



MOUNT BARKER
DISTRICT COUNCIL

An architectural site plan for the City Centre Project. The plan shows a central area with various buildings and parking zones. On the left is a large white rectangular building labeled 'HOTEL/SERVICED ACCOMMODATION (3 STOREY)'. To its right is a yellow rectangular building labeled 'OFFICE & RETAIL (2 STORES)'. Further right is a white rectangular building labeled 'RETAIL (1 STOREY)'. To the right of that is a smaller white rectangular building labeled 'RETAIL CORNER (1 STOREY)'. Below the yellow building is another yellow rectangular building labeled 'OFFICE & RETAIL (2 STORES)'. To the right of that is a large white rectangular building labeled 'CIVIC BUILDING & CO-WORKING (3 STORES)'. In the center, between the yellow buildings, is a yellow rectangular area labeled 'OFFICE & RETAIL (2 STORES)'. To the right of the central yellow area is a green oval area labeled 'TOWN SQUARE'. Below the town square is a yellow rectangular area labeled 'CIVIC BUILDING & COWORKING ABOVE'. The plan also shows 'UPPER CARPARKING' and 'LOWER CARPARK ENTRY/EXIT' at the top, and 'SHARED ZONE ENTRY' and 'SHARED ZONE' at the bottom. The streets 'DRUIDS AVENUE' and 'MORPHEIT STREET' are labeled on the left and right respectively. The background is a light grey with green trees and a blue sky.

City Centre Project

Community Reference Group
Meeting 1 : 20 May 2025

Agenda

- Welcome (Phil)
- Introduction of Members (All)
- Purpose of the Group (Ian)
- Background of the City Centre Project (Luke)
- Current Project status & activities (Eloise)
- On boarding activities (Ian)
- Any other business (Phil)
- Next meeting (Phil)



Welcome and Introductions

- Project Team
- CRG Members
 - Jessica Anderson
 - Ryan Davis
 - Clare Dorey
 - Dave Hemmings
 - Richard Jones-Parry
 - James Sexton
 - Hugh Steele



Purpose of the Community Reference Group

- Providing advice on communication channels to the community regarding the project
- Engagement with key stakeholders in the community who have a close association with the project and the broader community
- Hear from community members regarding the design and functionality of community spaces and public realm interfaces which are under Council's control
- Assist the council to develop targeted community engagement activities and project communications to assist in the broader community understanding of the project
- Assist the council in ensuring that factual and accurate information is provided to the community in a timely manner.



Project Objectives

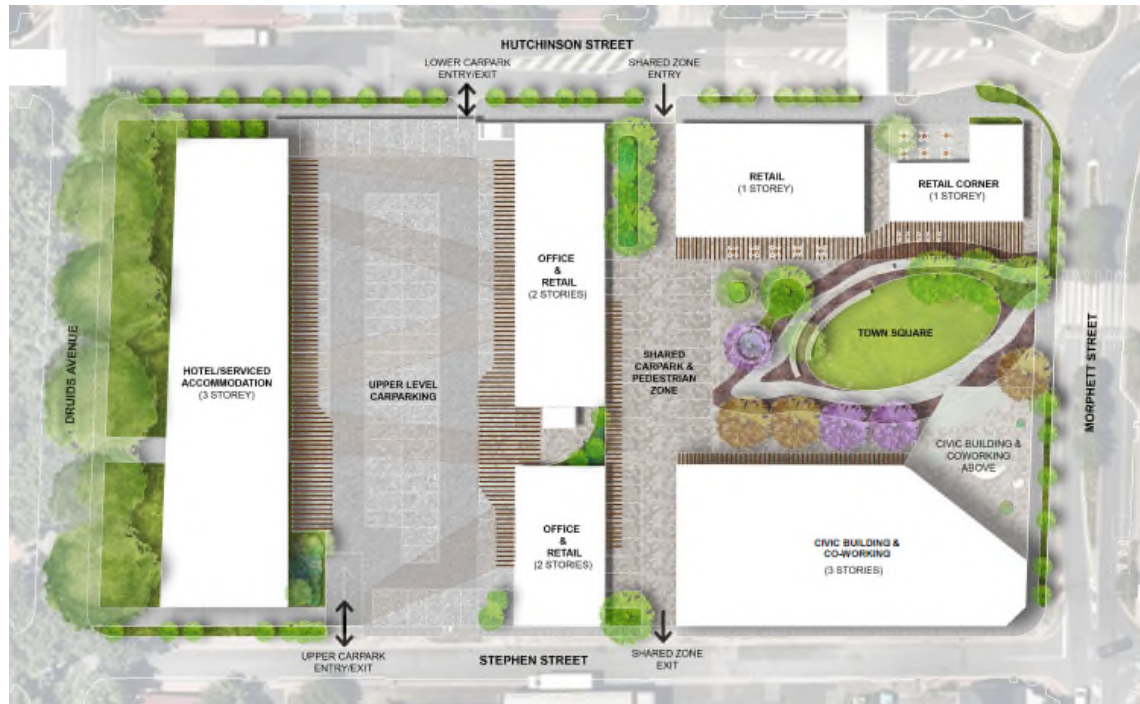
- Delivery of new town square
- Creation of new employment opportunities (on-site and beyond)
- Demonstrate the capacity of Mount Barker's City Centre
- Create a strong destination that attracts new investment
- Financial sustainability and value for money
- Create a diverse mix of community uses/events
- Innovative design unique to Mount Barker
- Environmentally Sustainable Built Form Outcomes
- Deliverable project



