

O'Connell Street Revitalisation Project - 70% Design

Strategic Alignment - Our Places

Public

Tuesday, 15 September 2026

Infrastructure and Public Works Committee

Program Contact:

Mark Goudge, Associate Director Infrastructure

Approving Officer:

Tom McCready, Director City Infrastructure

EXECUTIVE SUMMARY

The purpose of this report is to provide an update to Council on the O'Connell Street Revitalisation Project at 70% Detailed Design for Stage 2, and an overview of the design progress, community and stakeholder engagement planning and delivery staging.

Council approved the Concept Plan at the Council meeting held on 27 August 2024 and a supplementary report was presented at the 26 August 2025 meeting that confirmed removal of the originally proposed bike lane. Since this time the project team has advanced the design through technical investigations, value management and further engagement with key stakeholders.

The design demonstrates how Council's \$15 million new and upgrade investment, in conjunction with broader renewals investment, will deliver community benefits aligned with long term strategic planning and asset management.

A notable change from Concept Design is the removal of four raised pedestrian crossovers at side streets to alleviate flooding risk and significant stormwater infrastructure works. Importantly, seven raised crossings remain in the design.

Independent cost planning has been undertaken, and the project is tracking within budget tolerances, with final costs to be determined following completion of detailed design and procurement.

Stage 1 works to the western side of O'Connell Street between Tynte Street and Archer Street have now commenced.

RECOMMENDATION

The following recommendation will be presented to Council on 22 September 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes that the O'Connell Street Revitalisation Project will continue to finalise detailed design for Stage 2 prior to progressing to procurement for construction.
 2. Notes the change from Concept Design to the raised pedestrian crossovers at side streets to ensure no additional flooding risk occurs, as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 15 September 2026.
 3. Endorses the 70% Detailed Design for Stage 2 of the O'Connell Street Main Revitalisation Project, thereby allowing the design to progress to 100% completion.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Delivers a safe, vibrant and accessible main street in line with the City of Adelaide Strategic Plan 2024-2028
Policy	Consistent with Council's Strategic Plan 2024-2028, Main Streets Revitalisation Program, Adelaide Design Manual, City Plan 2036.
Consultation	The project aligns with Council's Community Consultation Policy through early engagement, iterative feedback, and transparent reporting at key milestones. The Project has moved from a consultation phase to inform.
Resource	Delivered within Infrastructure Program with consultant support.
Risk / Legal / Legislative	Key risks include; impact on business during construction, stakeholder concerns regarding the transition from fixed to removable outdoor dining furniture, delays due to unforeseen conditions including underground services.
Opportunities	Increased activation and enhanced economic benefits with improved greening, public amenity and access through a vibrant main street.
26/27 Budget Allocation	Renewal - \$1.242m New & Upgrade - \$3.335m Total Project Investment (including renewal, subject to detailed design and procurement outcomes) - \$29.938m
Proposed 27/28 Budget Allocation	Renewal - \$ 12.3m New & Upgrade - \$ 10.003m
Life of Project, Service, Initiative or (Expectancy of) Asset	New assets are designed for a minimum 25-year service life.
26/27 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	Minimise through design. A 2% per annum maintenance cost increase will be expected due to installation of new assets such as additional landscaping and stormwater assets. This value is derived as 2% of the project's New/Upgrade funding component.
Other Funding Sources	\$350,000 via black spot funding for Archer Street/O'Connell Street intersection.

DISCUSSION

Background

1. The O'Connell Street Revitalisation Project was initiated through Council as part of the Main Streets Revitalisation Program. Council approved the concept plan at the Council meeting held on 27 August 2024 as follows:

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. At the Council meeting held on 26 November 2024, Council approved the detailed design for early construction works along the eastern footpath between Archer Street and Tynte Street to align with the opening of the 88 O'Connell Street development. These works were completed and open to the public in December 2025.
3. Additionally, on 26 November 2024 Council resolved to:
 3. *Asks the Administration to review the current main streets program in relation to funding and timing opportunities, with the goal to potentially construct the section of footpath from Archer Street to Tynte Street on the western side of O'Connell Street, within the 2025/26 financial period and that a report is brought back to Council for consideration*
4. Following stakeholder and community engagement in April 2025, at the Council meeting held on 26 August 2025, Council approved the removal of the separated bike lane along O'Connell Street to better accommodate community needs.

THAT COUNCIL

1. *Endorses the proposed changes to the concept design for O'Connell Street Revitalisation Project which reflects the removal of the separated bicycle lane, as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 August 2025.*
2. *Notes construction works have commenced on the Eastern footpath of O'Connell Street between Archer and Tynte Streets as per the Council resolution on 26 November 2024.*
3. *Notes the project update, including an additional engagement summary will be provided to Council once 70% detailed design and construction staging plan is completed.*

Design Status

5. The detailed design has now reached 70% completion. The attached design package (**Attachment A**) demonstrates a coordinated approach to improve pedestrian amenity, accessibility, safety and greening while balancing the operational requirements of business activity and vehicle movements. Work will continue to finalise service coordination and minor detailed changes to design where required.

