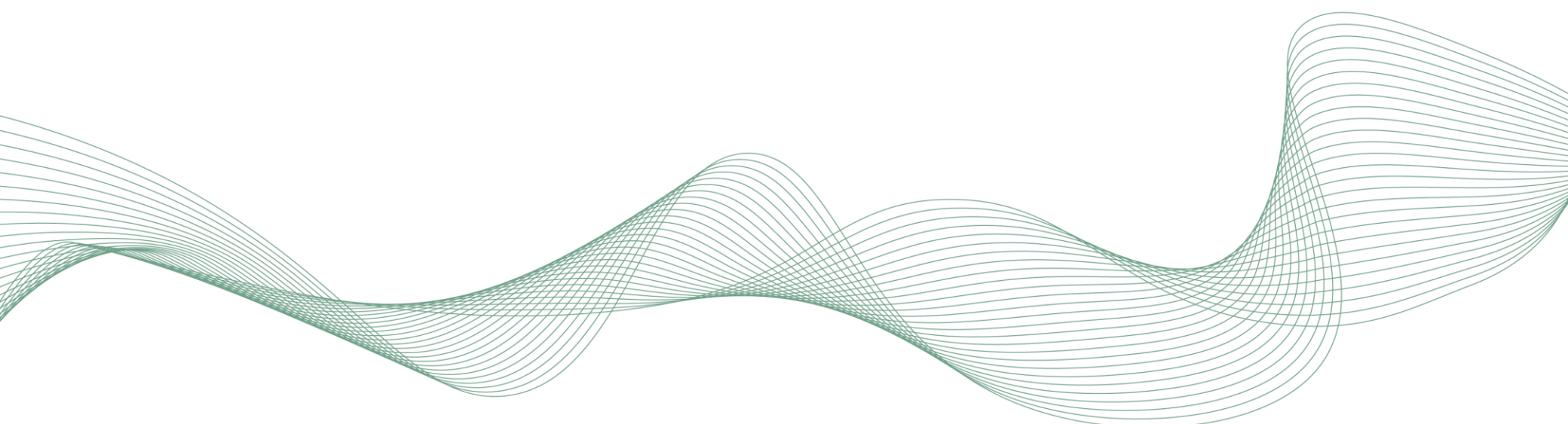


CITY CENTRE PROJECT

Council Informal Briefing | 28 March 2022



MOUNT BARKER
DISTRICT COUNCIL

AGENDA

1. Strategic Project Objectives
2. Project Background/BUI Partnership
3. Community Engagement Process
4. Key feedback themes
 1. EOI process/partnership
 2. Master Plan
 3. Town Square/Stephen Street
 4. Community/Civic facilities
 5. Impacts/further considerations of development
5. Next Steps

1

Strategic Project Objectives

Public Value

- Significant employment and local economic expenditure
- Underpin primacy of City Centre
- New/improved community facilities

Commercial Approach

- Commercial/Strategic Partnering Policy
- Leverage Council's involvement to deliver broader outcomes

Financial

- Net operating consistent with Long Term Financial Plan

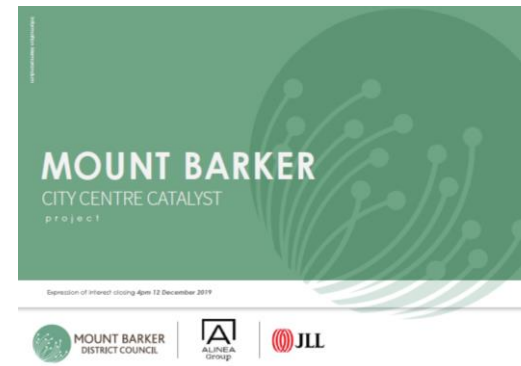
2 Project Background / BUI Partnership

- 2012 Town Centre Strategy
- 2014 onwards – MBDRRA advocacy for a town square/mixed use development
- 2016 Development Plan Amendment
- 2018 BUI secure majority ownership of site
- 2019 Multiple private sector approaches to partner in civic/commercial/town square development

