

Main Streets – O’Connell Street and Hutt Street Revitalisation Concepts

Strategic Alignment - Our Places

Public

Tuesday, 20 August 2024

Infrastructure and Public Works Committee

Program Contact:

Mark Goudge, Associate Director Infrastructure

Approving Officer:

Tom McCready, Director City Services

EXECUTIVE SUMMARY

The purpose of the report is to update Council Members on the progress made to date on O’Connell Street and Hutt Street Revitalisation Projects and seek approval on the key deliverables of these streets to progress to detailed design phase.

At its meeting on 27 June 2023, Council approved the budgets for all Main Street Revitalisation projects. In response to the decision, the concept plans for O’Connell Street and Hutt Street have been updated to align project scopes to the approved budgets whilst meeting the objectives of transforming the streets to be a desirable destination where people want to live, do business and visit, thereby providing economic uplift for our communities.

At the Infrastructure and Public Works Committee on 21 May 2024, Council Members provided feedback on the proposed concepts for both O’Connell Street and Hutt Street, and the approach to bring forward the construction of a section of O’Connell Street to align with the completion of the Eighty-Eight O’Connell development.

This report outlines the key Concept Design deliverables and timeline of implementation for these two main streets following feedback from Council Members.

RECOMMENDATION

The following recommendation will be presented to Council on 27 August 2024 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves the concept plans for O’Connell Street Revitalisation Project as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 20 August 2024.
 2. Approves the concept plans for Hutt Street Revitalisation Project as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 20 August 2024.
 3. Approves the proposal to construct a section of O’Connell Street to align with the completion of the Eighty Eight O’Connell Development with budget reviewed at quarterly budget review.
 4. Notes that a project update, including an engagement summary will be provided to Council once 70% detailed design and construction staging plan is completed.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Facilitate and activate our places in a safe and accessible way for our community. “Deliver quality street and laneway upgrades, main streets, precincts, and neighbourhood revitalisation and improvements that make Adelaide well-designed, safe and unique.”
Policy	Not as a result of this report
Consultation	Community engagement will be undertaken for feedback on the concept plans, to inform progression of the detailed design.
Resource	Not as a result of this report.
Risk / Legal / Legislative	Design costs are subject to finalisation of design and will be presented to Council for consideration.
Opportunities	Not as a result of this report
24/25 Budget Allocation	O’Connell Street Revitalisation Project \$1,000,000 New and Upgrade approved Budget for design development.
	Hutt Street Revitalisation Project \$1,250,000 New and Upgrade approved Budget for design development.
Proposed 25/26 Budget Allocation	O’Connell Street Revitalisation Project The remaining New and Upgrade and applicable Renewal allocations will be utilised during financial year 2025/26 and 2026/27.
	Hutt Street Revitalisation Project The remaining budget allocation of \$11,250,000 for New and Upgrade and applicable Renewal allocations to be confirmed via the Annual Business Plan and Budget process over 2025/26 and 2026/27.
Life of Project, Service, Initiative or (Expectancy of) Asset	Dependent on type of asset, with asset life expectancy between 20-50 years.
24/25 Budget Reconsideration (if applicable)	A budget of applicable New and Upgrade and Renewal allocations for the construction of the footpath in front of the Eighty-Eight O’Connell Development is to be determined and requested at the appropriate time.
Ongoing Costs (eg maintenance cost)	Minimised through design. 2% per annum maintenance cost increase will be anticipated due to installation of new assets such as additional landscaping and stormwater assets.
Other Funding Sources	To be pursued where relevant opportunities become available.

