



MOUNT BARKER
DISTRICT COUNCIL

City Centre Project Update Information Session 14 July 2025



MOUNT BARKER
DISTRICT COUNCIL

Welcome

Audit & Risk Committee Members

Michelle Bennetts, Michelle Hammond, Mark Davies and Kym Della-Torre

Community Reference Group Members

Jessica Anderson, Ryan Davis, Clare Dorey, Dave Hemmings, Richard Jones-Parry, James Sexton and Hugh Steele

Council's Project Team

Phil Burton, Natalie Armstrong, Eloise Langford, Ian Hildebrand, Alex Oulianoff and Luke Gray (and others)



Overview

1. Project Objectives
2. Staging
3. Target Delivery Milestones
4. Design activities
5. Council Owned Building
6. Target Timeline
7. Community engagement plan
8. Estimated Costs and Funding
9. Next Steps



Project Objectives

- Build a new town square for people to enjoy
- Create new jobs, both on-site and in surrounding areas
- Show how Mount Barker's City Centre can drive positive change for the wider community
- Attract new businesses and investment to the area
- Provide a space for a wide range of community activities and events
- Use creative, forward-thinking design
- Make sure the buildings are environmentally friendly and sustainable

Introduction to Burke Urban Investments

- Introduction to BUI
- Delivery Program (anticipated timing and delivery model)
- Support for Early Town Square Delivery
- Broader Strategic Direction Updates



Staging



Stage 1A

Town Square & Plaza and Retail Corner



Stage 1B

Council Building, Retail & Office, Lower & Upper Carparking



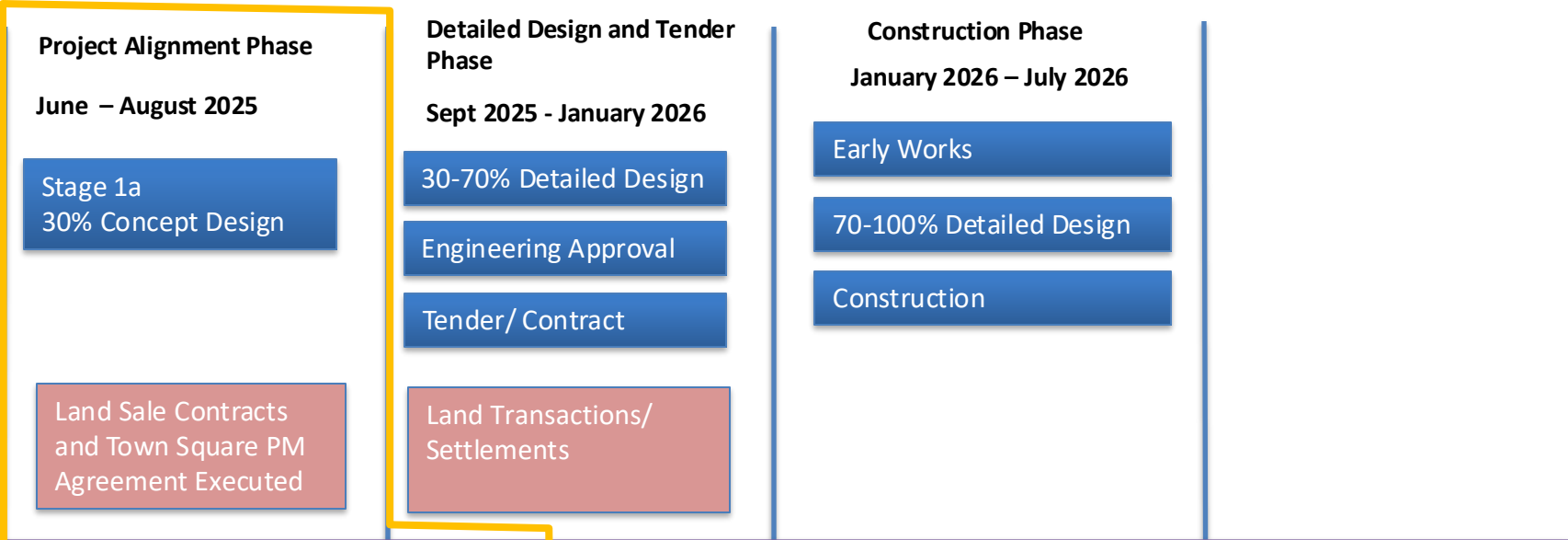
Stage 2

Accommodation, Carparking

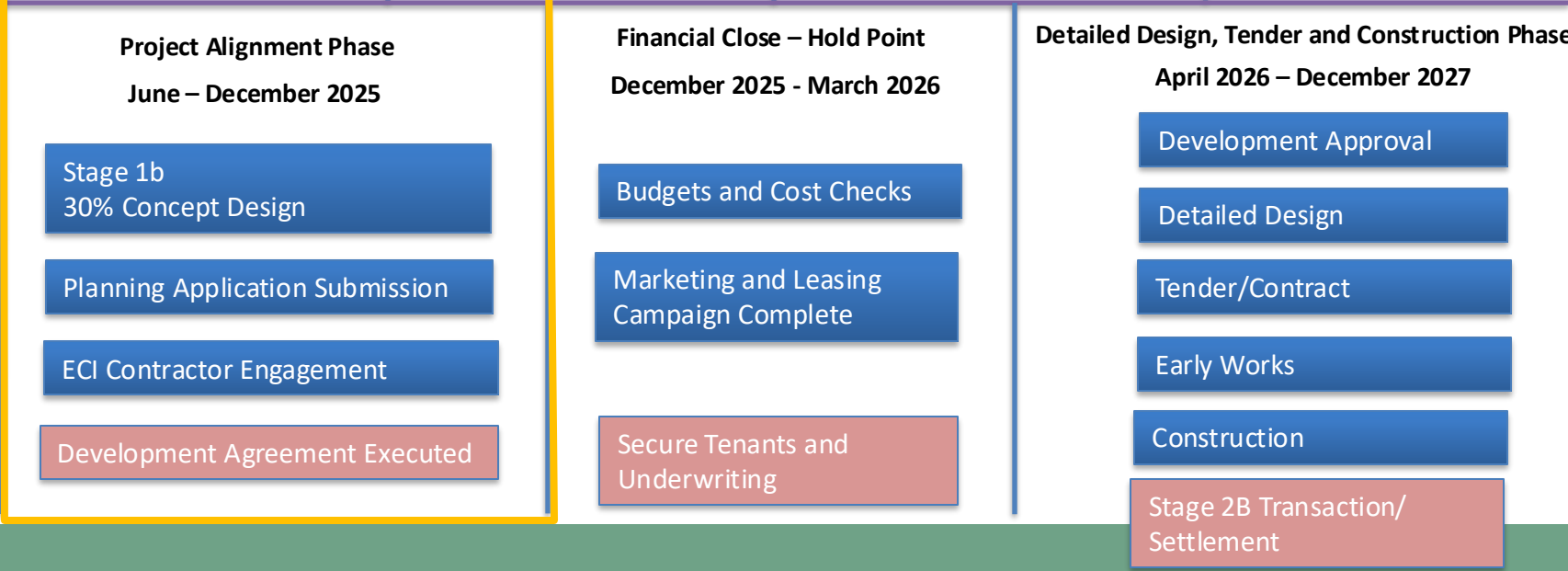


Stage 1 – Target Delivery Milestones (Staggered Model)

Stage 1A
Town Square,
Plaza Carpark
and Retail
Corner



Stage 1B
Council-own
ed building,
Carpark,
Retail/Office
Buildings



JPE Design Studio



Masterplan Principles & Objectives

CONNECTIVITY

- Connected community - responding to the growth and expanding needs of the township
- An opportunity to strengthen the connection to the Gawler Street precinct
- Promote movement and linkages from existing streets
- Town Square - the central community gathering and event space, but part of a broader open space network

IDENTITY

- Express and reinforce the uniquely Mt Barker identity
- Reflective of the landscape, lifestyle and local materials of the region
- Integrating first nations culture and storytelling into the public realm through forms and materials
- Incorporate specifically commissioned public art

DESTINATION

- Sustainable, climate responsive and integrated open space and built form
- Vibrant mixed use development that supports the community, and attracts visitors, investment and employment growth
- A dynamic, green, all season, civic place for everyone



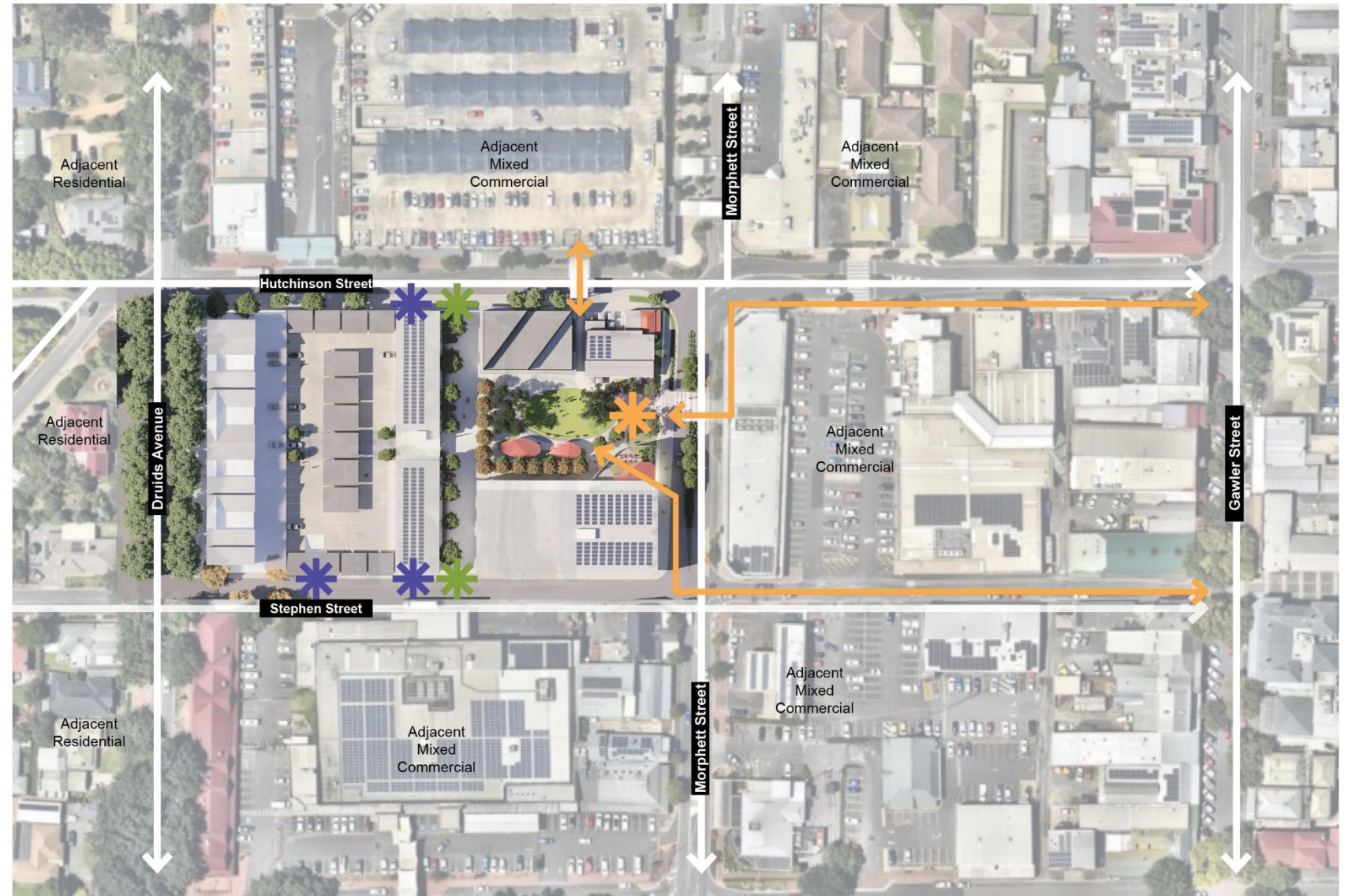
Precinct Connections

↔ Key Pedestrian Linkage

✱ Shared Access

✱ Vehicle Access

✱ Pedestrian Access



Updated Masterplan

Level 01



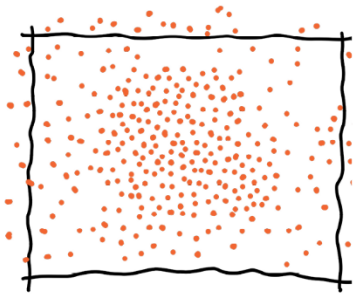
Level 02



Plaza Level

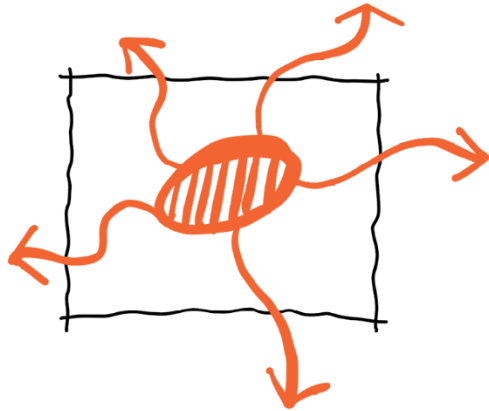


Town Square Principles



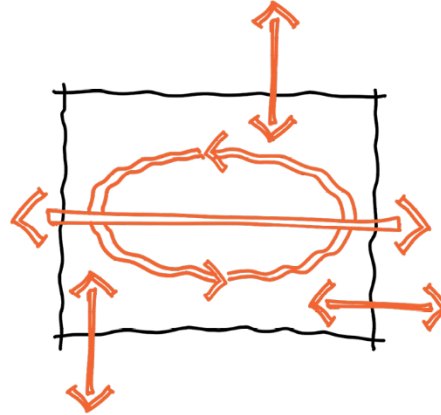
Gather

Facilitate events and programming



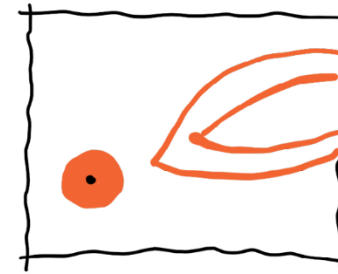
Integrate

With surrounding context and built form



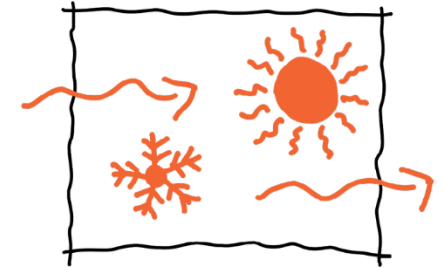
Connect

Facilitating movement through and within the square



Respond

Previous consultation material



Comfort

Shade and shelter for all seasons



Town Square Draft Concept

- A civic heart and public space for the community
- A large (300m²), central and integrated lawn provides a gathering space for multiple events and activities
- A variety of unique spaces for smaller informal gathering, retail and outdoor dining throughout the day and night
- Multiple connections and circulation opportunities within the square
- Shade provided through structures and tree canopy. Deciduous trees for winter sun and evergreen for summer shade.
- Materials and planting that reflect the local context and environment



Town Square Modes



One - Everyday Use

- Community gatherings - small and large groups
 - Outdoor cinema (turf) 80-100 people
 - Markets - up to 15 stalls
- Concerts/ events (marquee - 15 x 10m)
 - Children informal sports and play
 - Approximately 500 (2 people/m²)



Two - Utilising Plaza

- Markets - up to 50 stalls
- Food trucks - up to 5
- Food and wine events
- Approximately 1000 (2 people/m²)