- 2019 Commencement of competitive/open EOI process

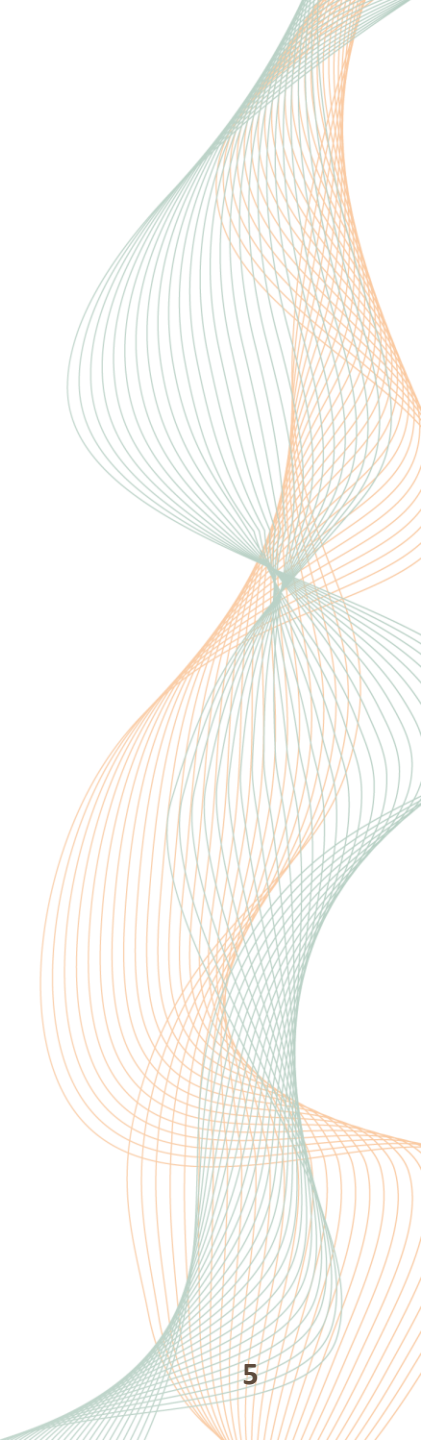
Guiding Principles Included:

- Place making and Economic Development Catalyst
- Sustainability
- Deliverability
- Community
- Design
- Streetscape



- 2020 – BUI selected as preferred development partner Report on Grant Funding
- 2021 – Heads of Agreement signed between Council/BUI
- 2021 – Council endorse consultation on Town Square/Stephen Street design
- 2021 – BUI promote broader site master plan in parallel

Site Ownership



3

Community Engagement Process

- **Endorsed community engagement plan** (5th October, 2021)

Purpose

- Meaningfully engage with the Community to seek input and feedback on the design and detail for the Town Square and Stephen Street South redevelopment;
 - Raise community awareness of the proposal to develop the land – and in a collaborative way between Council and Burke Urban Investments
 - Enable the community to seek clarification and provide their thoughts/feedback on the various elements being consulted
- **Core engagement period** (8th November – 8th December)

Key engagement statistics

Total Engagement



2,513 including **659 face to face**
1,854 online

Face to face engagement

- ▶ Consultation Day 1 & Family Fun Day @ Newenham **254 people** (40% families & children)
- ▶ Consultation Day 2 @ Carols in the Park **350 people** (80% families & children)
- ▶ Guided Site Walks **55 people**

- ▶ Council Members Walk **10** attendees
- ▶ Stakeholders Walk **12** attendees
- ▶ Community Walk **33** attendees



Online engagement

- ▶ **1,854** visits to Your Say website
- ▶ **192** quick poll responses
- ▶ **245** feedback survey responses
- ▶ **167** feedback pin board ideas
- ▶ **18** feedback emails



Printed Materials



- ▶ **650** postcards distributed for collection at the library, post offices, cafes, and restaurants
- ▶ **50** A3 posters distributed
- ▶ **14** corflute signs



Observations

- Key demographics:
 - Mount Barker Township (54%) and District (37%)
 - Strongest age cohorts 25-69 (highest was 35-49)
 - Respondents were either daily or weekly visitors to City Centre
- Complexity of project and journey to date requires clearer and consistent engagement moving forward
- Level of understanding/awareness of project fundamentals (land ownership, EOI process, BUI, demand drivers, etc) influenced some responses.
- Project's Engagement Strategy to be updated to raise awareness and understanding of project fundamentals and strategic drivers to assist in future engagement/consultation activities.
- Face to face dialogue most effective in understanding concerns, exploring new suggestions or simply increasing project knowledge.
- Other tools (incl. survey) are still effective and aid in mapping comments and demographics of respondents.
- Social media was effective in directing people to consultation events/survey
- Informal social media interest and commentary was high
- FAQ's and Project Further Info to be further promoted

