

City Centre Project

Frequently Asked Questions

December 2023



MOUNT BARKER
DISTRICT COUNCIL

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CITY CENTRE

Why is the council creating a city centre?

For a long time the community has advocated for the creation of greater local employment opportunities, stimulation to the local economy, and an activated and vibrant town square. Council has also committed to deliver new or expanded community facilities resulting from population growth and community demand. Council can only achieve this outcome with significant investment from the private sector.

The City Centre Project will deliver new community, commercial and civic facilities on the vacant site within the Mount Barker city centre bounded by Hutchinson Street, Morphett Street, Stephen Street and Druids Avenue.

Why has the council partnered with Burke Urban Investments in creating a city centre?

In 2020, Mount Barker District Council (Council) undertook a competitive Expression of Interest (EOI) campaign. The EOI sought to attract private sector investment to help develop this significant project to stimulate local and regional employment and investment.

Following the EOI process, Council selected Burke Urban Investments (BUI) as the preferred development partner.

What's proposed for the city centre?

The project will deliver the following elements:

- Town square
- Council owned civic office building with integrated visitor car parking
- Community Living Australia headquarter office building with integrated car parking
- Community hub offering community services and facilities
- Retail, food and beverage outlets
- Accommodation in the form of a hotel or serviced apartments.

The city centre will be delivered in stages over the coming years with stage 1 incorporating the town square, office buildings for council and Community Living Australia (CLA), the majority of the car parking and some retail adjacent to the town square.

The proposed master plan (Endorsed November 2023)



Why are the Council offices being relocated?

Council has out-grown its current tenancy at the Homemaker Centre which it is currently leasing. Reverting back to an ownership model and relocating back to the city centre represents a significantly improved financial position and has proved the catalyst for Community Living Australia investing into the site.

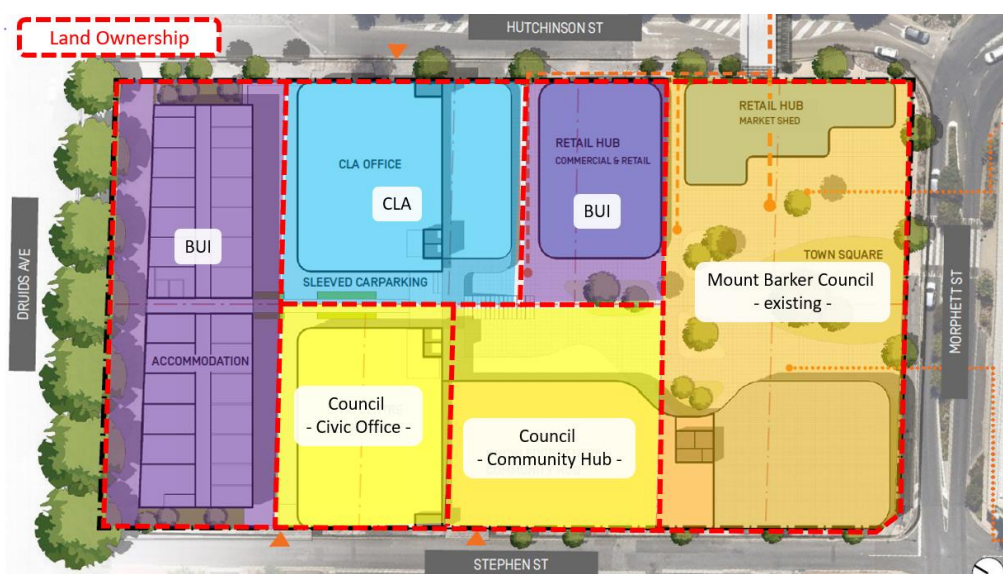
What's happening with the old windscreen place and cottage?

Retention of the cottage and windscreen shed will be considered during the design stage. The cottage is not heritage listed but may provide a level of architectural and historical interest to the development. Ultimately, the cost/value of accommodating the buildings within the overall development will be considered and weighed up against other project benefits.

Does Council own the land?

Council currently holds ownership over 1/3 of the site and Burke Urban Investments hold ownership over the remaining site.

At its November 2023 special meeting, Council endorsed ownership of the respective land titles over its office and community hub buildings as well as the town square and retail corner sites. Upon completion, Community Living Australia will also own their respective office land.



How long will it be until the city centre is complete?

