

Our Places

Main Street Revitalisation

Main Street Revitalisations for Hutt Street and
O'Connell Street

21 May 2024

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Purpose

- To present updated concept options and receive feedback on the preferred approach for Hutt Street and O'Connell Street, responding to Council decision dated 27 June 2023.
- Following Council's feedback during the workshop, a Report will be submitted to the following Infrastructure and Public Works Committee meeting for formal endorsement on the preferred approach for Hutt Street and O'Connell Street.

Agenda

- Journey to date – Project Drivers and Community Consultation
- Council Decision
- O'Connell Street Updated Concept Options Overview
- Hutt Street Updated Concept Options Overview

Decisions

- Preferred approach for Hutt Street and O'Connell Street

KEY QUESTION

What are Council Members' views on the options provided for O'Connell Street & Hutt Street?

KEY QUESTION

Do Council Members support bringing forward (to 2024/25) the construction of a small section of O'Connell Street to align with the completion of the 88 O'Connell development?

Journey to date – project objectives

- Transforming the streets to be a desirable destination, where people want to live, do business and visit.
- To provide economic uplift for our community, benefiting the residents, local traders, businesses and visitors.

Council commenced engagement with the community on the various main streets from 2017 to cater to and service the needs of our community.

Community Engagement Process (from 2017)

- Phase 1 Benchmarking
 - Focus groups, City User Profile Survey, Residents Survey and Lord Mayor Round Tables
 - Place Coordinators, place-led research and data collection
- Phase 2 Vision and Design Principles
 - Community consultation on draft Master Plan

Vision

Hutt Street's leafy green streetscape, historic village charm with an exciting variety of commercial, dining and social experiences ensure it is the pride of its growing community and a popular destination for locals and visitors alike.



Provide a well-planned street that is welcoming, accessible and comfortable, that balances the needs of businesses, residents, and visitors using all modes of transport and contributes to our wellbeing and sustainability goals.



Rationalise the reallocation of public space from vehicle use (parking and traffic lanes), to achieve a more equitable allocation of public space and a good balance between transport modes, trees/landscaping, outdoor dining opportunities, to support businesses and enhance social interactions, and provide safer movement.



Celebrate and reinforce the existing leafy green streetscape and historic village charm.



Create a new public 'heart' as the epicentre and provide unique experiences ensuring a robust local community.



Establish a business and retail identity with a diverse offering to increase its popularity as a destination for locals and visitors.



Public art opportunities, activation and improved amenity to support businesses and enhance the visitor experience, driving future investment and economic uplift.

Vision

O'Connell Street is a bustling, sophisticated and metropolitan main street, that acts as the heart of North Adelaide and the inner northern suburbs.



1. Create a sense of vibrancy and community

Activate spaces and places to reflect the street's unique identity and complement activity around the main street for families, community and visitors.



2. Increase commercial mix and unique offerings

Provide a diverse, attractive and interesting business mix to service locals and provide visitors with a unique shopping experience.



3. Celebrate heritage

Embrace and work with our communities to connect people, historical buildings, build capacity and create local solutions and initiatives.



4. Update accessibility and engaging public spaces

Create a well-balanced social and safe public space that has been designed for a diversity of provisions.



5. Embrace art and culture

Provide a range of coordinated art and cultural projects to increase activation and improve the visitor experience of the street.