DISCUSSION

Background

1. At its meeting on 27 June 2023, Council provided direction on the prioritisation and budget allocations for the Main Streets Revitalisation projects. O'Connell Street was assigned with a total new and upgrade allocation of \$15 million for detailed design in 2024/25 and delivery from 2026/27 onwards. Hutt Street was assigned with a total new and upgrade allocation of \$12.5 million for detailed design in 2024/25 and delivery from 2025/26 onwards. The Council decision can be viewed at [Link 1](#).
2. Following confirmation of the approved budgets, the concept plans for O'Connell Street and Hutt Street Revitalisation Projects were refined to ensure alignment with the budget allocation and community expectations.
3. At the Infrastructure and Public Works (IPW) Committee on 21 May 2024, Council Members provided feedback on the revised concept for each street. The workshop paper can be viewed at [Link 2](#). The proposal to construct a section of O'Connell Street in 2024/25 to align with the expected completion of the Eighty-Eight O'Connell Development in May 2025, was also endorsed by the Committee.
4. The revised concept packs for O'Connell Street and Hutt Street Revitalisation as contained in **Attachment A** and **Attachment B** respectively, incorporate the most recent feedback received from Council Members at the IPW Committee on 21 May 2024.

Community Engagement Approach

5. Consultation with our community has been ongoing, utilising a range of approaches since 2018, in alignment with the below Main Street Revitalisation framework:
 - 5.1. Phase 1 Benchmarking
 - 5.1.1. The phase involved a series of research and stakeholder engagement activities, including, but not limited to, focus groups, surveys, Round Tables (conducted between April and October 2021) and the establishment of Place Coordinators to facilitate place-led research and data collection.
 - 5.2. Phase 2 Establishment of a street-specific Master Plan
 - 5.2.1. The community was actively consulted on the draft vision and design principles to better understand community's priorities and set the foundation for the concept design. The master plans were subsequently reviewed and endorsed by Council at its meeting on 14 December 2021. The approved master plan for O'Connell Street can be viewed at [Link 3](#) and Hutt Street at [Link 4](#).
 - 5.3. Phase 3 Culmination of feedback into draft Concept Packs
 - 5.3.1. Through ongoing interactions, our community and Council Members were presented with and provided feedback on several street-specific values and correlated design principles, which formed a concept options pack. This pack was further refined following confirmation of budgets for each street, with **Attachment A** and **Attachment B** being the result of six years of meaningful and ongoing community and stakeholder engagement.
6. The next phase of community engagement for the O'Connell Street and Hutt Street Revitalisation Projects, will commence following Council's endorsement of the concept plans presented in **Attachment A** and **Attachment B**. This phase of engagement involves the following stages:
 - 6.1. Detailed Design Progression
 - 6.1.1. Engage with our community throughout the detailed design phase to align and maintain community expectations.
 - 6.1.2. Further review, revise and refine the design to align with community feedback and approved budgets.
 - 6.2. Construction commencing
 - 6.2.1. Communicate construction approach and staging, including key construction milestones and potential impact on the community.
 - 6.3. Construction underway
 - 6.3.1. Keep our community informed of progress, notify upcoming works, and respond to enquiries and issues arising.

7. The community engagement approach for each main street follows the same framework, with timing and engagement methods being developed to suit each street.

O'Connell Street Revitalisation Project

8. O'Connell Street is a stylish street with an architectural heritage dating back to the 1830s. The street is filled with restaurants, cafes, historic hotels and pubs, and is one of Adelaide's "Eat Streets". The street not only has high pedestrian demand, but also serves as a major public transport and vehicle corridor to and from the city for northern suburb commuters.
9. The revitalisation of O'Connell Street maintains that connection but provides a safer and more human-oriented experience for residents, visitors, and businesses, particularly during major retail, dining, and commercial times.
10. Key deliverables of the O'Connell Street Revitalisation Project include:
 - 10.1. Renewal of road surface and improved paving to footpaths.
 - 10.2. Protected cycle lanes on both sides of the street for safer cycling.
 - 10.3. New trees and plantings to infill gaps in tree canopy to create a strong "green street" connecting to the surrounding Park Lands and destinations.
 - 10.4. Raised threshold treatment to side streets and laneways.
 - 10.5. People-focused destination with opportunity for 30 km/h speed limit in alignment with the City Speed Limit Review project.
 - 10.6. The outer traffic lane in each direction will function as a parking lane during off-peak hours and as a clear way for northbound traffic during morning peak hour and for southbound traffic during afternoon peak hour, to balance the needs of all users along the street.
 - 10.7. Upgraded public lighting to improve lighting levels to footpaths and crossing points, and the potential to incorporate decorative lighting installations, bringing greater night-time activation and safer access.
 - 10.8. Opportunity to install gateway public art at both entries to the street and key points along both sides to further enhance the character of the street.
 - 10.9. A flexible design outcome with the ability to accommodate a future tram extension.
11. The vision, design principles and concept plan of the O'Connell Street Revitalisation Project are contained in **Attachment A**.
12. Timeline of implementation of the O'Connell Street Revitalisation Project
 - 12.1. The section of footpath adjacent to the Eighty-Eight O'Connell Development will be constructed as Stage 1 of the Revitalisation Project to align with the completion of construction of the Eighty-Eight O'Connell Development and can be viewed on pages 27 and 28 of Attachment A.
 - 12.2. CoA is currently working with the developer of Eighty-Eight O'Connell on the finished footpath treatments and discussions have commenced in relation to a cost allocation and apportionment to the developer.
 - 12.3. Subsequent stages of the O'Connell Street Revitalisation will be implemented progressively from 2026/27 onwards.