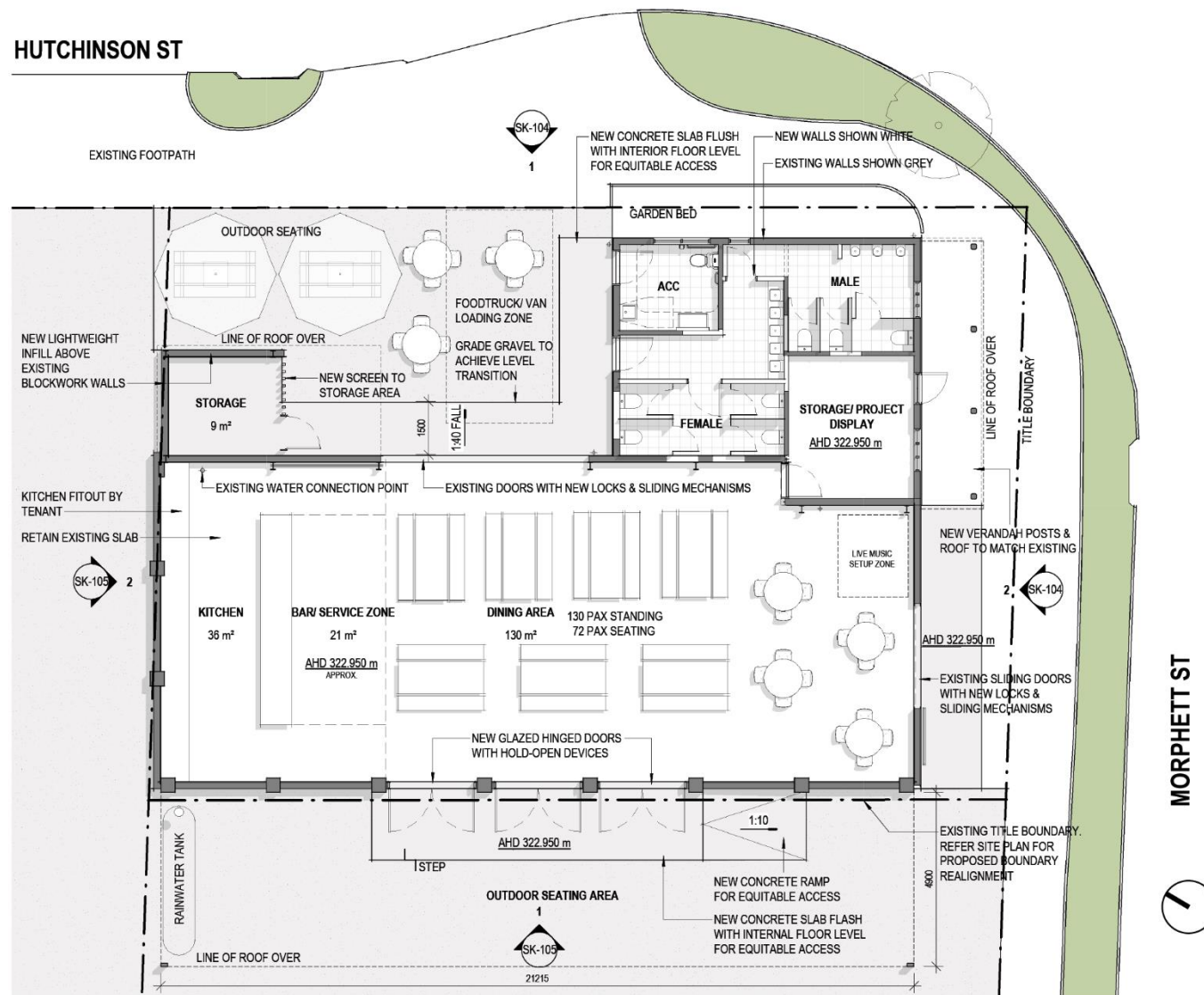


Three - Plaza & Morphett Street

- Markets - up to 100 stalls
- Food trucks - up to 20
- Events - New Years Eve/ Day,
 - Large Showcase Events
- Approximately 1500 (2 people/m²)



