

# City Dirt Concept Options

Strategic Alignment - Our Community

Public

**Tuesday 16 April 2024**  
**Infrastructure and Public Works Committee**

**Program Contact:**  
Mark Goudge, Associate Director  
Infrastructure

**Approving Officer:**  
Tom McCready, Director City  
Services

## EXECUTIVE SUMMARY

The report presents three concept options that have been developed from the City Master Plan, for City Dirt BMX Hub in Blue Gum Park / Kurangga (Park 20). It is proposed to upgrade the existing BMX Hub to help continue to provide a community recreation asset with a strong cultural identity and contribute to high quality public space within the Adelaide Park Lands.

Three options have been based on project funding allocations and scope alignment to different set budgets.

Options Two and Three meet project design principles and align with the relevant strategic plans, whereas Option One does not meet all the project design principles.

At its meeting on 22 February 2024, Kadaltilla / Adelaide Park Lands Authority was presented the three options and were supportive of the recommended option (Option Two).

This report seeks Council consideration and endorsement for Option Two to progress to Detailed Design.

---

## RECOMMENDATION

The following recommendation will be presented to Council on 23 April 2024 for consideration.

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

1. Notes that Kadaltilla / Adelaide Park Lands Authority is supportive of the City Dirt BMX Hub Concept Design Option Two as discussed at their meeting on 22 February 2024.
  2. Endorses Option Two as the preferred City Dirt BMX Hub Concept Design for Detailed Design, as included in Attachment A to Item 7.3 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 16 April 2024.
  3. Notes a budget bid will be put forward in the 2025/26 Annual Business Plan and Budget deliberations to develop detailed designs and cost estimates to commence construction in future years.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Community</b>
Policy	<p><u>Adelaide Park Lands Management Strategy</u> ‘Big Move’ - expand the existing BMX track to include a skill track and mountain bike trails, creating a significant destination with associated attractions including nature and adventure play complemented by a small café or kiosk.</p> <p><u>Community Land Management Plan - Blue Gum Park/Kurangga (Park 20)</u> “Manage the playground and BMX track as regional youth activity hubs in the Park supported by adjoining picnic and recreation facilities”.</p>
Consultation	The Concept Design encompasses key findings from community engagement undertaken in 2018 and City Dirt Master Plan developed in 2019.
Resource	<p>Existing Administration resources will coordinate progression of the Concept Design through to Detailed Design as funding is allocated.</p> <p>Administration will continue to work with and support stakeholders in programming and volunteering opportunities at the BMX facility.</p>
Risk / Legal / Legislative	Not as a result of this report.
Opportunities	The Concept Design seeks to better connect the BMX Tracks, the Park Lands Trail, TreeClimb, and adjacent nature-based activities to achieve a diverse, highly engaging destination that continues to increase visitation to the Park Lands.
23/24 Budget Allocation	\$30,000 for the City Dirt BMX Facility Master Plan - Blue Gum Park/Kurangga (Park 20)
Proposed 25/26 Budget Allocation	<p><u>Renewal</u> - 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).</p> <p><u>New &amp; Upgrade</u> - Option Two funding amount to match Asset Renewal contribution (\$1.15m) (unfunded opportunity).</p> <p><u>Grant Funding</u> - Apply for State Government's Open Space Grant Program in February 2025 (\$500,000).</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	Estimated life expectancy by asset type: BMX Tracks – 40 years, Concrete footpaths – 50-80 years, Dirt paths - 10 years and Urban Elements – 5-10 years
23/24 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	Administration of volunteer management and a horticulture maintenance budget of \$1,000 per year. Minimal operational costs in the first 20 years. Typical maintenance costs for this type of asset in the first 20 years.
Other Funding Sources	Proposed 2025/26 Budget bid (currently an unfunded opportunity).

# DISCUSSION

## Background

1. 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 serves multiples age groups and varied interests.
2. At its meeting on 22 February 2024, Kadaltilla / Adelaide Park Lands was presented with three Concept Options ([Link 1](#)). Kadaltilla Members were supportive of and preferred Option Two. Discussion points raised were:
  - 2.1. Supported the project team’s recommended option (Option Two).
  - 2.2. Project team to consider Crime Prevention Through Environmental Design (CPTED).
  - 2.3. Project team to consider the interface of new surfaces with existing trees and vegetation and long-term tree health as part of the design progression.
3. At its meeting on 20 August 2019, Council approved the City Dirt Master Plan ([Link 2](#)).

## The Site

4. The BMX hub is located in the southeast corner of Blue Gum Park / Kurangga (Park 20). The site is set within trees and offers a mix of open wooded and heavily wooded areas (see Figure 1).
5. The area is complementary to outdoor recreation and adventure opportunities and the precinct services multiple age groups and interests.