Project Background

- **2012** Town Centre Strategy – increased employment/residential, higher density v CBD sprawl
- **2016** DPA and community advocacy for town square
- **2019** Private sector interest to partner with Council
- **2020** EOI undertaken – Burke Urban Investments selected as preferred
- **2021** Master Plan and initial building design. Consultation on town square
- **22-23** Design, due-diligence, revised project feasibility, pop up park
- **2024** CLA withdrawal, updating of master plan, grant funding secured.

Project Elements: Masterplan



Masterplan Rev A 30-09-2024 produced by JPE Studios

Masterplan endorsed (Oct 2024):

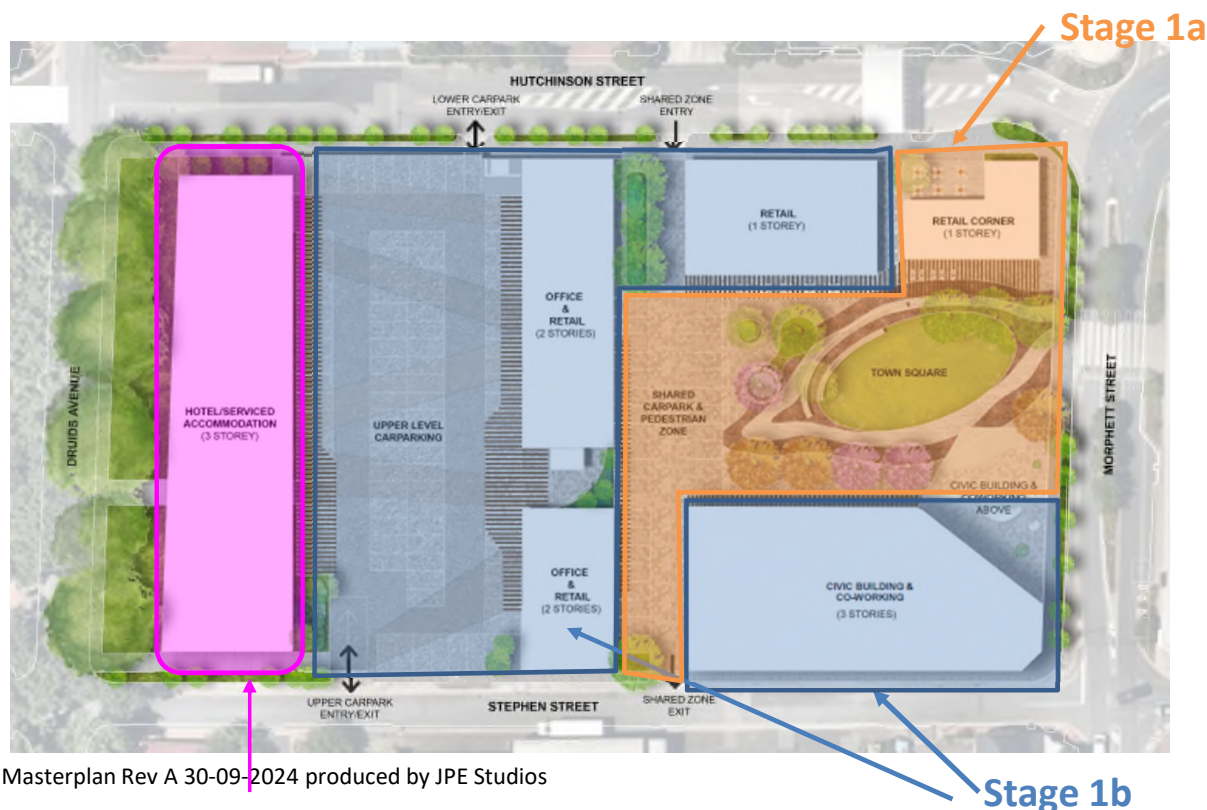
- Larger Town Square (2000m²)
- Shared-use Plaza/Laneway (30 spaces)
- Corner Cottage activation with Market Shed and Retail
- Flexible civic and co-working Council-owned building
- Multi-deck carparking (~189 spaces)
- Office and Retail
- Hotel/Accommodation