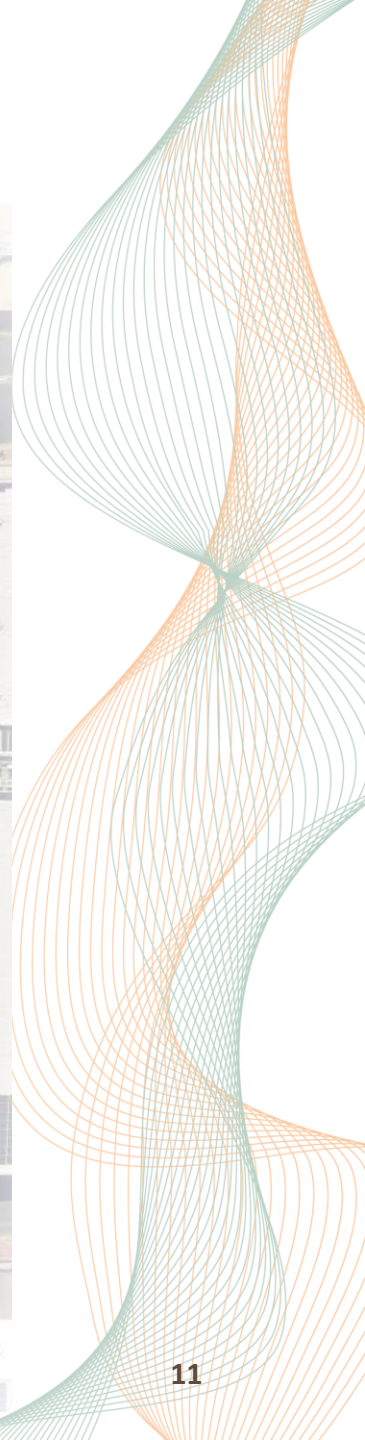
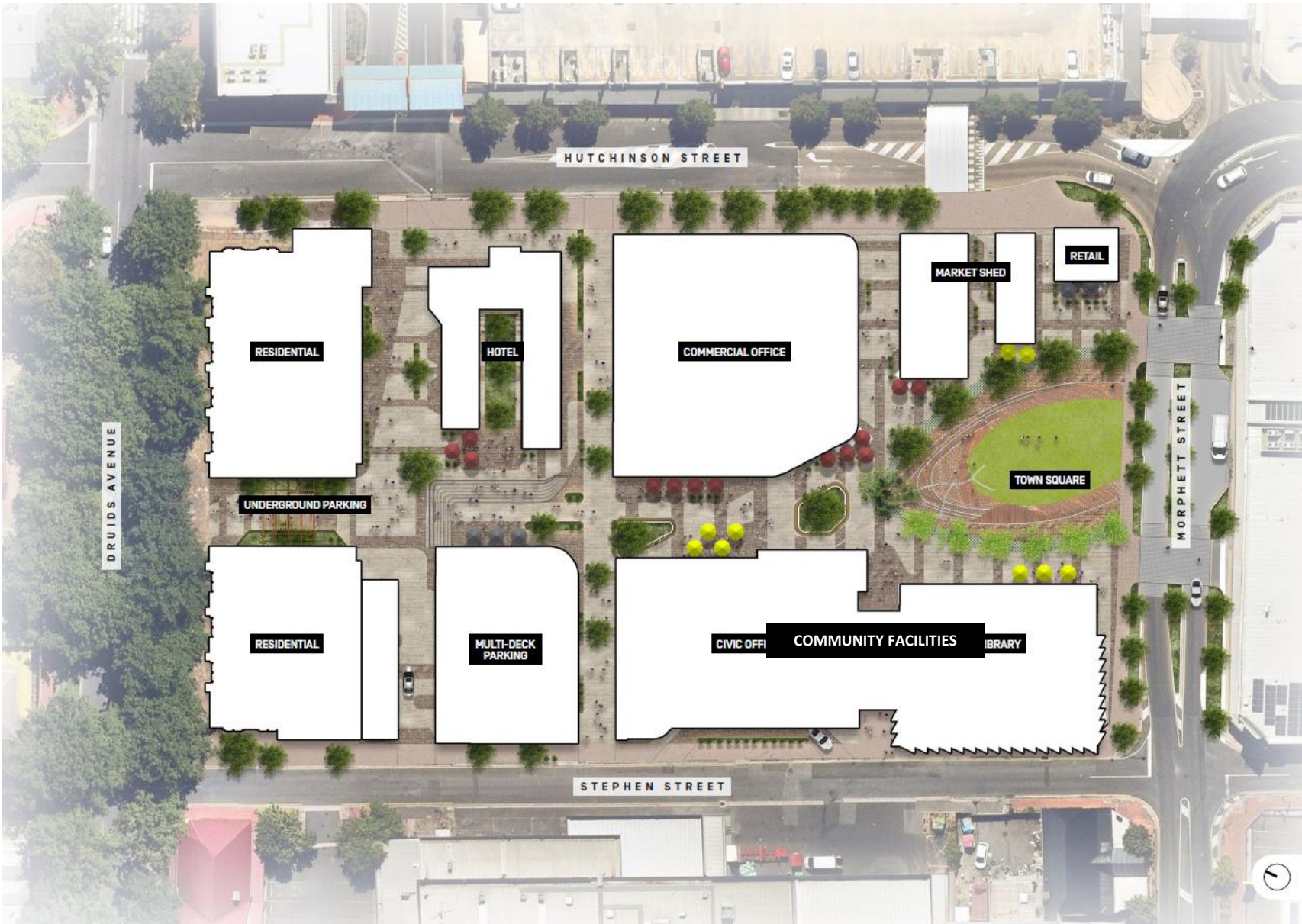
4 Key Feedback Themes

- Project Background/Partnership
- Whole of Site Masterplan Vision
- Town Square/Stephen Street
- Community Facilities
 - Local Government Centre
 - Co-working
 - Library
- Impacts/considerations of development
 - Car parking/traffic (site specific and more broadly)
 - Open space provision (as above)
 - Character/amenity
 - Affordability

Kym Burke – Principal BUI

- Overall Project Vision
- Site ownership
- BUI approach to development
- Importance of public/private partnership

THEME: Whole of Site Masterplan Vision



THEME: Whole of Site Masterplan Vision

What we heard	Recommended Action
More information sought on the mix of public and private uses proposed.	Project information updates to provide greater clarity across whole of project. Private uses to be communicated as confirmed.
Uncertainty on demand for proposed commercial/retail activity	Substantiated by early modelling and market engagement. Long term population growth, town square, community facilities key drivers.
Excited to be seeing vacant site activated	Noted – project information to keep people informed on progress
Looking forward to having a new space to socialize, with family/friends	Noted.
Impacts during construction to be appropriately managed	Acknowledged. Site presents opportunity to manage impacts on site. DA to condition also.

THEME: Whole of Site Masterplan Vision

What we heard	Recommended Action
Rationale for scale and intensity of proposed development	Activation of town square, achieve employment objectives of Council, ensure commercial return on investment. Consistent with Planning Policy
Off-site impacts of development (i.e. traffic)	Noted – critical to get right for project and broader City Centre success. Central to DA assessment.
Clarity on opportunities to get involved in the project into the future	Project updates to be issued along with communication/engagement plan.
Importance of building design and environmentally sensitive design	Noted – opportunities exist to incorporate ESD principles across the site and to create visually appealing streetscape/built form.
Local opportunities for employment	Significant employment being brought to site, opportunities during construction also

WHAT WE HEARD

The survey responses tell us that the community want to be able to use this space for a variety of activities:

In order of importance, the top responses were;

- Socialising / meeting place
- Dining / shopping
- Community events / performances
- Lunch break / sit quietly
- Recreation with children

WHAT WE HEARD

- That you have concerns about the size of the square and the capacity to host events here.
- You love green space, trees and grass and want to see more of it.
- You want this design to be unique to Mount Barker
- You want year round comfort that suits the climate.
- You want this space to be comfortable, with seating options, shelter, technology and play
- That you are worried about the safety of users at the interface of the road and the square

THEME: Town Square & Stephen St

DISCUSSION | Town Square Size and Event Capacity



THEME: Town Square & Stephen St

DISCUSSION | Town Square Size and Event Capacity



THEME: Town Square & Stephen St

DISCUSSION | Town Square Size and Event Capacity

The scale is intentional



THEME: Town Square & Stephen St

DISCUSSION | Town Square Size and Event Capacity
Purposefully designed to support events + everyday



