pedestrian crossing to facilitate a safe crossing point for Ronald MacDonald House patrons and surrounding businesses.'*
3. Since then, the Administration has installed temporary footpath extensions at two locations on Melbourne Street (one at the Lord Melbourne Hotel and the other at the recently completed Botten & Bowser development) and progressed planning and detailed design for the approved key deliverables and associated works. This also included detailed designs for a proposed wombat crossing.
4. Upon further consideration of the alignment of the proposal to fund a pedestrian (wombat type) crossing relative to the purpose of the grant, and with input from Ms Lucy Hood MP, Member for Adelaide, in February 2024, the Department for Infrastructure and Transport, on behalf of the Government of South Australia, advised the Administration of its preference to no longer fund the proposed wombat crossing and instead prioritise the delivery of the following key items:
 - 4.1. Planter boxes, with consistency along the whole street.
 - 4.2. Hanging baskets.
 - 4.3. Dunn Street Car Park signage, which would show number of vacant spaces – indicating real-time available spaces.
 - 4.4. Tree bud lighting to trees at Melbourne Street Plaza at the junction of Jerningham Street and Melbourne Street.
 - 4.5. Under veranda festoon lighting for safety and ambiance similar to lighting installed on O'Connell Street, between Lombard and Gover streets to support O'Connell restaurants.
 - 4.6. Retrofit of banner brackets to existing entry way flag poles and Mann Terrace and Brougham Place ends of the Melbourne Street.
 - 4.7. New street furniture / relocation / rationalisation.
5. Sixteen new planter boxes have been procured and will be prepared and installed at carefully selected locations on the street. Old planter boxes will be removed. No privately owned planter boxes will be removed. Locations for new and removal of old planter boxes have been carefully selected based on principles of de-cluttering the street, rationalising overall street furniture, improving pedestrian accessibility and visitor experience as well as feedback from the community.
6. Installation of new bicycle racks and relocation of seats and bins are planned. The location of these activities has also been carefully selected based on principles of de-cluttering the street, rationalising overall street furniture, improving pedestrian accessibility and visitor experience as well as feedback from the community.

Next Steps

7. The Administration has commenced planning for the implementation of the revised key deliverables.
8. Implementation of the proposed lighting infrastructure to private property would likely present many challenges, risks and issues for the CoA. Any lighting attached to private property is ideally owned, installed and managed by the property owner. The Administration's preference would be to not install lighting infrastructure to private structures or private trees as this leads to further complexity for the CoA. For instance, these would include, but not be limited to, matters such as:
 - 8.1. Requirement to establish and manage approval/operating/access agreements with multiple property owners.

- 8.2. Liability risks associated with structural damage aspects of mounting equipment to privately owned infrastructure.
 - 8.3. Liability risks associated with potential personal injury to members of the public.
 - 8.4. Approvals required from utilities service providers for provision of unmetered power and associated requirements.
 - 8.5. Additional financial burden to the CoA for whole of life maintenance, operational and renewal costs.
9. As an alternative to CoA installing and owning under-veranda lighting infrastructure on private property and to mitigate or eliminate the risks outlined in item 8 above, the Administration will explore and consider some form of grant incentive or the like which may assist interested and eligible parties to install their own under-veranda lighting. Under such a scheme, property owners would own and be responsible for the installation, maintenance and energy supply for such lighting. Parameters and mechanisms that would need to be established and implemented, would include things such as;
- 9.1. Eligibility criteria
 - 9.2. The upper limit value of individual grants available
 - 9.3. Form of legal grant agreement covering various matters such as the mechanism and timing of payments, timing of works, insurance, liabilities and indemnities as well as technical and aesthetic standards to be adhered to.

DATA AND SUPPORTING INFORMATION

Link 1 - Council report dated 9 August 2022

ATTACHMENTS

Nil

- END OF REPORT -