

# O'Connell Street Main Street - 88 O'Connell Street

Strategic Alignment - Our Places

Public

Tuesday, 19 November 2024

Infrastructure and Public  
Works Committee

**Program Contact:**

Mark Goudge, Associate Director  
Infrastructure

**Approving Officer:**

Tom McCready, Director City  
Services

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## EXECUTIVE SUMMARY

At its meeting held on 27 August 2024, Council resolved that the design and construction of the section of O'Connell Street adjacent to the Eighty-Eight O'Connell Development be accelerated to align with the completion of the development.

In order to progress the section of O'Connell Street adjacent the Eighty-Eight O'Connell Development in line with the decision of Council, the developer of Eighty-Eight O'Connell, Commercial & General, has been engaged to undertake the detailed design and construction of the eastern footpath between Archer Street and Tynte Street (the section of works), under direction of the City of Adelaide.

Detailed design is progressing as planned, with construction scheduled to occur within the 2024/25 Financial Year to align with the completion of the Eighty-Eight O'Connell Development.

The purpose of this report is to seek Council's consideration and endorsement of the current progress of the detailed design of the section of works adjacent the Eighty-Eight O'Connell Development, to allow for the detailed design to be fully resolved and construction to commence in a coordinated manner to align with the completion of the Eighty-Eight O'Connell Development.

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## RECOMMENDATION

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

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

1. Approves the detailed design for the O'Connell Street Revitalisation Project, in relation to the eastern footpath between Archer Street and Tynte Street as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 November 2024.
  2. Notes the further development of detailed design to 100% completion and the subsequent construction of the eastern footpath between Archer Street and Tynte Street.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Places</b> An upgrade of O’Connell Street will provide a safer and more attractive street environment, encouraging additional activation and revitalisation.
Policy	Not as a result of this report.
Consultation	Consultation has previously been undertaken for the Main Streets program. Additional consultation is currently underway informing the community of the upcoming works.
Resource	The presented section of the O’Connell Street upgrade will be delivered by Commercial & General under direct engagement to align with the completion and opening of the Eighty-Eight O’Connell Development.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Opportunity to construct this section of the O’Connell Street upgrade in alignment with the Eighty-Eight O’Connell Development opening.
24/25 Budget Allocation	\$1,000,000.00
Proposed 25/26 Budget Allocation	\$1,500,000.00
Life of Project, Service, Initiative or (Expectancy of) Asset	25 Years
24/25 Budget Reconsideration (if applicable)	A budget allocation will be presented to Council for consideration as part of the Quarter 2 budget reconsideration process.
Ongoing Costs (eg maintenance cost)	\$10,000 (approximately 2% of new and upgrade budget).
Other Funding Sources	A contribution of a value yet to be determined will be sought from Commercial & General as part of their ‘make good’ clause in association with the Eighty-Eight O’Connell development.

## DISCUSSION

1. At its meeting held on 27 August 2024, Council resolved, that Council:  
*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.*  
*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.*
2. The endorsed Concept Plan for O'Connell Street can be viewed at [Link 1](#).
3. In order to progress the section of O'Connell Street adjacent the Eighty-Eight O'Connell Development (the development) in line with the decision of Council, the developer of Eighty-Eight O'Connell, Commercial & General (C&G), has been engaged to undertake the detailed design and construction of the eastern footpath between Archer Street and Tynte Street (the section of works).
4. The detailed design for this section can be viewed in **Attachment A** and includes the following features:
  - 4.1. New concrete pavers (400mm x 200mm) – colour to be determined.
  - 4.2. New underground electrical and communication services.
  - 4.3. New kerb ramps at Archer Street and Tynte Street.
  - 4.4. New street furniture including bike racks, bins and seating.
  - 4.5. Two new trees with low level planting including new irrigated garden beds to existing tree surrounds.
  - 4.6. New underground stormwater connections.
  - 4.7. Coordination of light poles and traffic signal poles.
5. Further modifications to the street, including construction of the separated cycle path will be undertaken in conjunction with the broader Main Street construction program.
6. The design intent determined by the detailed design of this section of works will inform the detailed design of the balance of O'Connell Street.
7. Procurement of design consultants to progress the detailed design for the balance of O'Connell Street is currently out to tender. Contract award is anticipated in December 2024 with detailed design expected to occur between January 2025 and mid-2025.
8. Additionally, Black Spot funding has been provided to the project via the 'Black Spot' funding grant. \$350,000 will be allocated to improve the safety of the Archer Street intersection. Black Spot works are anticipated to be undertaken this financial year alongside the section of works adjacent to the development.
9. Community engagement has been ongoing since the master plans were endorsed in December 2023.
10. Additional stakeholder engagement is being undertaken with all stakeholders along O'Connell Street. This is anticipated to be completed by January 2025. During the detailed design phase, we will address stakeholder queries raised.
11. Detailed design for the balance of O'Connell Street will be brought back to Council for endorsement prior to construction contractor procurement being undertaken.
12. Implications to the 2024/25 project budget are currently being assessed, with any budget adjustments to be reviewed at quarterly budget review (Quarter 2).

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## DATA AND SUPPORTING INFORMATION

**Link 1** – Approved Concept Plan– 27 August 2024

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# ATTACHMENTS

**Attachment A** - Detailed Design– Eastern Footpath between Archer Street and Tynte Street.

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- END OF REPORT -