Stakeholder Engagement Summary

6. Following the decision of Council on 26 August 2025 and noting the 26 November 2024 decision to bring forward construction of the western footpath (between Tynte Street and Archer Street), JPE Architects were engaged to progress detailed design. The detailed design incorporates the feedback received as part of the engagement held during April 2025 where the paver selection and bike lane impacts were primary concerns raised.
7. The O'Connell Street Driver Behaviour consultation was undertaken in parallel to the Main Street project consultation and the feedback received has been considered through the detailed design. The findings of this consultation process were presented to Council on 26 August 2025.
8. The above feedback has shaped refinements to garden bed locations, pavement layouts, outdoor dining spaces and lane configurations and parking/loading. Engagement activities have also informed minimising construction impacts on businesses and ways to support businesses through construction.
9. Targeted engagement has continued with businesses primarily relating to construction related activities and fixed furniture engagement with impacted businesses completed in June 2026.
10. Outcomes from the August 2025 decision were less formally provided through the driver behaviour engagement undertaken along with the fixed furniture discussions with businesses.

11. A project update relating to the construction of the western footpath was communicated via Our Adelaide and a letterbox drop to impacted businesses and residents in May 2026. ([O'Connell Street Revitalisation | City of Adelaide](#)).
12. A project update on the 70% design for the O'Connell Street Main Street Revitalisation Project was presented to the Access and Inclusion Panel on 19 August 2026. The presentation was well received, with panel members expressing feedback and support for the proposed accessibility improvements and recognising the benefits these enhancements will provide for all users of the street.
13. As construction of the western footpath progresses directly impacted businesses will be notified with the contractor maintaining ongoing liaison with businesses throughout the works, an example of which can be viewed here ([O'Connell Street Revitalisation | City of Adelaide](#)).
14. Once 70% Detailed Design is endorsed by Council, further engagement will be undertaken informing the community of the final design. Discussion will be held with businesses and stakeholders in managing onsite construction works and staging.

Construction

15. Construction works along O'Connell Street were fast tracked in 2025 to align with the opening of 88 O'Connell. A breakdown of the completed and planned construction works for the remainder of O'Connell Street are listed below.
 - 15.1. Eastern footpath works between Archer Street and Tynte Street were completed late 2025.
 - 15.2. Western footpath works between Archer Street and Tynte Street have commenced survey and service locating. Contractor established the site in the week commencing 17 August 2026 and construction activities commenced from 24 August 2026 and are expected to be complete by late 2026.
 - 15.3. Works to the Black Spot funded scramble crossing at Archer Street / O'Connell Street intersection have commenced, with manufacturing of mast arm traffic signal poles underway. The crossing is anticipated to be operational in late 2026.
 - 15.4. The remainder of the works along O'Connell Street are expected to commence in mid-2027, pending completion of design and procurement activities.

Design evolution and investigation

16. A scramble crossing at Archer Street / O'Connell Street intersection has been funded under the Black Spot Program to improve safety and reduce incidents. The introduction of a scramble crossing at this location presents traffic design risks when implemented in conjunction with the proposed North-South raised crossings. It is proposed to remove the raised crossings at this location to ensure safety compliance of footpath crossfalls.
17. Proposed raised crossings at Ward Street and Tynte Street would require significant utility service modifications due to large chambers and lids needing relocations and adjustment. These modifications would be unavoidable and incur significant costs.
18. The public space between O'Connell Street and Lombard Street is being explored to activate this space and create additional amenity. Designs will be undertaken during the 2026/27 financial year and presented to Council at a future meeting to be constructed in line with the remainder of the O'Connell Street Revitalisation project.
19. The footpath public realm design has evolved from the endorsed Concept Design, with the continued de-cluttering of the street environment, re-arrangement of street furniture to promote better social interactions and footpath activation, DDA-compliant footpath crossfalls and private property entry points, re-distributing of garden bed extents to align better with everyday kerbside activities and provide a safe step-off zone for on-street parking users.

Stormwater Impacts

20. During design development, modelling of the impacts of the raised crossings on the existing stormwater system was undertaken. Results demonstrated significant increased risk to property flooding due to the introduction of the raised crossings.
21. Mitigation options were considered to redirect stormwater flows away from properties, however, due to the existing stormwater system capacity these options were limited. Removal of different crossovers was modelled to help address the concerns. With the removal of raised crossings at Archer Street, Tynte Street, Ward Street and Barton Terrace East/Childers Street, the design was able to ensure no additional flooding risk to properties.

