

# Light Square / Wauwi Master Plan Delivery Staging

Strategic Alignment - Our Environment

Public

Tuesday, 6 August 2024

City Planning, Development  
and Business Affairs  
Committee

**Program Contact:**

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**Approving Officer:**

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Shaping

## EXECUTIVE SUMMARY

The purpose of this report is to present options to stage progress of the draft Light Square / Wauwi Master Plan (the draft Master Plan). These options are in response to a request from Council at its meeting on 9 July 2024 ([Link 1](#)) (prior to its release for public consultation).

Council approved the development of a Master Plan for Light Square / Wauwi as part of the 2023/24 Annual Business Plan and Budget.

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

The draft Master Plan (**Attachment A**) 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.

The draft Master Plan is informed by the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) at its meeting on 28 March 2024 ([Link 2](#)), a workshop with the City Planning, Development and Business Affairs Committee on 2 April 2024 ([Link 3](#)), and targeted stakeholder engagement noted by Council on 9 July 2024 ([Link 4](#)).

At the meeting of the City Planning, Development and Business Affairs Committee on 2 April 2024, Council Members provided feedback on the transport diagrams in the draft Master Plan and sought adjustments to clarify traffic movements. The relevant diagrams are updated in **Attachment A**.

The 2024/25 Annual Business Plan and Budget includes \$250,000 capital budget allocation for detailed design and costing of priority elements of the draft Master Plan. Delivery of these elements is subject to future Annual Business Plan and Budget processes and Council decision. The Master Plan staging is consistent with the Project Management Office process for capital projects. The Master Plan provides Council with content to progress to concept phase. The 2024/25 budget allocation will allow costed options to seek Federal and State Government funding commitments for the delivery of the Master Plan.

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## RECOMMENDATION

The following recommendation will be presented to Council on 13 August 2024 for consideration

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

THAT COUNCIL

1. Receives options for staging the draft Light Square / Wauwi Master Plan as contained in Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 August 2024.
2. Endorses the draft Light Square / Wauwi Master Plan as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 August 2024, for the purposes of public consultation.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Environment</b> The status, attributes and character of our green spaces and the Park Lands are protected and strengthened.
Policy	The draft Master Plan responds to the City of Adelaide’s draft City Plan and is a key project in the Adelaide Park Lands Management Strategy 2015-2025 and draft Adelaide Park Lands Management Strategy – Towards 2036.
Consultation	Consultation is occurring in two phases using the inform, consult, and involve levels of engagement. Phase 1 is complete and informed the development of the draft Master Plan. Pending a Council decision on the draft Master Plan, Phase 2 will seek feedback on the draft Master Plan from August to September 2024.
Resource	The draft Master Plan provides recommendations to guide future public realm investment according to community and Council priorities.
Risk / Legal / Legislative	Consideration for current electrical infrastructure upgrades, existing artwork and the ongoing programming of community events within the Square has informed the program and development of design and planning principles. The staged approach to the Master Plan seeks to manage financial sustainability for the City of Adelaide.
Opportunities	The draft Master Plan will provide a vision and framework to enhance Light Square / Wauwi and guide future investment. The draft Master Plan is seeking to address a broad range of matters from Kaurna culture, history, art, culture, greening, events and activation. The Master Plan provides an opportunity to implement sustainable, renewable and green systems, infrastructure, practices and materials in our projects.
24/25 Budget Allocation	The 2024/25 Annual Business Plan and Budget includes \$250,000 capital budget allocation for detailed design and costing of priority elements of the draft Master Plan. Delivery of these elements is subject to future Annual Business Plan and Budget processes and Council decision.
Proposed 25/26 Budget Allocation	Future costs to implement the Master Plan will be identified through detailed design and be listed within the schedule of new and significant upgrades for implementation from 2025/26, subject to Council decision through budget deliberations. The Master Plan and subsequent detailed design will provide Council with the opportunity to seek capital funding from external sources including the State and Federal Government. Council may prioritise its investment in delivery of the Master Plan contingent on external party funding support, such as State or Federal Government investment.
Life of Project, Service, Initiative or (Expectancy of) Asset	Implementation of the Master Plan and the associated implications for the Long-term Financial Plan will be considered further through the detailed design process.
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. These costs are subject to future budget deliberations.
Other Funding Sources	External funding sources will be sought to implement the Master Plan.

# DISCUSSION

## Purpose

1. The purpose of this report is to present a staged approach for the draft Light Square / Wauwi Master Plan (the draft Master Plan) prior to its release for public consultation, as requested by Council at its meeting on 9 July 2024 ([Link 1](#)).
2. The City of Adelaide is developing the Master Plan 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.
3. The draft Master Plan (**Attachment A**) 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.
4. Council approved the development of a Master Plan for Light Square / Wauwi as part of the 2023/24 Annual Business Plan and Budget.
5. The draft Master Plan is informed by the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) at its meeting on 28 March 2024 ([Link 2](#)), a workshop with the City Planning Development and Business Affairs Committee on 2 April 2024 ([Link 3](#)), and targeted stakeholder engagement noted by Council on 9 July 2024 ([Link 4](#)).

