

# Draft Light Square Master Plan for Public Consultation

Strategic Alignment - Our Environment

Public

Tuesday, 2 July 2024

City Planning, Development and Business Affairs Committee

**Program Contact:**

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**Approving Officer:**

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## EXECUTIVE SUMMARY

The City of Adelaide is developing a Master Plan for Light Square / Wauwi with the input of Oxigen Landscape Architects (Oxigen), and subconsultants Yellaka – Karl Telfer, for Kaurna cultural inputs and Wallbridge Gilbert Aztec (WGA), for strategic transport planning inputs.

The purpose of this report is to present:

- The outcomes of phase 1 public consultation undertaken to inform the development of the draft Master Plan including identifying issues, opportunities and ideas for the future of Light Square / Wauwi (**Attachment A**).
- The draft Light Square / Wauwi Master Plan (draft Master Plan) that was informed by consultation, the draft City Plan and other relevant City of Adelaide strategies for the purposes of public consultation (**Attachment B**).

At its meeting on 28 March 2024, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) noted the presentation on the draft Light Square / Wauwi Master Plan ([Link 1](#)) and authorised its advice on the principles for the draft Light Square / Wauwi Master Plan to be formalised out of session. The Master Plan was presented to Kadaltilla 27 June 2024 ([Link 2](#)).

A workshop was held at the City Planning Development and Business Affairs Committee on 2 April 2024 ([Link 3](#)), to obtain Committee input on the directions and principles to guide the Master Plan.

Feedback provided from Kadaltilla and the Committee workshop has informed the development of the draft Light Square / Wauwi Master Plan.

Targeted stakeholder and community engagement is occurring in two phases as part of the development of the Master Plan.

- Phase 1 is complete and involved meetings and on-site visits with key stakeholders from February 2024 to May 2024, and a Your Say Adelaide survey open from 18 March 2024 to 15 April 2024, to inform the development of the draft Master Plan.
- Phase 2 is an opportunity to review and provide feedback on the draft Master Plan from July to August 2024. A high-level engagement plan is included in **Attachment C**.

Phase 1 consultation revealed an expectation that the draft Master Plan be bold and transformational for the west end and invite increased use and enjoyment of the Square.

The draft Master Plan presents two options for a pedestrian-centred, safe, activated, inclusive, and greener Square that can be adapted to suit the level of ambition and change to the transport network and greening outcomes sought by the Council.

Subject to endorsement by the Committee, the Master Plan will be presented to the Council for decision at its meeting on 9 July 2024.

The Master Plan is an opportunity to seek external capital funding sources from the State Government, including the Department of Infrastructure and Transport.

# RECOMMENDATION

The following recommendation will be presented to Council on 9 July 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives the outcomes of phase 1 public consultation on the draft Light Square / Wauwi Master Plan as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 July 2024.
  2. Endorses the draft Light Square / Wauwi Master Plan as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 July 2024, for the purposes of public consultation.
  3. Receives the draft Light Square / Wauwi Engagement Plan as contained in Attachment C to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 July 2024, for the purposes of public consultation.
  4. Authorises the Acting Chief Executive Officer, or delegate, to make typographical, syntactical and technical amendments to the documents contained in Attachment A and Attachment C to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 2 July 2024 for the purpose of finalising the documents for public consultation.
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## IMPLICATIONS AND FINANCIALS