22. Raised pedestrian crossings to remain at Walter Street, Marian Street, Chapel Street, Wigg Lane, George Street, Gover Street and Roneo Place.
23. Supplementary traffic calming options are being explored in lieu of raised crossing for the four intersections listed above.
24. Proposal to increase the existing stormwater capacity was explored with initial cost estimates between \$15m - \$18m. This was deemed not feasible under the current scope of works and budget. Future stormwater management plans will assess the feasibility around upgrades to the stormwater system.

Asset Renewal Coordination

25. In parallel with the Revitalisation project, we are coordinating the renewal of assets that are at or nearing the end of their useful life. This approach ensures disruption is minimised and the precinct can grow without the need for further major works in the near future. Renewal items generally include:
 - 25.1. Street lighting poles and fixtures.
 - 25.2. Kerb and roads where asset condition required full replacement.
 - 25.3. Isolated stormwater infrastructure.
26. This approach ensures the existing assets are renewed to agreed Council standards through renewal budgets, while all new and upgrade elements are funded through the new and upgrade allocation.

Key Improvements Funded by Council Investment

27. Council's \$15m new and upgrade allocation will fund the major new and enhanced elements that go beyond standard renewal. This includes:
 - 27.1. New footpaths and raised pedestrian crossings, increasing pedestrian amenity and safety.
 - 27.2. Improved public seating and street furniture arrangements to declutter footpath zones and promote more social interactions and footpath activation.
 - 27.3. Upgrades to existing tree surrounds to enlarged garden beds, with low level planting and irrigation to improve footpath amenity and promote healthier streets.

Additional considerations

28. The proposed design has considered no loss of existing parking along O'Connell Street. Additional blue "P" parking signs have recently been installed around Tynte, Archer and O'Connell Streets to direct vehicles to additional parking locations.
29. Due to safety concerns with restricted sightlines at Gover Street it is not possible to construct the originally proposed pedestrian refuge islands. The pedestrian refuge has been removed from scope of the Main Streets Revitalisation project. Investigation of a future Pedestrian Actuated Crossing (PAC), to be funded independently from the Main Street project subject to Business Plan and Budget approvals, is being assessed to be constructed in the future to address the concerns. Closure of the centre median at this location, restricting dangerous vehicle turning movements will still be implemented to improve safety at Gover Street.
30. The Administration has assessed the O'Connell Street corridor and there are adequate widths for a potential future single tram carriageway along the street through the centre median area.
31. Additional consideration has been made to the lighting arrangement to ensure future changes to centre median lighting do not impact lighting requirements for the street.
32. In lieu of the removal of the separated bike lane from the O'Connell Street Revitalisation project, Administration has developed concept plans for Ward Street cycleway (O'Connell Street to Jeffcott Street), Montefiore quick build cycleway, Brougham Place cycleway (connecting Frome Road to Le Fevre Share Path) and pedestrian/cyclist priority crossings at Le Fevre / Barton Terrace East roundabout. These are outside the scope of works of the Main Streets Revitalisation project and are subject to future business plan and budget considerations.

Main Streets Construction Phasing

33. The O'Connell Street Revitalisation works are progressing into major construction following the early footpath works undertaken outside 88 O'Connell between Archer Street and Tynte Street.
34. Construction sequencing for the O'Connell Street Revitalisation project will see the footpath works undertaken initially with impacts to the centre median and road carriageway works at the back end of the construction program.

35. Melbourne Street works will commence at the conclusion of O'Connell Street works with exception of the wombat crossings currently underway. This will ensure manageable impact within the precinct.

Budget and Cost Planning

36. Quantity Surveyor estimates of the 70% Detailed Design confirm sufficient budget allocation.

Next Steps

37. The project will now progress through the final stages of design development, including:
- 37.1. Advancing the detailed design from 70% to 100% to resolve detailed construction documentation, service coordination and authority approvals.
 - 37.2. Inform community and business of final designs and construction staging plan.
 - 37.3. Proceed to procurement via open tender with a target release date late 2026.
 - 37.4. Preparing a prudential report in accordance with Section 48 of the *Local Government Act 1999* (SA) to support Council's consideration of the contract award, anticipated to occur early 2027.
 - 37.5. Subject to Council approval, commencing construction early 2027, noting caretaker period may impact timing around critical procurement activities.
38. These steps will ensure the project is fully resolved, competitively procured and compliant with legislative requirements, and that construction can commence in line with Council's governance processes, coordination with major city projects and events, and strategies to minimise disruption.

ATTACHMENTS

Attachment A – O'Connell Street Revitalisation 70% Design Overview Pack

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