

Capital Projects

Recommended Potential Projects to fund in 2024/25

Ref	Project	Program	Description	(\$'000)		
				New and Upgrade	Renewal [^]	Revenue/ Grants Confirmed/ Unconfirmed
1	Central Market Arcade Redevelopment (Future Fund) Major Project	City Services Strategic Property and Commercial	A joint venture between the City of Adelaide and ICD Property, the redevelopment will incorporate an expansion of the Adelaide Central Market together with an all-electric commercial office tower, retail, on-site childcare, new residences, a premium hotel and activated public spaces known as Market Square.	15,918	-	-
2	Charles Street Streetscape Upgrade Major Project	City Services Infrastructure	Streetscape upgrade of Charles Street, between North Terrace and Rundle Mall, to increase overall amenity and pedestrian facilities.	5,500	-	3,600 (unconfirmed)
3	Main Street Revitalisation - Hindley Street Major Project	City Services Infrastructure	Revitalisation of Hindley Street in accordance with Council approved concept design.	4,080	3,855	-
4	Experience Adelaide Centre Major Project	Corporate Services AEDA	The delivery of a smart Experience Adelaide visitor centre to be located within the State Library on North Terrace funded by the Commonwealth as part of the Adelaide City Deal.	3,340	-	3,340 (confirmed)
5	Integrated Climate Strategy – City Public Realm Greening Program	City Shaping Park Lands, Policy and Sustainability	This is a multi-year budget proposal for a program of public realm greening to support a net increase in street trees annually, aligned to heat island data within Council's draft Integrated Climate Strategy and Strategic Plan 2024-2028. Additionally, this will include greening along cycling infrastructure.	1,700	-	300 (unconfirmed)
6	Torrens Retaining Structure Adjacent Red Ochre	City Services Infrastructure	Construction of a sheet pile earth retaining structure to stabilise and prevent further bank erosion along the River Torrens between the Torrens Lake Weir and Red Ochre Restaurant.	1,470	-	800 (unconfirmed)
7	Park 27B Community Sports Building Redevelopment (Design Phase)	City Services Infrastructure	Deliver a new fit for purpose community sports building and sports lighting that supports current and future sports participation on the adjacent playing fields. A contemporary facility will comply with community sporting standards and align with community expectations with regards to accessible, gender inclusive, and environmentally sustainable facilities that support broad community participation. The size and scale of the building will be appropriate to its Park Lands setting.	1,293	-	1,200 (confirmed)

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Confirmed grants only

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8	Main Street Revitalisation - Gouger Street (24/25 Detailed Design) Major Project	City Services Infrastructure	Revitalisation of Gouger Street between King William Street and Morphett Street, to improve pedestrian facilities and general/overall street amenity. This project has a \$15 million upgrade funding allocation and has been staged in accordance with the 27 June 2023 Council Decision.	1,250	-	-
9	Main Street Revitalisation - Hutt Street (24/25 Detailed Design) