

Moonta Street Roof Installation Feasibility

Tuesday, 9 August 2022
Council

Strategic Alignment - Dynamic City Culture

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Public

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EXECUTIVE SUMMARY

At its meeting on 12 July 2022, Council requested we prepare a report for its August meeting on options for the installation of an enclosed roof over Moonta Street.

The upgrade of Moonta Street was identified as a key priority in the Our District Market Strategy 2015 and Chinatown Reinvigoration Plan.

The \$500,000 Moonta Street Lighting Upgrade was completed in January 2020. The project upgraded the functional and creative lighting through a wave canopy.

The \$4 million Moonta Street upgrade under the Planning and Development Fund was completed in October 2021. The upgrade included new paving, creative lighting, tree plantings that all provide shade to the plaza and power supply for improved useability for creating space for events, performances, and markets uses.

The proposal to consider installing a roof over Moonta Street requires extensive considerations that are highlighted within this report.

Proceeding with a feasibility study for a roof structure would require significant engagement with adjoining property owners in terms of owner acceptance of a structure attached to their building and works required to support the safe installation of such a structure.

Should Council wish to proceed with a feasibility study and structural assessment, it is estimated additional funding will be required, totalling \$50,000 to be applied for through the 2023/24 Business Plan & Budget process to inform future design and construction resourcing requirements and timeframes.

RECOMMENDATION

THAT COUNCIL

1. Notes previous consultation was undertaken and identified key goals from the Chinatown Reinvigoration Plan and Our Market District strategy.
2. Notes the Chinatown Reinvigoration Plan identified a potential canopy in the central area of Moonta Street and suspended lighting. This was delivered through the Moonta Street Lighting Upgrade which included a wave canopy.
3. Notes that \$4m Moonta Street upgrade was completed in October 2021.
4. Notes that a feasibility study and structural assessment would require \$50,000 in additional funding to be applied for through the 2023/24 Business Plan & Budget process to inform future design and construction resourcing requirements and timeframes.

IMPLICATIONS AND FINANCIALS

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| City of Adelaide 2020-2024 Strategic Plan | Strategic Alignment – Dynamic City Culture Enhancing Chinatown is a key goal within Our Market District strategy. Upgrade and improve the amenity to create a higher quality visitor and trader experience by implementing the Our Market District strategy. |
| Policy | Our Market District strategy Chinatown Reinvigoration Plan Adelaide Design Manual |
| Consultation | Through the development of the Chinatown Reinvigoration Plan the key stakeholders included the Market District Reference Group, property owners, tenants and strata groups. These groups were consulted in the development of the proposals. |
| Resource | Project support will be provided by the Infrastructure Delivery, Technical Services, and Infrastructure Assets. To pursue requirements, feasibility studies and delivery. |
| Risk / Legal / Legislative | Not as a result of this report |
| Opportunities | Providing all weather protection or shade during summer months therefore increasing activation of the plaza. |
| 22/23 Budget Allocation | Not as a result of this report |
| Proposed 23/24 Budget Allocation | To deliver a feasibility study an additional \$50,000 would be required. |
| Life of Project, Service, Initiative or (Expectancy of) Asset | A roof structure would have a useful life expectancy of 30 to 50 years. |
| 22/23 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Not as a result of this report |
| Other Funding Sources | State and Federal Government grant programs. |

DISCUSSION

Background

1. Adelaide's Chinatown was established in 1989 after Council resolved to support a proposal by the Chinese community, business leaders and property developers to transform Moonta Street into an Asian style shopping, dining and cultural precinct.
2. Adopted by Council in 2015, the Our Market District strategy (Link 1 view [here](#)) identified the Chinatown precinct for future enhancement, including upgrading Moonta Street through:
 - 2.1. New paving
 - 2.2. Creative lighting (including a sculptural light installation on the corner of Grote Street)
 - 2.3. Tree plantings and shade
 - 2.4. Creating 'plug and play' event spaces for performances, markets, and artists.
3. In 2016, Council resolved to commence a project process and budget to redevelop, invigorate and beautify Chinatown Precinct and to involve stakeholders. The project was included in the 2017/2018 Integrated Business Plan.
4. In 2018, The Chinatown Reinvigoration Plan was developed in collaboration with the Market District Reference Group. This plan included a concept design for an upgrade to Moonta Street (Link 2 view [here](#)). The plan identified a number of key actions including:
 - 4.1. Upgrading paving, services and stormwater.
 - 4.2. Implementing an open canopy structure that shades in summer and lets light in during winter.
 - 4.3. An iconic lighting installation with 'wow' factor.
 - 4.4. Integrated greening.
 - 4.5. A potential canopy in the central area.
5. The State Liberal Opposition had notionally committed \$500,000 for the purposes of a permanent cover for Moonta Street ahead of the 2018 State Election. However, upon coming to Government, the funding allocation for a permanent cover was re-allocated to the Moonta Street Lighting Upgrade which commenced in December 2019 and was completed in January 2020.
6. The \$4 million Moonta Street upgrade under the Planning and Development Fund commenced in February 2021 and was completed in October 2021. The upgrade included new paving, creative lighting, tree plantings that all provide shade to the plaza and power supply for improved useability for creating space for events, performances, and markets uses.
7. The project was awarded a Landscape Architecture Award in the Urban Design Category at the Australian Institute of Landscape Architecture awards in July 2022.

Community Consultation

8. In 2018, the development of the Chinatown Reinvigoration Plan involved key stakeholders which included the Market District Reference Group, property owners, tenants, and strata groups.
9. In 2019, the Chinatown Reinvigoration Plan was fully developed and adopted. Key feedback received included:
 - 9.1. Foster activity, events, and activation.
 - 9.2. Increase the Asian culture influence.
 - 9.3. Increase people comfort.
 - 9.4. Improve movement.
 - 9.5. Improve sustainability.
 - 9.6. Partnerships.

Options for a Roof Structure

10. The option to provide a 'roof' structure (full roof, shade cloth, or other solid roof structure) needs to consider the following:
 - 10.1. A roof would benefit all traders in the vicinity by allowing outdoor dining spaces throughout all weather conditions and would increase activity in the plaza.

- 10.2. Providing an all-weather cover would need to comply with access, fire and other legislative requirements.
- 10.3. Requirements would need to be met for the construction of a roof over land in which is vested as a public road.
- 10.4. A covered roof structure may require independently supported columns with footings that avoid any underground services and adequate stormwater runoff into the existing drainage system.
- 10.5. The design would need to allow for ventilation and natural light.
- 10.6. If the structure is to be supported by the buildings either side of Moonta Street then rights of support will need to be established on their respective titles.
- 10.7. Any proposed columns would not be able to impede or interfere with the safe egress from buildings and adequate width for the path of travel.

Considerations for a Feasibility Study

11. Ownership of the structures to be erected on a public road will require appropriate development approvals.
12. Gaining authority from individual traders, owners, and strata groups to enable permitting the structures and attaching to buildings.
13. The complexities associated with gaining approvals from individual owners, detailed engineering, associated insurance costs, permits and potential clauses associated with future re-development of private property.
14. Costings including initial costs with future ongoing maintenance costs.
15. Additional public lighting requirements.
16. Stormwater and drainage considerations.
17. Access for the Metropolitan Fire Service (which requires at least 6m of height).
18. Liability claims that may arise as a result from structure(s) on the public street.
19. Potential restrictions on the movement of pedestrians, cyclists, delivery vehicles and emergency services due to the structural columns supporting the roof.
20. Building Code requirements for ventilation including natural or a mechanical ventilation system.
21. Roof cladding would need to be non-combustible and meet the fire hazard requirements of the Building Code.

Cost

22. An external feasibility study and structural assessment would need to be undertaken to understand the costs associated with a proposed roof, and ancillary costs (permits, insurances etc.)
23. This would require \$50,000 in additional funding to be applied for through the 2023/24 Business Plan & Budget process.

DATA AND SUPPORTING INFORMATION

Link 1 – Our Market District strategy 2015

Link 2 – Chinatown Reinvigoration Plan 2018

ATTACHMENTS

Nil

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