## 6. Draft Master Plan

7. At the meeting of the City Planning, Development and Business Affairs Committee on 2 April 2024, Council Members provided feedback on the transport diagrams in the draft Master Plan and sought adjustments to clarify traffic movements around the Square.
8. In response, updates have been made to the draft Master Plan to further clarify traffic movements around the Square. These include minor corrections and edits to wording and traffic movement maps, including:
  - 8.1. New Vehicle Movement section maps (p. 29) and additional text (p. 28) to clarify vehicle movement for each option. Proposed vehicle movement will be assessed with a full traffic analysis to be carried out as part of detailed eddesign.
  - 8.2. The smaller travel direction maps that were included on each option page (p. 16 & 17) have been removed and additional detail has been added to the series of maps on page 28.
  - 8.3. Minor edits to the wording of Figure 1 (p. 6) to clarify that the population figures relate to the Light Square area (as in City Plan).
  - 8.4. The order of the themes has been changed to: Greener; Safer; Inclusive; for consistency in the document.

## Master Plan Staging

9. The draft Master Plan provides recommendations to guide future public realm investment according to community, stakeholder and the City of Adelaide's priorities.
10. An indicative staging plan (Figure 1 below) outlines the general project staging for implementation of a master plan and includes:

### 2024/25 – 2025/26 Design Stage

- 10.1. Undertake detailed site investigations, concept and detailed design and costings. The Master Plan has a 2024/25 new and upgrade project budget allocation of \$250,000 to progress detailed design of the preferred Master Plan option.
- 10.2. Consult with community and stakeholders on design elements.
- 10.3. Identify partnerships and funding for implementation including proposed allocations in the Annual Business Plan and Budget from 2025/26 and the Long Term Financial Plan.

### 2026/27 – 2027/28 – Delivery Stage

- 10.4. Prepare for construction staging parameters and establish site management principles.
- 10.5. Finalise documentation and works program.
- 10.6. Develop a procurement model in consultation with industry experts.
- 10.7. Council decision on future works.

- 10.8. Work foreshadowed from 2025/26 is subject to future Annual Business Plan and Budget deliberations and Council decision. Construction staging includes the following indicative works:
- 10.8.1. Coordinate with planned works by SA Power Networks to connect power from Whitmore Square / Iparryti through Light Square / Wauwi to the new Women’s and Children’s Hospital.
  - 10.8.2. Consult with the community and stakeholders on project staging and management to inform and minimise disruptions through an agreed construction methodology.
  - 10.8.3. Site planning for works and safe demolition.
  - 10.8.4. Install new services and provide temporary traffic diversions.
  - 10.8.5. Construct new stormwater infrastructure and undertake staged roadway construction including new intersections and pedestrian connections.
  - 10.8.6. Construct new paving and planting beds.
  - 10.8.7. Undertake pathway and lighting works and installation of artwork and signage.
  - 10.8.8. Plant new tree and biodiversity plantings and install urban elements.
- 10.9. An indicative Light Square / Wauwi staging plan is provided in Figure 1 below.

Light Square Project Staging																				
	2023/24				2024/25				2025/26				2026/27				2027/28			
PLANNING STAGE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Master Plan development	■	■	■																	
Option review			■																	
Consultation				■																
<b>DESIGN STAGE</b>																				
Initiate / Site investigations					■	■														
Concept design						■	■													
Cost estimate / LTFP							■													
Investment - Federal							●													
Investment - State											●									
Detail design									■	■	■	■								
<b>DELIVERY STAGE</b>																				
Procurement															■					
Staging methodology															■	■				
Business continuity planning															■	■				
Construction																	■	■	■	■

Figure 1 – Light Square / Wauwi Project Staging

**Next steps**

- 11. Pending Council decision on the draft Master Plan for public consultation, the next steps include:
  - 11.1. Public consultation on the draft Master Plan from August to September 2024.
  - 11.2. Public consultation outcomes on the draft Master Plan presented to Kadaltilla in November 2024, seeking approval of the Master Plan.
  - 11.3. Finalisation of the Master Plan, including decision by the Council by February 2025.
  - 11.4. Detailed design development of priority elements of the Master Plan during 2024/25.
  - 11.5. City of Adelaide budget proposal(s) for consideration through the Annual Business Plan and Budget process for 2025/26.
- 12. The Master Plan is an opportunity to seek external capital funding sources from the State Government, including the Department of Infrastructure and Transport.
  - 12.1. Discussions regarding potential funding support can commence during detailed design in 2024/25.

**DATA AND SUPPORTING INFORMATION**

[Link 1 – Council – Minutes – Tuesday, 9 July 2024](#)

**Link 2** - [Kadaltilla / Adelaide Park Lands Authority – Agenda - Thursday, 28 March 2024](#)

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

**Link 4** – [Council – Minutes – Tuesday 9 July 2024](#)

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## ATTACHMENTS

**Attachment A** – Light Square / Wauwi Draft Master Plan

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- END OF REPORT -