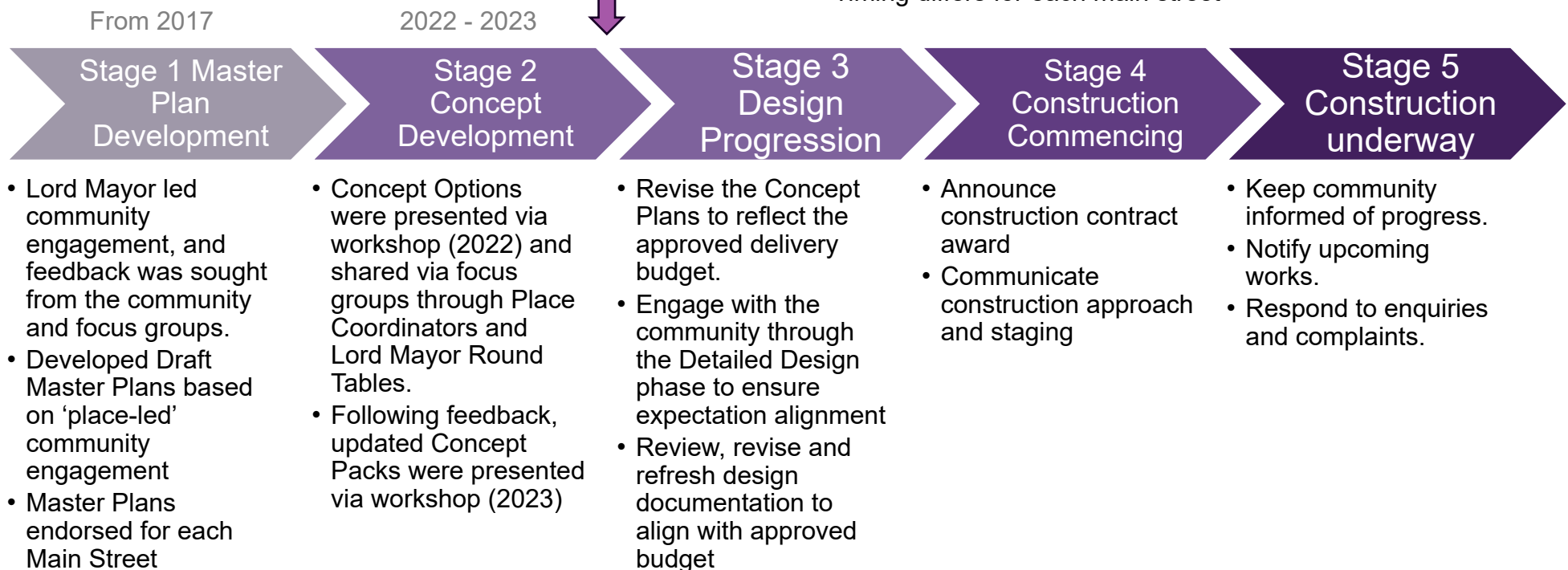
Journey to date – Community engagement

- Once the preferred approach has been endorsed by Council, the concept will be further refined to be presented to the community.

WE ARE HERE



Timing differs for each main street



Engagement methods will include, but not limited to webpage, factsheet, email to database, media release, meetings, pop-up info session, public realm signages...etc depending on the stage of the engagement.

June 2023 Council Decision

- Approved a forward estimate (new & upgrade) within the Long-Term Financial Plan for **O'Connell Street** of \$2.5 million, for detailed design occurring in 2024/25 and \$12.5 million for construction occurring in 2026/27 and 2027/28.
- Approved a forward estimate (new & upgrade) within the Long-Term Financial Plan for **Hutt Street** of \$2.5 million detailed design occurring in 2024/25 and \$10 million for construction occurring in 2025/26 and 2026/27.
- [Link](#) to Council Decision 27 June 2023 (refer to p10)

Main Street	Total N/U allocation	Approved Project Timeline			
		2024/25	2025/26	2026/27	2027/28
O'Connell Street	\$15.0m	Design		Construct	Construct
Hutt Street	\$12.5m	Design	Construct	Construct	
Gouger Street	\$15.0m	Design	Construct	Construct	
Hindley Street	\$15.0m	Design, Construct	Construct		
Melbourne Street	\$6.5m		Design	Construct	Construct