DISCUSSION | Town Square Size and Event Capacity

Part of an open space network



1. Keith Stephenson Park
2. Mount Barker Recreation Ground
3. Anembo Park
4. Ascent Estate
5. Barka Park (Dog Park)
6. Barzona Street Reserve
7. Dunn Park
8. Fry Street Reserve
9. Hilltop Linear Park
10. Laratinga Wetlands
11. Linear Trail
12. Memorial Drive Walkway
13. Mount Barker Summit
14. The Summit Reserve
15. Weld Park
16. Zanker Drive Reserve

THEME: Town Square & Stephen St

DISCUSSION | Green Space

'Green' is core to our identity



THEME: Town Square & Stephen St

DISCUSSION | Green Space

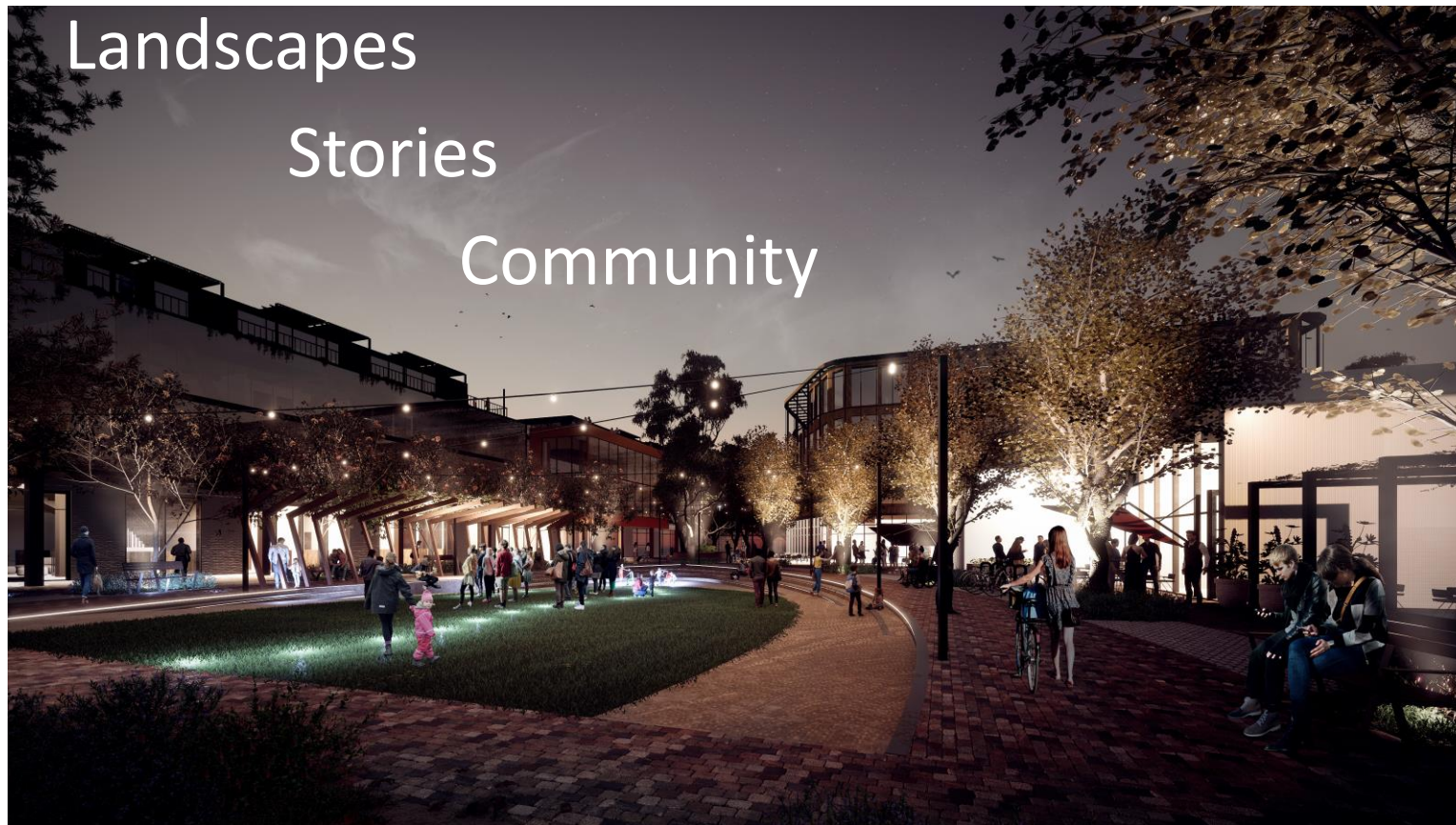
Half of this square is 'green'



THEME: Town Square & Stephen St

DISCUSSION | Unique to Mount Barker

What is our identity?