Hutt Street Revitalisation Project

13. Hutt Street is a main street well known for its shading green avenue of Plane Trees, heritage buildings, easy access to Park Lands and various destinations within the city. Its southern end is lined with cafes, various dining options, commercial and local services, with a great potential to boost economic activation and vitality.
14. This project involves streetscape improvements from South Terrace, connecting with Stage 1 Entry Statement works, which creates an exciting and meaningful Entry Statement for Hutt Street, to Carrington Street encompassing an inviting village centre surrounded by busy pedestrian retail and hospitality activities.
15. Key deliverables of the Hutt Street Revitalisation Project include:
 - 15.1. Destination focused and traffic calmed with opportunity for 30 km/h speed limit in alignment with the City Speed Limit Review project.
 - 15.2. Widened footpath to comfortably accommodate users without conflict within the retail and hospitality activated zone.
 - 15.3. Raised threshold treatment at minor side streets.

- 15.4. Protected cycle lanes to encourage multi-modal transport.
 - 15.5. Mid-block pedestrian crossings to improve accessibility across the street.
 - 15.6. New surface treatment to all road carriageway and footpaths.
 - 15.7. The outer traffic lane in each direction through the village centre functions as a parking lane during off-peak hours and as a clear way for northbound traffic during morning peak hour and for southbound traffic during afternoon peak hour, to balance the needs of all users along the street.
 - 15.8. Upgrades and improvements to landscape garden beds for increased amenity with additional greening.
 - 15.9. Opportunity for new public lighting to improve lighting levels to footpaths and crossing points, and the potential to incorporate decorative lighting installation, bringing greater night-time activation and safer access.
16. The vision, design principles and concept plan of the Hutt Street Revitalisation Project are contained in **Attachment B**.
 17. Timeline of implementation of the Hutt Street Revitalisation Project:
 - 17.1. Stage 1 Entry Statement is due for completion in November 2024 with the South Terrace Stormwater Mitigation Project expected to commence shortly after for completion by the end of 2024/25.
 - 17.2. The detailed design of the Hutt Street Revitalisation project is expected to be completed by the end of 2024/25, with phased construction commencing from 2025/26.

Next Steps

18. Upon endorsement of the concept design for the O'Connell Street and Hutt Street Revitalisation Projects, the design outcomes will be communicated to the community and key stakeholders.
19. Further project updates will be provided to Council for endorsement of the 70% detailed design and costings noting the community engagement summary.
20. Subject to Council approval, these projects will be delivered with construction budget approved through the Annual Business Plan and Budget process for phased implementation.
21. In relation to the small section of O'Connell Street abutting the Eighty-Eight O'Connell development, progress and finalise the detailed design, including apportionment of costs to enable completion of the works prior to the development's completion date of July 2025.

DATA AND SUPPORTING INFORMATION

Link 1 – Council Decision - 27 June 2023

Link 2 – Workshop Paper – Infrastructure and Public Works Committee -21 May 2024

Link 3 – O'Connell Street Master Plan – December 2021

Link 4 – Hutt Street Master Plan – December 2021

ATTACHMENTS

Attachment A – O'Connell Street Revitalisation Concept Pack

Attachment B – Hutt Street Revitalisation Concept Pack

- END OF REPORT -