<p>City of Adelaide 2024-2028 Strategic Plan</p>	<p><b>Strategic Alignment – Our Environment</b> The status, attributes and character of our green spaces and the Park Lands are protected and strengthened</p>
<p>Policy</p>	<p>The development of Master Plans is a ‘Big Move – Places and Spaces’ in the Adelaide Park Lands Management Strategy 2015-2025 and the draft Adelaide Park Lands Management Strategy – Towards 2036. The latter identifies Light Square / Wauwi Master Plan as a priority new move.</p>
<p>Consultation</p>	<p>Public consultation is occurring in two phases as part of the development of the Master Plan. Phase 1 consultation was held from February to May 2024 to inform the development of the draft Master Plan.</p> <p>Feedback was received via targeted on-site stakeholder meetings and Your Say Adelaide. Of the respondents to the Your Say Adelaide survey, 46% were City of Adelaide residents.</p> <p>Consultation revealed an expectation that the draft Master Plan be bold and transformational for the west end and invite increased use and enjoyment of the Square. Key themes that emerged from consultation are:</p> <ol style="list-style-type: none"> <li>1. Aboriginal and Torres Strait Islander Culture</li> <li>2. Wellbeing, safety and inclusion</li> <li>3. Movement</li> <li>4. Character and activation</li> <li>5. Greening, trees, biodiversity and climate change resilience</li> <li>6. Interpretation of cultural features;</li> <li>7. Infrastructure</li> <li>8. Sustainability.</li> </ol> <p>The summary report for Phase 1 consultation is provided in <b>Attachment A</b>.</p> <p>Workshops were held with Kadaltilla and the Committee in March and April 2024. Feedback provided at these workshops has informed the development of the draft Light Square / Wauwi Master Plan presented in <b>Attachment B</b>.</p> <p>Kadaltilla considered the draft Master Plan at its meeting on 27 June 2024 (Link 2).</p> <p>Phase 2 consultation is an opportunity to review and provide feedback on the draft Master Plan from July to August 2024. A high-level engagement plan is included in <b>Attachment C</b>.</p>
<p>Resource</p>	<p>The draft Master Plan provides recommendations to guide future public realm investment according to community and Council priorities.</p>
<p>Risk / Legal / Legislative</p>	<p>Consideration for current electrical infrastructure upgrades, existing artwork and the ongoing programming of community events in the Square has influenced the program and development of Master Plan principles.</p> <p>Construction is underway on stage 2 of the electrical infrastructure upgrade at Light Square / Wauwi, which will deliver a new switchboard supporting an electrical capacity of 300 Amps per phase. This project is anticipated to be completed in August 2024.</p>
<p>Opportunities</p>	<p>The draft Master Plan provides a vision and framework to enhance Light Square / Wauwi and guide future investment. It seeks to address a broad range of matters, including Kaurna culture, history, art, culture, greening, population growth, events, and activation.</p> <p>Procurement for the delivery of the Light Square Master Plan is an opportunity to test the market regarding the City of Adelaide’s sustainability targets, including circular economy and scope 1, 2, and 3 emissions, use of Aboriginal and Torres Strait Islander-owned businesses and social enterprises, inclusion and diversity, and buy local principles.</p>

24/25 Budget Allocation	The 2024/25 Annual Business Plan and Budget includes \$250,000 for the detailed design of priority elements of the Light Square Master Plan. These elements are subject to funding as future capital projects.
Proposed 25/26 Budget Allocation	Future costs associated with implementing the Master Plan will be listed within the schedule of New and Significant Upgrades for implementation from 2025/26, subject to Council decision through budget deliberations.
Life of Project, Service, Initiative or (Expectancy of) Asset	Implementation of the Master Plan and associated impacts on the Long-term Financial Plan will require further consideration as part of the detailed design process to be undertaken in 2024/25.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	While no direct costs are associated with the Master Plan, the enhanced/upgraded and new features will require corresponding asset and ongoing maintenance budgets.
Other Funding Sources	External funding sources will be sought to implement the Master Plan.

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# DISCUSSION

## Background

1. Council approved the development of a Master Plan for Light Square / Wauwi as part of the 2023/24 Annual Business Plan and Budget.
2. The development of Master Plans for the Squares is identified as a 'Big Move' in the Adelaide Park Lands Management Strategy 2015-2025 and the draft Adelaide Park Lands Management Strategy – Towards 2036. The latter identifies Light Square / Wauwi Master Plan as a priority new move.
3. The draft Master Plan for Light Square / Wauwi is being developed with input from Oxigen Landscape Architects and subconsultants Yellaka – Karl Telfer, Kaurna cultural inputs, and WGA, Strategic Transport Planning.
4. The purpose of this report is to present:
  - 4.1. The outcomes of public consultation undertaken to inform the development of the draft Master Plan including identifying issues, opportunities and ideas for the future of Light Square / Wauwi (**Attachment A**).
  - 4.2. The draft Light Square / Wauwi Master Plan (draft Master Plan) that was informed by consultation, the draft City Plan and other relevant City of Adelaide strategies for the purposes of public consultation (**Attachment B**).
5. At its meeting on 28 March 2024, Kadaltilla noted the presentation on the draft Light Square / Wauwi Master Plan ([Link 1](#)) and authorised its advice on the design and planning principles for the draft Light Square / Wauwi Master Plan to be formalised out of session. Advice was issued to Board Members on 31 May 2024, via the Kadaltilla portal.
6. Kadaltilla considered the draft Light Square / Wauwi Master Plan (**Attachment B**) on 27 June 2024 ([Link 2](#)).
7. On 2 April 2024 ([Link 3](#)), a Council Member workshop was held at the City Planning Development and Business Affairs Committee to obtain Committee input on the directions and principles to guide the Master Plan.

## Consultation

8. Public consultation is occurring in two phases as part of the development of the Master Plan.
  - 8.1. Phase 1 is complete and involved meetings and on-site visits with key stakeholders from February 2024 to May 2024, and a Your Say Adelaide survey open from 18 March 2024 to 15 April 2024, to inform the development of the draft Master Plan.
  - 8.2. Phase 2 is an opportunity to review and provide feedback on the draft Master Plan from July to August 2024. A high-level engagement plan is included in **Attachment C**.
9. Phase 1 consultation included:
  - 9.1. 26 site visits and meetings facilitated by the Administration
  - 9.2. 81 Your Say Adelaide survey submissions
  - 9.3. 3 written submissions.
10. A summary of participation and responses by the community follows:
  - 10.1. 47% of respondents to the Your Say Adelaide survey were residents in the City and North Adelaide, as well as residents from adjoining local government areas (31%), other metropolitan local government areas (19%) and non-metropolitan local government areas (3%).
  - 10.2. City of Adelaide resident priorities were reflected in the overall responses with greening, safety, and accessible spaces for events and socialising identified as important components and functions for the Square.
11. The most common responses from Your Say Adelaide related to:
  - 11.1. The importance of greenery and creating a more comfortable environment in the Square throughout the seasons
  - 11.2. Improved safety of being in, and moving around, the Square
  - 11.3. Regular and local events in the Square.

- 11.4. Responses to the survey indicate that City of Adelaide resident priorities are reflected in the overall responses. That is that greenery, safety and accessible spaces for events and socialising are identified as important components and functions for the Square.
12. Stakeholders were invited to meetings or site visits to better understand the issues and opportunities for the Square from the perspective of a range of users. Stakeholders included:
  - 12.1. Traditional landowners - Kaura Yerta Aboriginal Corporation.
  - 12.2. State Government departments and agencies
    - 12.2.1. Office for Design and Architecture SA (ODASA)
    - 12.2.2. Department for Infrastructure and Transport
    - 12.2.3. Art Gallery of South Australia
    - 12.2.4. Arts South Australia.
  - 12.3. Community
    - 12.3.1. Adelaide West End Association
    - 12.3.2. Community members
    - 12.3.3. Local residents, through attendance at the 2024 Neighbour Day Event hosted by Housing Choices South Australia.
  - 12.4. Non-government organisations
    - 12.4.1. Renew Adelaide
    - 12.4.2. Festival City Adelaide
    - 12.4.3. Housing Choices South Australia
    - 12.4.4. Novatech Creative Event Technology.
  - 12.5. Education
    - 12.5.1. TAFE SA
    - 12.5.2. University of South Australia, Enterprise Hub
    - 12.5.3. University of South Australia Student Walk.
  - 12.6. Council Committees and Subsidiaries
    - 12.6.1. City of Adelaide Administration
    - 12.6.2. Adelaide Economic Development Agency (AEDA)
    - 12.6.3. City of Adelaide's Reconciliation Committee
    - 12.6.4. City of Adelaide's Access and Inclusion Advisory Panel
    - 12.6.5. City of Adelaide Volunteers.
13. Key themes from the site visits/meetings engagement include:
  - 13.1. Aboriginal and Torres Strait Islander culture
  - 13.2. Wellbeing, safety and inclusion
  - 13.3. Movement
  - 13.4. Character and activation
  - 13.5. Greening, trees, biodiversity, climate change resilience
  - 13.6. Interpretation of cultural features
  - 13.7. Infrastructure
  - 13.8. Sustainability.
14. A summary of targeted stakeholder consultation is provided in **Attachment A**.
15. Phase 1 consultation revealed an expectation that the draft Master Plan be bold and transformational for the west end and invite increased use and enjoyment of the Square.

## Context for the Master Plan

16. The draft Master Plan is informed by the City of Adelaide's population target of 50,000 people by 2036 and key City of Adelaide strategies such as the National Heritage Management Plan for the Adelaide Park Lands and City Layout, the draft City Plan, and analysis of the data and evidence base in the City of Adelaide Digital Explorer (CoADE), including:
  - 16.1. The current character of the west end is shaped by the presence of the art, culture, innovation, education sectors and night-time economy.
  - 16.2. The Light Square area has high growth potential, which could contribute 8% of the city's growth to 2036 and increase the local population from 2,298 to 4,850 people.
  - 16.3. The role of the Square in open space provision to support residential development and increased university, health and medical presence.
  - 16.4. Removing barriers to accessibility of the Square including addressing vehicle movements and the walking and cycling network.
  - 16.5. The Square is a priority area for greening and mitigating urban heat effect, including primary routes which intersect the Square and connect with the wider Adelaide Park Lands and River Torrens / Karrawirra Pari corridor.
17. The draft Master Plan presents two options for a pedestrian-centred, safe, activated, inclusive, and greener Square that can be adjusted to suit the level of ambition and change to the transport network and greening outcomes sought by the Council.