THEME: Town Square & Stephen St

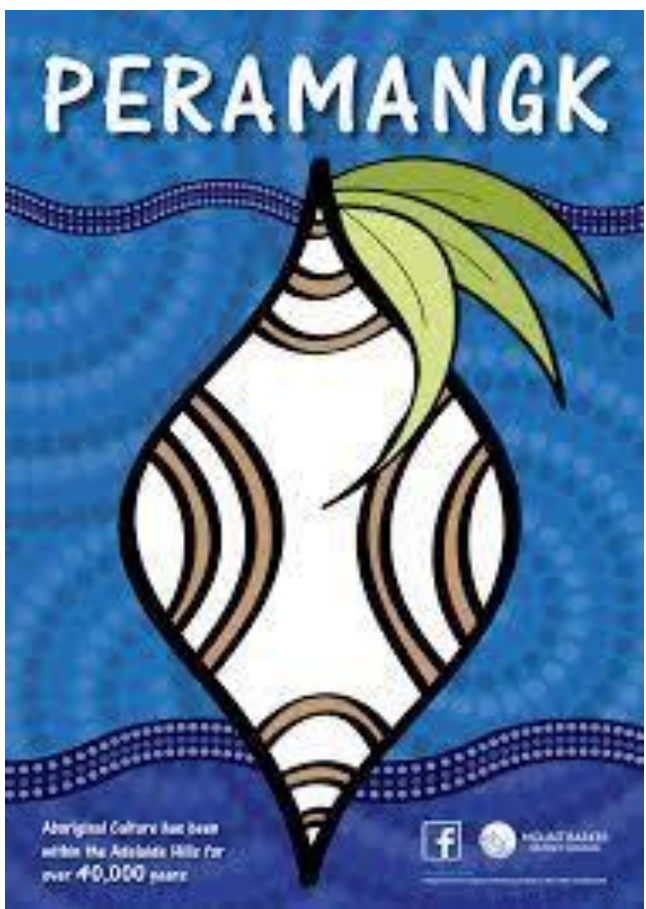
DISCUSSION | Unique to Mount Barker Landscapes



THEME: Town Square & Stephen St

DISCUSSION |

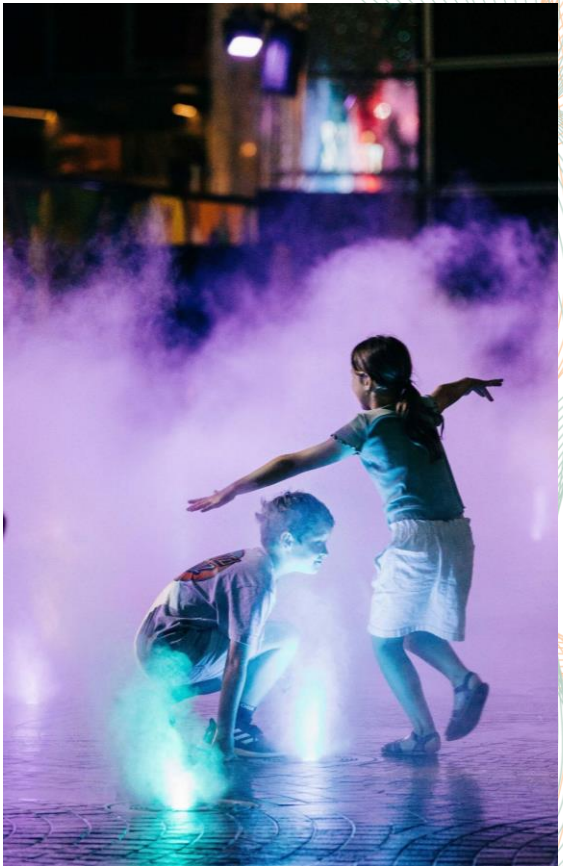
Unique to Mount Barker Stories - Public Art



THEME: Town Square & Stephen St

DISCUSSION |

Unique to Mount Barker Community – Square as a stage



THEME: Town Square & Stephen St

DISCUSSION | Comfort

What you want to do here?

