

# Hutt Street Main Street - Revitalisation Project Concept

Tuesday, 19 November 2024  
Infrastructure and Public Works Committee

Strategic Alignment - Our Places

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

Public

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

## EXECUTIVE SUMMARY

On 27 June 2023, Council approved funding for a number of Main Street Revitalisation projects. In response to the decision, the concept plans for Hutt Street were updated to align the project scope to the approved budget, whilst meeting the objectives of transforming the street to be a desirable destination where people want to live, do business and visit, thereby providing economic uplift for the precinct.

At the Infrastructure and Public Works (IPW) Committee on the 21 May 2024, Council Members provided feedback on the proposed concept for Hutt Street and endorsed the extent of works to be between South Terrace and Carrington Street.

The revised concept pack, which incorporated Council Members' comments from the IPW Committee on 21 May 2024, was presented to the IPW Committee on 20 August 2024.

On 27 August 2024, Council resolved that it:

*'Requests Administration review 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, with particular focus on the provision of car parking spaces.'*

The purpose of this report is to seek Council approval to progress to community consultation on the Concept Plan options prepared (which have been considered by Council Members through a Workshop presentation held on the 19 November 2024).

This report provides Council Members with further information on the impacts of car parking numbers on the streetscape design and the associated consequences in achieving project objectives. Mitigation strategies such as improvements to access of car parking in the precinct is also further elaborated. Various options that were previously investigated are also presented to Council Members for consideration.

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## RECOMMENDATION

The following recommendation will be presented to Council on 26 November 2024 for consideration

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

1. Approves for the purposes of public consultation.:
  - 1.1. Option A (Existing conditions - footpath option only); and / or
  - 1.2. Option B (Renewal with 60-degree angle parking) and / or
  - 1.3. Option C (Renewal with 45-degree angle parking) and / or
  - 1.4. Option D (Current Concept (interpeak parallel) and /or

1.5. Option E (Combined 45-degree angle parking)

As presented on the 19 November 2024 within the Hutt Street Revitalisation Project (Car Parking Review) Workshop and contained within Attachment A to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 November 2024.

2. Notes the outcomes of the Community consultation will be presented to Council for consideration and approval.
  3. Notes the new timeline and forward estimates for the New / Upgrade allocation due to the request to review the concept plan with particular focus on the provision of car parking spaces.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Places</b> 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	Produce revised concept plans and visualisation to support the consultation process.
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	\$1,250,000 New and Upgrade approved budget for design development.
Proposed 25/26 Budget Allocation	The proposed New and Upgrade and applicable Renewal allocations will be utilised in the 2025/26 financial year, which is identified in the Long-Term Financial Plan.
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)	Due to revised project timeline, a portion of this financial year’s budget will be carried over to next financial year.
Ongoing Costs (eg maintenance cost)	Minimised through design. 2% per annum maintenance cost increase is anticipated due to installation of new assets.
Other Funding Sources	To be pursued where relevant opportunities become available.

# DISCUSSION

## Background

1. Following confirmation of the approved budget at its meeting on 27 June 2023, the concept plan for Hutt Street Revitalisation was refined to ensure alignment with the budget allocation and community expectation. 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. Council considered the concept plan and extent of works at the Infrastructure and Public Works (IPW) Committee on 21 May 2024 and provided feedback accordingly. 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](#).
3. The current Concept Plan was presented to the IPW Committee on 20 August 2024, and it can be viewed at [Link 3](#). On the 27 August 2024 [Link 4](#), Council resolved that it:

*'Requests Administration review 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, with particular focus on the provision of car parking spaces.'*

## Concept Options

4. This project involves streetscape improvements on Hutt Street from South Terrace to Carrington Street, connecting to Stage 1 Entry Statement works, which creates an exciting and meaningful southern entrance to the precinct, and encompasses an inviting village centre surrounded by busy pedestrian retail and hospitality activities.
5. The Workshop Presentation outlined five Concept Plan options for Council to consider that address on-street car parking within the precinct and a summary is outlined below:
  - 5.1. Option A – Existing Conditions (60-degree angle parking).
  - 5.2. Option B – Renewal with 60-degree angle parking.
  - 5.3. Option C – Renewal with 45-degree angle parking.
  - 5.4. Option D – Current Concept (interpeak parallel).
  - 5.5. Option E – Combined 45-degree angle parking.
6. This report provides Council Members with further information on the impacts of retaining car parking on streetscape design and the associated consequences in achieving project objectives.
7. Mitigation strategies such as improvements to access of on-street car parking in the precinct is also further elaborated. Various options that were previously investigated are also referenced for Council Members' reconsideration.