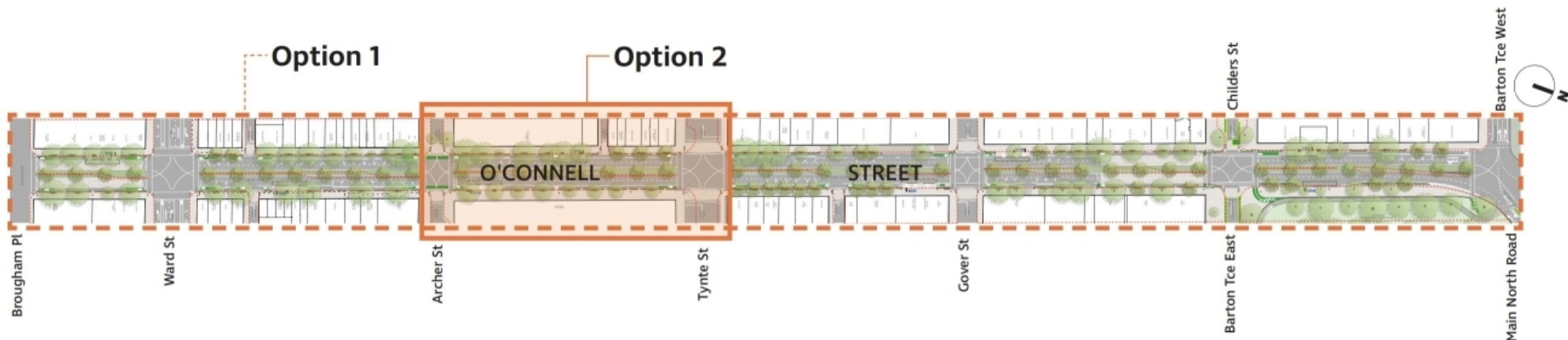
Advancement of Works – 88 O’Connell consideration

- Bring forward a section of O’Connell Street in to 2024/25 to align with the completion of the 88 O’C Development, estimated May 2025. Essential activities to align with project completion are associated with pavements works.
- Currently seeking \$500,000 through the 2023/24 Open Space Grant Program
- Consideration needs to be given to the potential extension of the Tram into North Adelaide.
- No change to other main streets

Main Street	Total N/U allocation	Approved Project Timeline			
		2024/25	2025/26	2026/27	2027/28
O’Connell Street	\$15.0m	Design / Partial Construct		Construct	Construct
Hutt Street	\$12.5m	Design	Construct	Construct	
Gouger Street	\$15.0m	Design	Construct	Construct	
Hindley Street	\$15.0m	Design, Construct	Construct		
Melbourne Street	\$6.5m		Design	Construct	Construct

O'Connell Street - Concept Options Overview

Options	Budget	Extent of Works	Basis of Design	Strategic alignment
1 - Whole of Street	\$23.22m	Full street – Barton Terrace to Brougham Place	Surface refresh Budget-driven scope	Lower degree of alignment with CoA strategies
2 - Focused Activation Zone	\$15.44m	Central hub – Archer Street to Tynte Street	As per previous concept design. Developed from master plan	Higher degree of alignment with CoA strategies