Retail Corner

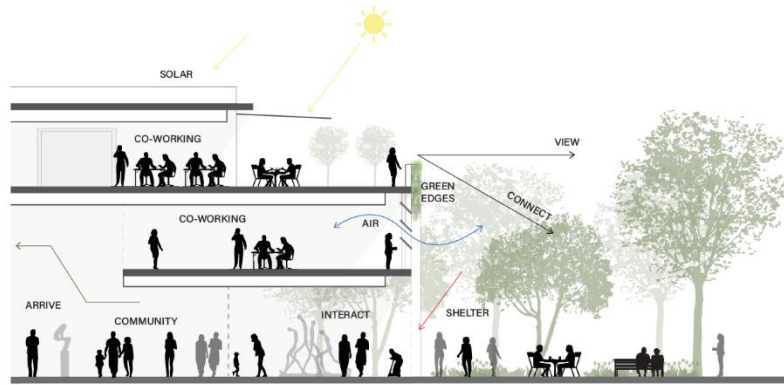


Retail Corner

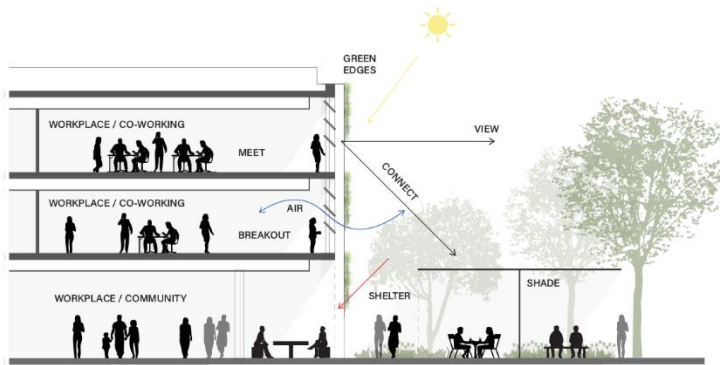


All buildings shown indicatively

Stage 1B



Sketch Section 1

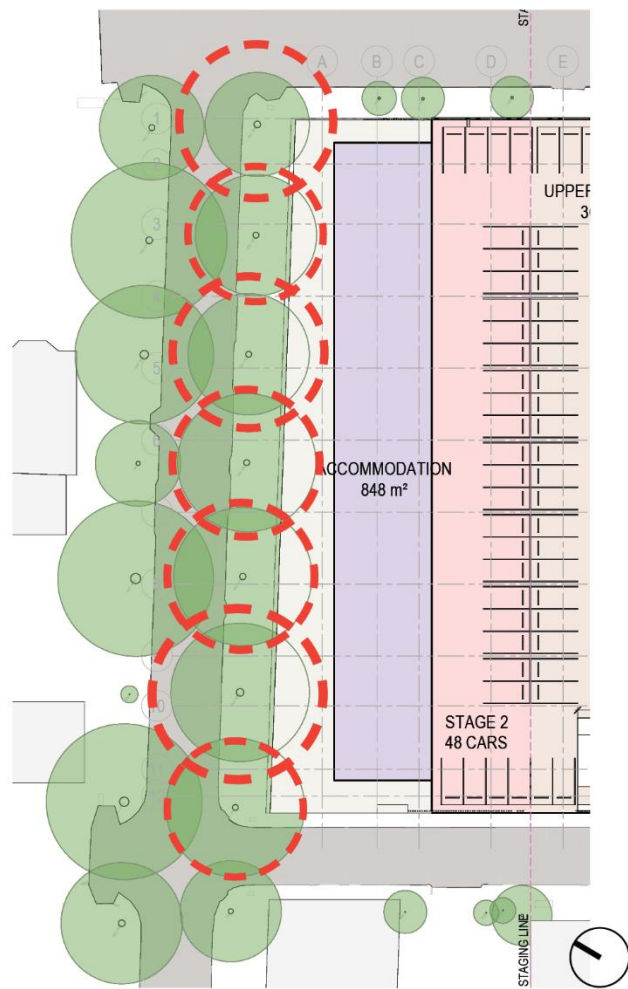


Sketch Section 2

All buildings shown indicatively



Stage 2 Accommodation



Druids Avenue Tree protection zones

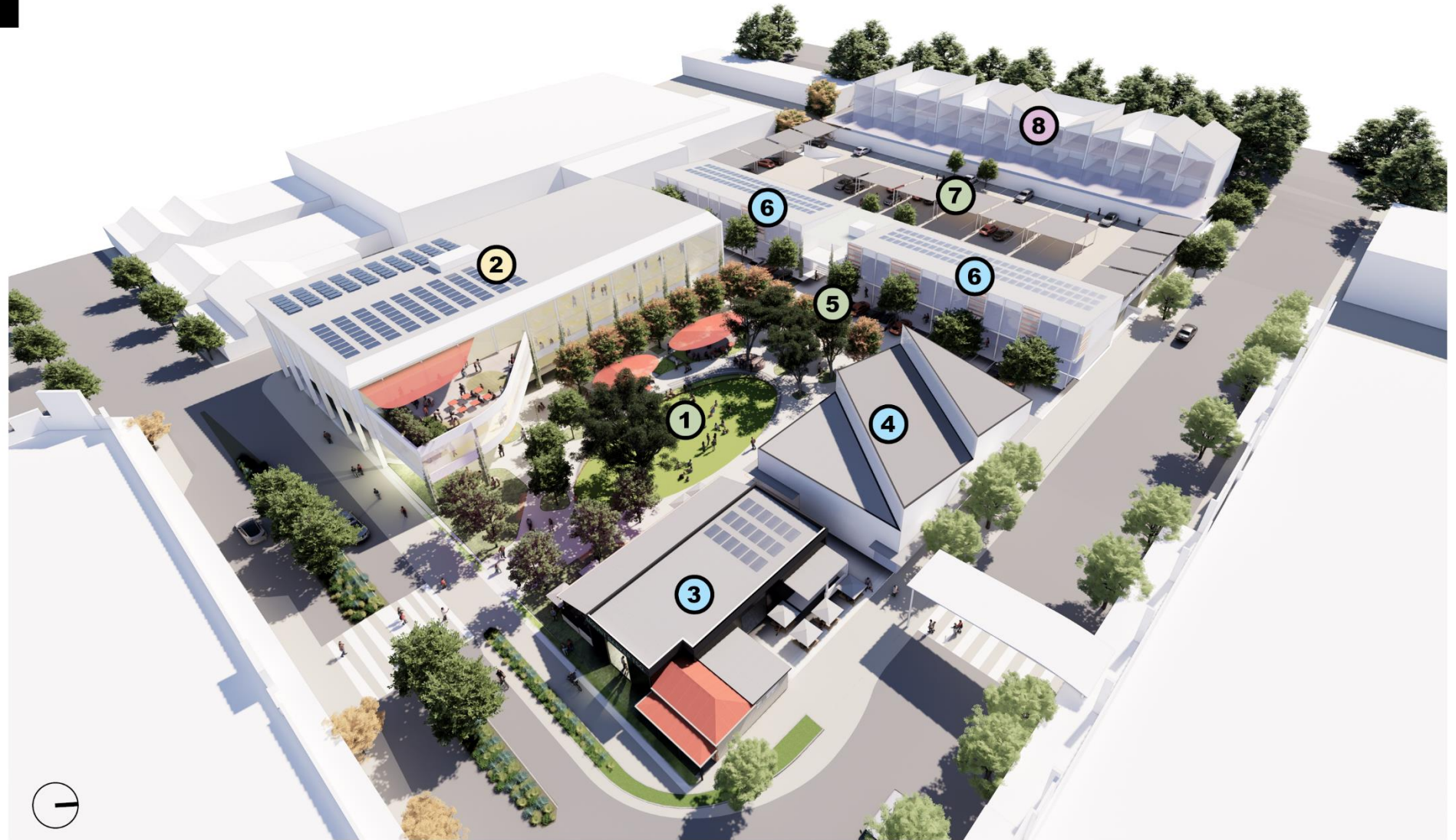
All buildings shown indicatively



Masterplan Aerial

All buildings shown indicatively

- 1 Town Square & Plaza**
Central gathering outdoor civic place
Cater for a range of activities, uses and age groups
- 2 Council Building**
Community Use
Workplace / co-working
- 3 Retail Corner**
Retain and adapt existing building for immediate activity and character
Retail/hospitality offering
- 4 Retail / Market**
Active Use/s address Hutchinson St
Spill-out to Town Square
- 5 Plaza Carparking**
Shared use space incorporating 30 short term visitor car parks
- 6 Retail / Office**
Ground Retail
Level 1- office tenancies
- 7 Two Level Carpark**
Conceal cars and activate street edges
Incorporate shade, solar and landscape
- 8 Accommodation (Stage 2)**
Apartments, short stay or townhouses
Address Druids Ave



Council Building: *Leasing and Tenancy Mix*

Leasing/Tenancy Objectives

- Introduce new activities that stimulate local skills/job creation
- High footfall to bring activity to adjoining town square
- Complementary uses that enhance one another
- Improved customer service interface and new community spaces
- Reinforce Mount Barker as the leading commercial node in the Adelaide Hills.

Co-working

- Early market engagement has commenced
- Initial feedback very positive. Tenancy range of between 300 and 1500sqm
- Encouraged by population growth, unique project/site.