**Figure 1 – BMX facility location**

## 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.



**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.

## Project Objectives

6. The Master Plan identified the following key objectives to be delivered as part of the upgrade to the City Dirt BMX Hub:
  - 6.1. A new and legible hierarchy of pathways to better connect the BMX Tracks, the Park Lands Trail, TreeClimb, and adjacent nature-based activities.
  - 6.2. Improvements to the Beginner, Intermediate and Pump Tracks, including the addition of new features and natural buffer strips to improve the rider experience and enhance safety.
  - 6.3. Entry points and main nodes consolidated with wayfinding and track identification to better improve site and track legibility.
  - 6.4. Stormwater management improvements with informal natural swales to re-direct excessive water away from the tracks and to soakage pits located at low points.
  - 6.5. All internal paths designed to allow for wheelchair access and delineated with bordering native plants and rocks to prevent random crossings and improve safety for all users.
  - 6.6. Enhance the amenity and safety of the City Dirt precinct with infill planting, renewal of furniture and signage.
  - 6.7. Consideration of Kaurua interpretation in the design treatments and renewal of signage.

## Concept Options

7. The following table summarises the scope inclusions and funding requirements for each of the three Concept Options. Refer to **Attachment A** for further information on the concept design and scope inclusions in each option.

Options	Option One (Base Renewal and Upgrade of Existing Facilities with Low - Level Enhancements)	Option Two (Base Renewal and Upgrade of Existing Facilities with Mid-Level Enhancements)	Option Three (Base Renewal and Upgrade of Existing Facilities with Full - Level Enhancements)
<b>Budget Requirements</b>	<u>Planned Asset Renewal</u> - \$1,154,907.00 <u>New/Upgrade</u> - \$500,000 <u>Grant Funding</u> - \$500,000 <b>Total - \$2,154,907.00</b>	<u>Planned Asset Renewal</u> - \$1,154,907.00 <u>New/Upgrade</u> - \$1,154,907.00 <u>Grant Funding</u> - \$500,000 <b>Total - \$2,809,814.00</b>	<u>Planned Asset Renewal</u> - \$1,154,907.00 <u>New/Upgrade</u> - \$2,298,931.00 <u>Grant Funding</u> - \$500,000 <b>Total - \$3,953,838.00</b>
<b>Scope Inclusions</b>	<u>Asset Renewal Funding</u> <ul style="list-style-type: none"> <li>• Advanced Track - Light Touch.</li> <li>• Intermediate Track (Jump Zone) - Light Touch.</li> <li>• Beginners Track - Light Touch.</li> <li>• Pump Track - Renewal.</li> <li>• Existing Furniture – Various.</li> <li>• Existing Signage – Various.</li> <li>• Existing Toilet - Renewed Exeloo Unit.</li> </ul> <u>New &amp; Upgrade Funding</u>	In addition to option 1 <ul style="list-style-type: none"> <li>+ New trackside planting.</li> <li>+ New 1 in 6 turf embankment/viewing area with irrigation &amp; swale.</li> <li>+ New GAP water connection.</li> <li>+ New Amenity planting.</li> <li>+ New mulch to infill existing tree surrounds.</li> <li>+ New native planting edge of path delineation.</li> <li>+ New Signage to compliment renewed.</li> </ul>	In addition to option 1 & 2 <ul style="list-style-type: none"> <li>+ New Stormwater Buffer Planting.</li> <li>+ New Buffer Edge Planting.</li> <li>+ New electrical 1st-fix installations and Advance track lighting feasibility assessment.</li> </ul>

	<ul style="list-style-type: none"> <li>• Intermediate Track (Central) - New Tunnel &amp; Start Tabletop over.</li> <li>• Intermediate Track (South) - New Step-Up Zone.</li> <li>• Beginners Track - New Skills Zone.</li> <li>• Pump Track - Enlarged, sealed and Re-Orientated.</li> <li>• New Vantage Point</li> <li>• New concrete pathways.</li> <li>• New asphalt path.</li> <li>• New compacted gravel pathways.</li> <li>• New natural swale landscaping system.</li> </ul>	<ul style="list-style-type: none"> <li>+ New Furniture to compliment renewed.</li> <li>+ Sustainable Polymer Track Surfacing to beginner and intermediate tracks.</li> </ul>	
<b>Meets Project Objectives</b>	No	Yes	Yes
<b>Recommendation</b>	<p>Option Two (Base Renewal and Upgrade of Existing Facilities with Mid-Level Enhancements) - 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.’</p> <p>Including the six principals:</p> <ol style="list-style-type: none"> <li>1. Community and Culture</li> <li>2. Accessibility</li> <li>3. Park Lands Integration</li> <li>4. Amenity</li> <li>5. Wide Appeal</li> <li>6. Security and Safety</li> </ol>		

### Next Steps

8. A budget bid will be put forward in the 2025/26 Annual Business Plan and Budget deliberations to develop detailed designs and cost estimates on the preferred option, with construction to occur in future years.

---

## DATA AND SUPPORTING INFORMATION

**Link 1** – Presentation to Kadaltilla / Adelaide Park Lands Authority 22 February 2024

**Link 2** – City Dirt Masterplan

---

## ATTACHMENTS

**Attachment A** – City Dirt Concept Package