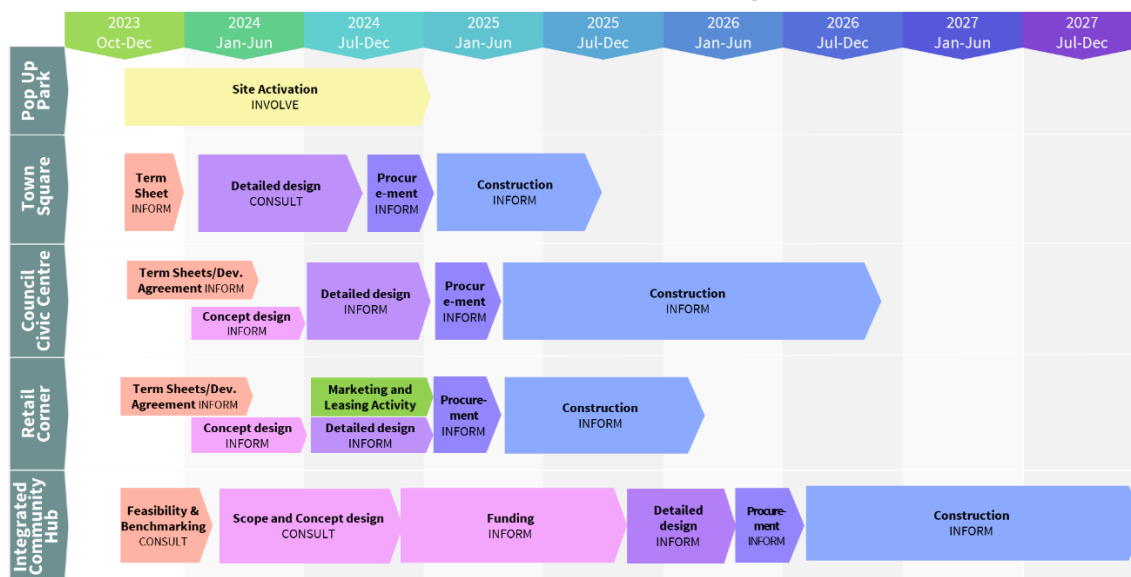
Stage 1 incorporates the town square, office buildings for council and Community Living Australia with integrated car parking, and retail corner. Design is expected to be undertaken throughout 2024 with construction starting in early 2025.

Future stages will include the community hub. Additional retail, food and beverage provisions will depend on private sector funding.

The community hub will be delivered following extensive community engagement throughout 2024. This will inform concept design and respective successful Federal and State funding bids. The retail, office and accommodation elements are subject to Burke Urban Investment's capacity to undertake the works and are expected to be delivered within 3-4 years following stage 1.

The indicative program chart below shows the separate project elements and respective design, procurement and construction timelines.

City Centre Project Program



Construction of stage 1 is proposed to include the following project elements (target completion timelines):

- 1) Town Square (mid-late 2025)
- 2) Council Civic Office and Community Living Australia (CLA) buildings (end of 2026)
- 3) Integrated sleeved car parking of approx. 190 car parks underneath the CLA/Civic building complex (end of 2026)
- 4) Temporary parking – if required (end of 2025)
- 5) Retail Corner structure for retail, food and beverage on corner Morphett/Hutchinson, including investigation as to the suitability of existing building for retention. (early 2026)

Construction of Future Stages will be subject to further commercial and grant funding and will deliver the balance of uses within the master plan, including:

- Retail/hospitality between the CLA office and the Retail Corner;
- Integrated Community Hub;
- Accommodation/serviced apartments;
- Remaining on-site permanent parking;
- Off-site staff/all-day parking.

TOWN SQUARE

What size is the proposed town square?

The core area of the town square is 1,500 square metres, however an adjoining piazza has been expanded through the amended master plan, creating a larger, total open space. If required, adjoining roads can also be closed for large events. The square size has been designed to ensure:

- the space feels activated on a daily basis with an active edge (retail, hospitality, community uses);
- it can host small to medium community events (it is not a major event space – other Council venues can play this role – Keith Stephenson Park, Summit Sport and Recreation Park, Polo Grounds, etc);
- the site can accommodate sufficient built form/floor area to support employment and activity that activates the space.

Why has the town square been designed to this scale?

The town square is proposed at a scale to be activated on a daily basis, even when there is no event in progress. This scale will invite regular visitations from locals (for example on their lunch breaks) as well as enable small to medium events.

Larger events held within the city centre will continue to be orientated towards spaces such as Gawler Street and Keith Stephenson Park or the Mount Barker showgrounds.

Is the scale of the project and height appropriate for Mount Barker's city centre?

The City Centre Project is consistent with the zoning for the city centre, with care taken to scale back the height of development along Druids Avenue to be sensitive to existing residential properties.

CAR PARKING AND TRAFFIC

What about car parking?

Approximately 290 car parks will be provided on-site. On-site parking will be prioritised for visitors to the site, with existing off-site parking options (eg Mountain Pool) and potentially new off-site parking areas to accommodate staff parking.

How will the surrounding streets cope with the extra traffic?

The city centre site is surrounded by Druids Ave and Stephen, Morphett and Hutchinson streets.