Main Street Revitalisation O'Connell Street - Concept Options Overview

Option 1 – Whole of Street

Proposed view looking South toward Archer Street



Existing



Main Street Revitalisation O'Connell Street - Concept Options Overview



Existing

Option 2 – Focused Activation Zone

Proposed view looking South toward Archer Street



*Off-peak parking not applicable in current view

O'Connell Street - Concept Options Overview



Asset classes	Option 1 – Whole of Street	Option 2 - Focused Activation
Funding	Option 1 provides funding to the whole of street (building to the allocated budget)	Option 2 provides funding to a portion of the street with a higher quality outcome. Will require further funding to duplicate along the street.
Footpath and Road	<p>Footpath widths and kerb alignment remain the same. Footpath replaced completely with new paver type.</p> <p>Can accommodate future tram extension no impact to new infrastructure</p> <p>Establish new bike lane with linemarking</p> <p>Improves existing crossing points to bring up to compliance</p> <p>Traffic speed to be reviewed as part of City-Wide Speed Limit Review</p> <p>Road resurfaced</p> <p>Retain parallel on-street parking</p>	<p>Footpath replaced with exposed aggregate in-situ concrete and granite feature paving bands</p> <p>Can accommodate future tram extension would require the removal of new central infrastructure</p> <p>Separated safe cycle lane</p> <p>Improves existing crossing points to bring up to compliance Continuous footpaths installed at side streets</p> <p>Traffic speed to be reviewed as part of City-Wide Speed Limit Review</p> <p>Full depth road pavement replacement</p> <p>Road reconfigured to allow two lanes of traffic during peak times, and parallel parking lane retained only during inter peak times</p>
Greening	Widen tree surrounds to existing street trees. Opportunity for new tree planting aligned with City Greening Funds	New garden beds along verge and within median with new street trees to infill tree avenue aligned with City Greening Fund.
Lighting	Lighting Levels to meet compliance for Road and Footpath	New lighting throughout including catenary lighting
Urban Elements	Renew existing street furniture in need of replacement	Renewed and rationalised existing street furniture with additional urban elements where required

Main Street Revitalisation – Hutt & O’Connell Street

O’Connell Street - Concept Options Overview



Option		Option 1 Whole of Street	Option 2 Focused Activation Zone
Section		Whole of Street (Brougham Place to Barton Tce)	Archer Street to Tynte Street
Construction Cost Estimate		\$23.76m	\$14.26m
Construction Budget	N/U	\$13.5m	\$13.5m
	Renewal	\$8.22m	\$1.45m
	Total	\$21.72m	\$16.45m
Design budget		\$1.5m	\$1.5m
Whole of Life Budget		\$23.22m	\$15.44m
Additional Comments		Costs include full stormwater replacement.	

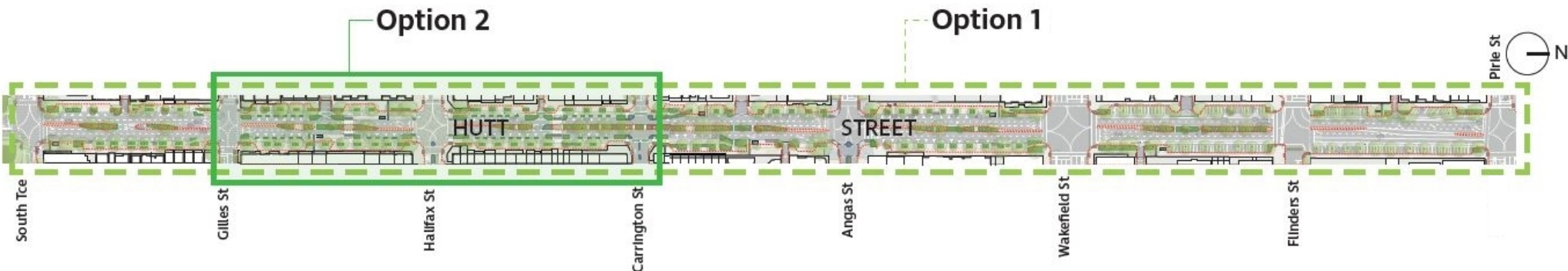
Note cost estimate is based on approved delivery year, and +/- 30% accuracy applies at concept phase.