Project Status and Activities

- Project Governance structure endorsed
- Masterplan endorsed by Council in October 2024
- State Government Grant Funding secured for Town Square
- Term Sheets between Council and Burke Urban executed
- Strategic project delivery approach proposed
- 30% Concept Design underway
- Prudential Review underway (Stage 1a)
- Developer Agreement negotiations underway
- Hutchinson Street works



Project Elements: Staging



Stage 1a:

- 2000m² Town Square
- Shared Pedestrian Zone (30 parks)
- Retail Corner Cottage (BUI)
- Land transactions

Stage 1b:

- Carpark (~189 spaces)
- Co-working Civic Building
- Office and Retail (BUI)
- Land Transaction (BUI Put/Call)

Stage 2:

- Hotel/Accommodation (BUI)

Target Timeline

MAY / JUNE

- 2nd Council briefing
- CRG meeting
- Commence 30% Concept Design
- Finalise Term Sheets
- Draft Prudential
- Progress Grant opportunities

JULY / AUGUST

- Prudential Stage 1a recommendation ARC
- Development Agreement (Stage 1a) negotiations finalised
- Land Transaction contracts drafted
- Detailed Design & Planning submission progressed

SEPTEMBER / OCTOBER

- Land Transactions completed
- Prudential Stage 1b recommendation ARC
- Planning Approval
- Community Reference Group Design Review
- Market Call for Town Sq builder
- ARC Risk review & Report

NOVEMBER / DECEMBER

- Builder engaged
- POP Up Park Christmas Events
- 50% Detailed Design completed
- Ground floor civic mix agreed
- Council Briefing inc Project Cost Review
- Commercial Leasing Agreement negotiations update

JANUARY / FEBRUARY '26

- Builder Mobilised
- Pop Up Park removed
- Sod turning event
- Corner Cottage Works commenced
- Town Square Works commenced

Onboarding

Individual Community Reference Group members will have the following responsibilities:

- Understand the goals, objectives and desired outcomes of the project
- Understand and represent the interest of project stakeholders
- Take a genuine interest in the project's outcomes and overall success
- Assist in the development of community engagement activities and community information activities regarding the project
- Provide insights on the information and engagement needs of the community as they relate to the project
- Act on opportunities to communicate positively about the project
- Actively participate in meetings through attendance, discussion and review of notes, papers and Community Reference Group documents
- Support open discussion and debate, and encourage fellow group members to voice their insights
- Oversight of project outputs in relation to community information, updates, feedback and engagement mechanisms
- To keep confidential any information which the Chair or the Project Lead advises is confidential information.

Other Business