A comprehensive traffic and parking study has been initiated to manage increased demand and enhance local infrastructure. Upgrades to adjoining intersections will be considered where appropriate.

COMMUNITY ENGAGEMENT

What happened with my feedback from November 2021?

Council undertook community engagement in November 2021 and asked the community for feedback on the town square as part of a site master plan. This feedback was prepared and reported to Council in April 2022 and informed the revised master plan for the site.

How has the master plan changed since then?

Council and Burke Urban Investments considered the feedback from community engagement and also undertook further site investigations and workshops. The majority of the community feedback focussed on the presented size of the town square ("too small") and car parking ("not enough") as well as development density ("too much; no multi deck").

The following changes have been made to the master plan:

- Removal of basement car parking (too costly due to ground water)
- Increase of overall public space to approx. 2,000m² (from 1,500m²)
- Lower density development, gradually increasing scale towards Druids Avenue
- Improved retail edges along the town square for better activation of the precinct

Where can I have my say?

Council ensures continuous community involvement, with engagement opportunities provided for Council-responsible elements like the town square and community hub.

In addition, Council is committed to providing opportunities for stakeholders and the community to provide feedback and contribute to Council's decision making in relation to city centre elements at appropriate stages in the process.

The project is comprised of a number of staged elements. The elements which are the responsibility of Council include the town square, community hub and Council office building. Other elements including the retail and other commercial/residential developments are the sole responsibility of Burke Urban Investments to deliver and will be subject to relevant planning approval processes. For these, the usual statutory engagement processes will apply.

For those specific project elements that are the responsibility of Council the following levels of engagement will apply:

Project element	Level of engagement
City centre project generally	Inform
Commercial pods and car parking (including Council owned building)	Inform
Town square	Consult
Integrated Community Hub	Involve/Collaborate (timing to be advised)

Is the library moving to the City Centre?

No decision has been made on this. Council will be engaging with community around potential community facilities on the City Centre site. Should Council ultimately decide to include a library amongst the uses on site, the existing library would remain operational until such time as the new facility is constructed.

What will be included in the Community Hub?

The Community Hub is subject to further engagement. Council will be engaging with community around potential community facilities on the City Centre site. A Community Reference Group and broad community engagement is expected to commence in early 2024.

How will council engage during construction?

Once construction is set to commence, council will engage with all affected stakeholders that will include adjacent traders and businesses as well as land owners and residents.

It is envisaged for council to have a presence on site and provide regular available information as well as face-to-face informing of affected parties. Newsletters and website updates will be sent out regularly to inform of upcoming construction activities and to inform construction programming.

JOBS AND INVESTMENT

How many jobs are being created by developing this project?

This project will bring approximately 400 workers to the Mount Barker city centre. This is direct employment on the site, with further secondary flow-on employment opportunities in the CBD expected as a result of the project.

CURRENT BUSINESSES

How will my business be affected?

The project proposes to bring approximately 400 full time jobs to the Mount Barker city centre, representing a significant opportunity for existing businesses through the expenditure these workers will have on nearby retail, commercial, service and hospitality businesses. This boost to spending is further expected to stimulate significant additional private investment in other parts of the city centre.

The newly established retail opportunities, council and Community Living Australia offices plus the proposed community hub will attract a significant number of extra visitors into Mount Barker city centre, benefitting all currently existing businesses and traders.

How will construction affect my business?

Construction of the project will occur in stages and seek to minimise negative disruption to existing businesses. Given the size of the site, all parties will aim to incorporate workers, materials and machinery on-site wherever possible.

How will this project impact Gawler Street businesses?

This development is seeking to strengthen pedestrian links between the city centre site and Gawler Street encouraging the approximately 400 employees on site plus locals and extra visitors to support existing and new businesses within the Mount Barker CBD.

The development of the City Centre Project will create a new destination for locals and visitors to the area, a regional tourism attraction and commercial hub as well as offering a safe and comfortable place for the community in the heart of the Mount Barker township. It is proposed that the additional investment and focus on the town as a result of this legacy project, will further enhance the prosperity of Gawler Street by bringing in new customers/visitors to the CBD.

As a linked project, Stephen Street, which provides a strong pedestrian link between the project site and Gawler Street, is about to receive a major streetscape overhaul by early-mid 2025.

FUNDING

Does Council need to secure grant funding?

Yes. Grant funding is required in order to fund the delivery of the new community hub facilities. Given the public benefit and employment outcomes proposed, council is confident that the project should be an attractive proposition for both State and Federal Government investment.

FURTHER INFORMATION

Who do I contact for more information on the CCP?

For more information contact Oliver Pfueller – Development Manager (Strategic Projects) opfuelle@moutbarker.sa.gov.au or to join the project mailing list call 8391 7200 or email council@moutbarker.sa.gov.au .