

Councillor Noon - MoN - Gouger Street Revitalisation Project Progress

Tuesday, 11 November 2025
Council

Council Member
Councillor Noon

Public

Contact Officer:
Tom McCready, Director City Infrastructure

MOTION ON NOTICE

Councillor Noon will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'THAT COUNCIL:

1. Notes the extensive community consultation and key stakeholder engagement undertaken in relation to the Gouger Street Revitalisation Project.
2. Notes that a further design review may result in delays to the finalisation of the Gouger Street Revitalisation Project and could require additional community consultation and stakeholder engagement.
3. Reaffirms that maintaining the existing timeline for project completion is critical to ensure effective coordination with the Market Square redevelopment, to avoid disruption to Market operations, and to facilitate stakeholder activation planning.
4. Confirms that the scheduled workshop of the Infrastructure and Public Works Committee on 18 November 2025 will explore the feasibility of minor design amendments that are not material to project delivery; and that any proposed amendments or changes to the design are considered in terms of scope, available funding and delivery timeframes to ensure the commencement of construction mid-2026.'

ADMINISTRATION COMMENT

1. Extensive consultation has been undertaken for the Gouger Street Revitalisation Project since November 2023 through a structured, multi-stage process informing each phase of design development.
2. Initial engagement (November 2023 – January 2024) introduced the project to key stakeholders and community leaders. The first concept design phase (February – March 2024) included 1,082 letters to residents and businesses, door knocking, stakeholder briefings, five workshops to shape the project's vision and design principles and two pop-up sessions at Moonta Street and the Central Market.
3. A second engagement round (April – May 2024) presented the emerging concept through community information sessions, surveys and briefings with the Adelaide Central Market Authority (ACMA), Chinatown and Gouger Street Associations, and the Courts Administration Authority (CAA). Formal public consultation (July – August 2024) on the Council-endorsed concept attracted more than 550 responses, showing strong support for greening, activation and pedestrian amenity balanced against business and access needs.
4. During detailed design development (May – October 2025), targeted meetings with ACMA, Central Market Arcade Redevelopment (CMAR), CAA and business associations refined design elements such as loading,

access, parking controls and tree placement. Door-to-door engagement in October 2025 provided updates, shared the 70 per cent design and collected business-needs data to inform staging, communication and construction planning.

5. Project updates continue to be shared via the [Our Adelaide](#) website and stakeholder mailing lists, ensuring transparency and ongoing participation throughout the project lifecycle. Detailed consultation reports, engagement summaries and background data are also publicly available on the [Our Adelaide](#) project page for reference.
6. The detailed design package is being finalised in alignment with the endorsed Concept Design, coordinated service designs, authority approvals and value-management outcomes.
7. Further design revisions of a major nature, such as introducing a raised carriageway or modifying intersection geometry as raised at the meeting of Council held on 28 October 2025 would require significant additional design development, renewed authority engagement/approvals and further community consultation in accordance with Council's Community Engagement Policy. Depending on the extent of changes required, this is likely to extend the delivery program and will significantly increase project costs.
8. Minor design improvements, depending on their nature, might be incorporated within the existing program and budget however the impact of specific design changes would need to be assessed on a case-by-case basis.
9. Maintaining the approved timeline for design finalisation, procurement, and construction is critical to ensure coordinated delivery with the Market Square Redevelopment Project and to minimise disruption to Market operations and surrounding businesses. Construction of Gouger Street is programmed to commence in mid-2026, with a separable portion to be completed before November 2026.
10. Priority will be given to commencing works adjacent to the Central Market and Central Market Arcade Redevelopment to support continuity of access and trading.
11. Delays to the program would increase the risk of overlap with Market Square fit-out and operational activities, affecting traders, visitor access and activation planning. Staging and methodology will continue to be developed in consultation with stakeholders to maintain business continuity throughout construction.
12. At its meeting on 28 October 2025 Council requested Administration provide a briefing workshop at the meeting of the Infrastructure and Public Works Committee on 18 November 2025, to explore the feasibility of further design amendments.
13. The workshop will examine the feasibility of potential design refinements, including raised carriageway treatments and micromobility improvements, within the context of the 70 per cent design. Administration will present a summary of the technical, cost and program implications of any proposed changes to support an informed discussion.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Subject to the extent of change, additional consultation would be required.
External consultant advice	Subject to the extent of change, additional consultant advice would be required.
Legal advice / litigation (eg contract breach)	Unknown at this stage.
Impacts on existing projects	Any change design change would impact the project budget and design/delivery timeframe.
Budget reallocation	Not applicable
Capital investment	Any major change to the proposed design will require additional capital investment.
Staff time in preparing the workshop / report requested in the motion	120 hours
Other	Not applicable

Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.
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