## Provision of car parking

8. Hutt Street, between South Terrace to Pirie Street, provides for a total of 292 on street car parks. The proposed scope of works for the Village Centre, proposes objectives that deliver on the key community priorities including:
  - 8.1. greatly increased space on the footpath for outdoor dining and other activities.
  - 8.2. a safe protected cycle path.
  - 8.3. improved tree surrounds and enhancing the established tree canopy.
9. The current Concept Plan proposes to maintain two lanes of traffic in both directions. Activation space can be gained by from changing the current 60-degree parking to parallel, interpeak parking for the proposed implementation scope. This will reduce the amount of on-street parking within this area, South Terrace to Carrington Street, but retains the existing number of car parking spaces between Carrington Street and Pirie Street.
10. Feedback was received from Council and trader / property owners, taking into account a desire to consider provision to maintain more of the on-street parking and questioned whether the outcomes could still be achieved.

11. An iterative study was conducted to test options. The study aimed to test every plausible car parking configuration option whilst maintaining safety. Each option was then compared to the baselines of: Existing Conditions and Renewal.
12. It is proposed that viable options are tested with the community to gauge support and appetite on their design priorities. The outcomes of the study show that in lieu of removing a traffic lane, there is no perfect option that caters for all the objectives. Of the challenges that constrain the design, the need to protect, enhance and allow for the existing trees within the median and along the shop fronts, means spatially there are restrictions when changing the parking configuration from 60-degree angle parking to the safer, 45-degree angle parking and parallel parking.
13. Each option has been analysed for its deficiencies and benefits, or 'Loss' and 'Gain' in relation to the prioritised design principles. The priorities are distilled down to allow for a side-by-side comparison of whether each option meets or does not meet: Increased Activity Area, Protected Cycling, and Enhanced Greening against car parking provision.
14. The overall catchment of on-street parking within a 5-minute (400m) walk and a sub-2-minute (125m) walk shows the proximity and capacity as a total number of on-street, free, and timed carparks. Main street and side street car parks have been counted, showing available parking within easy walking distance to Hutt Street businesses. Further assessment on whether the parking capacity can be optimised will form future phases of the Hutt Street Revitalisation project.
15. Each option has its merits and compromises when it comes to delivering on a community outcome.

**Project Timeline Implications**

16. Revised project timeline for implementation of the Hutt Street Revitalisation Project following Council approval of a concept option is summarised below:

Timeframe	Activity / project milestone
November 2024	Council approval to proceed to public consultation on the Concept Plan(s).
February - April 2025	Community and stakeholder engagement on approved concept. Procurement of detailed design consultancy team.
April 2025 >	Detailed design.
September 2025 onwards	Procurement of construction contractor to progress to construction.

17. Note that the timing of the New and Upgrade forward estimate will be presented upon resolution of the concept design.
18. Upon approval of the concept design, the design outcomes will be communicated to the community and key stakeholders.
19. Further project updates will be provided to Council at 70% detailed design, including any significant changes from the concept and a summary of community engagement.
20. Subject to Council approval, the project will progress to 100% design for delivery, where the construction budget will be approved through the Annual Business Plan and Budget process for a phased implementation.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – Council Decision (27 June 2023).

**Link 2** – Infrastructure and Public Works Committee presentation (21 May 2024).

**Link 3** - Hutt Street Revitalisation Project Current Concept Plan (20 August 2024).

**Link 4** – Council Decision (27 August 2024).

# ATTACHMENTS

**Attachment A** – Hutt Street Revitalisation Project (Car Parking Review Workshop)

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