Socialising / meeting place

Lunch break / sit quietly

Dining / shopping

Community events / performances

Recreation with children



THEME: Town Square & Stephen St

DISCUSSION | Road Safety



SUMMARY | Key focus areas for detailed design

Safety

Detailed design will need consider the use of moveable and fixed barriers along the Morphett Street interface

- Bollards
- Planters
- Level Changes
- Changes in materials
- Trees and planting

Zoned activities - locate areas likely to be used for play into the heart of the site to minimise risk

A broader approach to traffic movement may consider a slow zone adjacent the site, or road treatments that promote slower movement of vehicles and awareness of pedestrians.

SUMMARY | Key focus areas for detailed design

Identity - Materials

- Local Materials, Stone, Bricks, timber that reflect the landscape

Identity - Trees and planting

- The selection needs to support a year round comfortable microclimate, this will mean the use of 2 different scaled deciduous trees around the edges to create a warm in winter, cool in summer space.
- The central 'icon tree' at the apex of the shield will be a native that is representative of the area, there is some debate of the validity of the mountain gum so further research is needed. This tree needs to have significant scale and form to anchor the central space.
- Morphet Street tree planting provides further opportunity to bring contrast to the trees within the square, and will be critical in defining the entry experience for pedestrians.

Identity - Community

- Events and activation Program
- Embedded event infrastructure to support grass roots and community events

SUMMARY | Key focus areas for detailed design

Comfort

- Tables and chairs, a variety of seating configurations that suit a range of interactions
- Shade and shelter – seasonal comfort is critical
- Charging points for electronics
- Accessible footpaths that facilitate movement between tenancies
- A mix of outdoor dining areas supporting the adjacent tenancies
- Embedded event infrastructure; lighting, power, water, toilets.
- Space to move, grassed areas
- Sculptural/ artistic play items to climb on
- Water fountains
- Public toilets and change facilities
- Lighting
- Activation and events strategy

THEME: Community/Civic Facilities

What we heard	Recommended Action
<p>More information sought on the rationale/justification for locating community facilities on this site.</p>	<p>Council's involvement in this site helps underpin the private sector investment and employment proposed. Project webpage to include further information on community facilities and value to community.</p>
<p>Clarity sought on plans for existing facilities should they relocate.</p>	<p>Project webpage to include information as required. Council's use/reuse of existing tenancies has yet to be determined but will be used to create best outcome for community.</p>
<p>Cost and impact of new facilities on rate payers.</p>	<p>No decision has been made by Council. Principal is to remain within existing Long Term Financial Plan parameters of Council. Opportunities for grant funding and operating efficiencies will be further explored.</p>

THEME: Community/Civic Facilities

What we heard	Recommended Action
Preference for ownership v lease of Community Facilities	No decision has been made by Council. Both ownership and lease options are being considered.
Excited to see the potential of new modern/contemporary community facilities adjacent the town square.	Noted – There will be opportunities to involve community in the design and function of these facilities.
Recognition of the need to provide expanded facilities to service population growth	Noted – Current service provision is being reviewed to ensure population growth and evolving community needs are accommodated
Vehicle, active and public transport access to community facilities is critical	Noted. It will be a fundamental component of on-going design development.

THEME: Impacts/further considerations of development

What we heard	Recommended Action
Impacts of growth more generally and the need to ensure co-ordination of key infrastructure.	Mount Barker City Plan, Open Space Strategy and Integrated Transport Plan to be consulted on with Community
Active transport options need to be integrated into this design and broader City Centre.	Integrated Transport Plan will consider promotion and support for active transport options within City Centre.
Integrate EV charging stations, ride share and on-demand public transport	Noted – to be incorporated within design.
Car parking location and supply is critical not only to the success of this site but broader City Centre.	Noted and agree. Significant on-site parking is proposed (>400). Integrated Transport Plan will consider broader City Centre parking needs.
Existing road network requires interventions to cater for forecasted increase in demand – already under stress.	Noted and agree. Integrated Transport Plan will consider broader City Centre traffic/movement needs.
Improved footpath connections to promote walking/cycling	Noted and agree. Stephen Street upgrade to improve link to Gawler Street. ITP to consider broader improvements.

5 Next Steps

- Consultation summary to be provided to Council for formal acknowledgement
- Town Square to progress through detail design (ready for construction)
- Grant funding to be sought
- Engagement and Communication Strategy
 - Project updates through website
 - Key stakeholder input/feedback
- Commercial negotiations and resulting Council decisions
- BUI to progress broader site master planning

QUESTIONS