University Presence

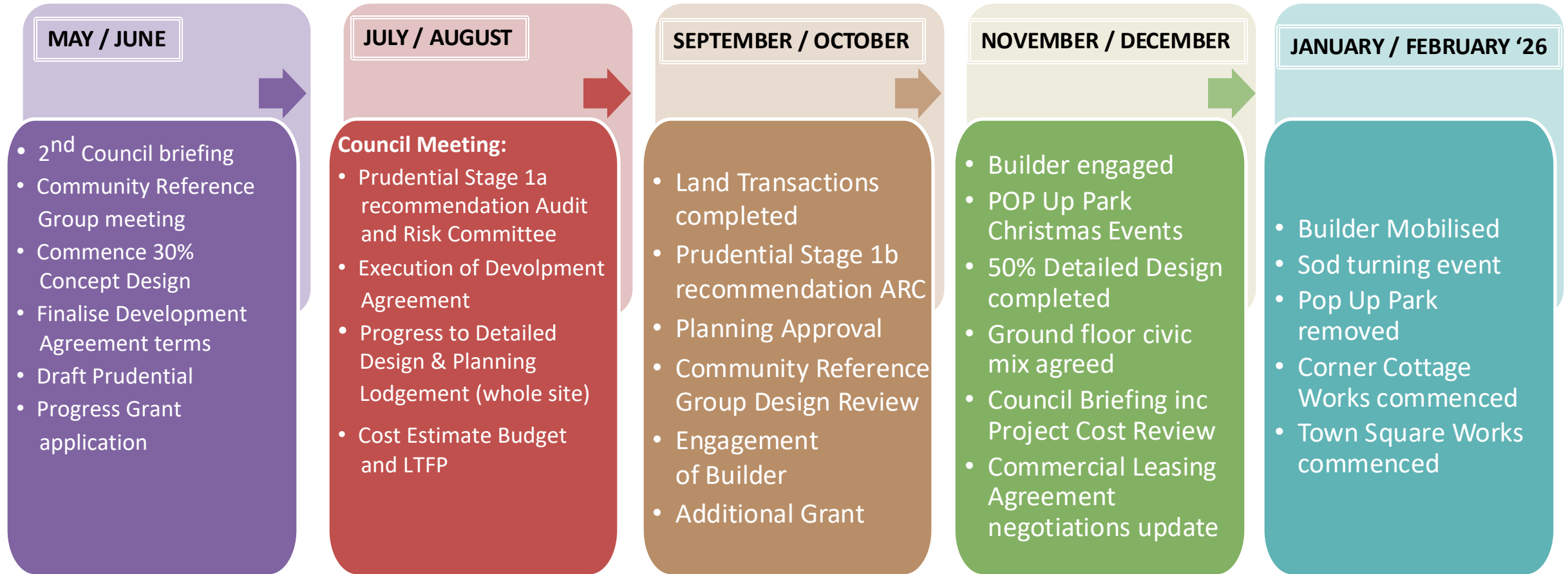
- Engagement has commenced
- Opportunity to create local university presence
- Integration with co-working, civic, hospitality and town square
- Close relationship with secondary schools, industry/business, TAFE

Council/Community Spaces

- Improved customer service interface
- Multi-use chamber/meeting spaces
- Youth/Community activity areas
- Highly programmable – ability to flex subject to community/site need
- Council staff accommodation (extent subject to co-working/university demand/commercial)



Target Timeline



Community Engagement Plan

The Engagement Plan will evolve as the City Centre project progresses.

The objectives for the next phase of engagement are to:

- Re-engage with the community
- Remind people about the partnership with BUI
- Engage with the Community Reference Group

The following principles will underpin Council's engagement with stakeholders and the community:

- Engage early and regularly
- Be transparent
- Be clear about what can and cannot be influenced
- Use appropriate engagement methods at the right time



Estimated Costs and Funding

- The total forecast investment from Council into the project is circa \$49m (net) which has been provisioned in the LTFP
- The total development is worth circa \$100m including BUI project components
- Council has already approved budget for the project commencement and 30% design phase
- Town square grant funding \$2m (\$1m received)
- Seeking Urban Precincts Partnerships Grant (Commonwealth funding)



Next Steps

- Complete 30% design for Stage 1A and 1B
- Present Prudential Report for Stage 1A to Audit and Risk Committee (Aug 2025)
- Present 30% design, prudential report and land transactions to Council (Sep 2025)
- Lodge development application for Stage 1B
- Develop tender documents for Stage 1A Design & Construct Contract
- Finalise Development Agreement between Council and BUI for Stage 1B works