Hutt Street - Concept Options Overview

Main Street Revitalisation – Hutt & O’Connell Street

Hutt Street - Concept Options Overview

Options	Budget	Extent of Works	Basis of Design	Strategic alignment
1 - Whole of Street	\$19.93m	Full street – South Terrace to Pirie Street	Surface refresh Budget-driven scope	Lower degree of alignment with CoA strategies
2A & 2B - Focused Activation Zone	\$15.44m	Central hub – Gilles Street to Carrington Street <i>- with opportunity to extend to South Tce to physically connect to Stage 1 Entry Statement.</i>	As per previous concept design. Developed from master plan	Higher degree of alignment with CoA strategies



Main Street Revitalisation Hutt Street - Concept Options Overview



Existing

Option 1 – Whole of Street

Proposed view looking North along Hutt Street toward Halifax Street



Main Street Revitalisation Hutt Street - Concept Options Overview



Existing

Option 2A – Focused Activation Zone

Proposed view looking North along Hutt Street toward Halifax Street



Main Street Revitalisation Hutt Street Concept Options Overview



Existing

Option 2B – Focused Activation Zone

Proposed view looking North along Hutt Street toward Halifax Street



Hutt Street - Concept Options Overview



Asset classes	Option 1 - Whole of Street	Option 2A - Focused Activation	Option 2B - Focused Activation
Funding	Option 1 provides funding to the whole of street (building to the allocated budget)	Option 2A provides funding to a portion of the street with a higher quality outcome. Will require further funding to duplicate along the street.	Option 2B provides funding to a portion of the street with a higher quality outcome. Will require further funding to duplicate along the street.
Footpath and Road	Footpath replaced completely with new paver type.	Footpath replaced with premium pavers Continuous footpath for side streets	Footpath replaced with premium pavers Continuous footpath for side streets
	Kerb alignment remains the same	Footpath widened to create activity zone	Footpath widened to create activity zone
	Retain existing on-road cycle lane with minor safety improvements / defined cycle lane	Separated 2.0m wide cycle lane	Separated 1.5m wide cycle lane
	Improve existing crossing points	Improve existing crossing points with 2 new mid-block raised wombat crossings	Improve existing crossing points with 2 new signalised crossings
	Retain existing traffic lanes with safety improvements, review speed reduction.	One-lane each way with dedicated turning lanes, and reduced speed limit	Two-lane each way with dedicated turning lane
	Retain existing parking lane and angled parking	Retain existing parking lane and convert to parallel parking	Convert existing parking lane to peak-hour clear way with off-peak parallel parking
	Reinstatement with opportunity to resurface	Road replaced with improved geometry	Road replaced with improved geometry
Greening	New tree surrounds for existing street trees and establish new street trees through the City Greening Fund	New and bigger garden beds with new street trees	New and smaller garden beds with new street trees
Lighting	Opportunity for pedestrian lighting for footpath zone	New lighting for footpath zone	New lighting for footpath zone
Urban elements	Renew existing street furniture	Renew existing street furniture and additional where required	Renew existing street furniture and additional where required
		Major artwork to visually identify Heart of Hutt	Major artwork to visually identify Heart of Hutt

Main Street Revitalisation – Hutt & O’Connell Street

Hutt Street - Concept Options Overview



Option		Option 1 Whole of Street	Option 2A & 2B Focused Activation Zone
Section		Whole of Street (South Tce to Pirie St)	Gilles to Carrington St <i>(with opportunity to extend to South Tce)</i>
Construction Cost Estimate		\$18.0m	\$12.84m
Construction Budget	N/U	\$11.0m	\$11.0m
	Renewal	7.43m	\$2.94m
	Total	\$18.43m	\$13.94m
Design budget		\$1.5m	\$1.5m
Whole of Life Budget		\$19.93m	\$15.44m
Additional Comments		Can be delivered within approved budget with opportunities to include decorative lighting and pedestrian lighting.	Can be delivered within approved budget with opportunities to extend the project footprint to South Terrace to allow the activation zone to be physically connected to Stage 1 Entry Statement (expected to be completed in Nov 2024)

Note cost estimate is based on approved delivery year, and +/- 30% accuracy applies at concept phase.

KEY QUESTION

What are Council Members' views on the options provided for O'Connell Street & Hutt Street?

KEY QUESTION

Do Council Members support bringing forward (to 2024/25) the construction of a small section of O'Connell Street to align with the completion of the 88 O'Connell development?