## Draft Master Plan

18. In accordance with the inputs of Kadaltilla and Council, the principles in the draft Master Plan address planning, design and mobility, including:
  - 18.1. The Square is designed to promote safety at all times of the day and night.
  - 18.2. Lighting design enhances safety, wayfinding and the sense of place.
  - 18.3. The impact of traffic noise and speed is reduced in favour of enhancing wellbeing and improving active transport amenity and safety.
  - 18.4. Clearly legible and accessible crossings, entry points and paths make access safe and logical.
  - 18.5. The useable area of the Square is expanded with reconfigured road geometry to prioritise pedestrian access to the lawns, pathways, and facilities while reducing traffic speeds and enhancing safety.
19. The draft Master Plan is based on three themes:
  - 19.1. Theme 1 – Greener – to increase green space and tree canopy for cooling, biodiversity and amenity.
  - 19.2. Theme 2 – Safer – to increase the attractiveness of the Square as a destination and place of wellbeing and provide more space for active transport and other uses while reducing traffic impact.
  - 19.3. Theme 3 – Inclusive – to reflect the diverse cultures, including Aboriginal and Torres Strait Islander culture and create an accessible space for residents, students, businesses and visitors.
20. To achieve these themes, two options are presented as follows:

Option	Key Changes	Metrics
1	Bold transformation of the road network by relocating north-south traffic to the eastern side of the Square to create a more pedestrian centred, safe, activated, inclusive and greener Square	4,096m <sup>2</sup> (22%) reduction in hardstand 9% increase in green space 30% increase in tree canopy 14% increase in space for biodiversity 35% increase in open lawns for open activity spaces

Option	Key Changes	Metrics
2	Expansion of the central open space through removal of two vehicle slip lanes	2,895m <sup>2</sup> (15%) reduction in hardstand 4% increase in green space 25% increase in tree canopy 13% increase in space for biodiversity 20% increase in open lawns for open activity spaces

21. The draft Master Plan's themes and principles are addressed through the following 11 strategies:
- 21.1. Aboriginal and Torres Strait Islander Culture: Direction on cultural aims and outcomes.
  - 21.2. National Heritage Values: Notes the colonial lens that has shaped the current Square and consideration of recommendations of the Adelaide Park Lands and City Layout Draft National Heritage Management Plan.
  - 21.3. Greening: Direction on increasing green space, tree canopy, water sensitive urban design, diverse native species gardens and succession management of existing trees.
  - 21.4. Resilience and Climate Change: Direction on providing cool spaces in summer and low emissions and circular economy material and products.
  - 21.5. Pedestrian Movement: Direction on improving safer access around and through the Square.
  - 21.6. Vehicle Movement: Direction on shifting from a vehicle dominated space to more useable open and green space.
  - 21.7. Lighting: Direction on improving lighting for safety and site character.
  - 21.8. Safety and Inclusion: Direction on universal access and improving safety for increased use.
  - 21.9. Events and Programming: Direction on creating an attractive destination for events and cultural programs.
  - 21.10. Public Art: Direction on an inclusive approach to public art including Aboriginal public art and temporary artworks and performances.
  - 21.11. Technology and Innovation: Direction on technologies to enhance visitor experience and understanding of the space.

### Next Steps

22. Pending Council decision on the draft Master Plan for public consultation, the next steps include:
- 22.1. Public consultation on the draft Light Square / Wauwi Master Plan commencing from 15 July to 16 August 2024.
  - 22.2. Public consultation outcomes on the draft Master Plan presented to Kadaltilla in September 2024, seeking approval of the Master Plan.
  - 22.3. Finalisation of the Light Square / Wauwi Master Plan, including decision by the Council.
  - 22.4. Detailed design development for priority elements of the Light Square / Wauwi Master Plan in 2024/25.
23. The Master Plan is an opportunity to seek external capital funding sources from the State Government, including the Department of Infrastructure and Transport.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – [Kadaltilla / Adelaide Park Lands Authority – Agenda - Thursday, 28 March 2024](#)

**Link 2** – [Agenda, Kadaltilla / Adelaide Park Lands Authority, Thursday 27 June 2024](#)

**Link 3** – [City Planning, Development and Business Affairs Committee – Agenda – Tuesday, 2 April 2024](#)



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## ATTACHMENTS

**Attachment A** – Public Consultation (Phase 1) – Light Square / Wauwi Master Plan – Summary Report

**Attachment B** – Draft Light Square / Wauwi Master Plan for public consultation

**Attachment C** – Engagement Plan draft Light Square / Wauwi Master Plan

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- END OF REPORT -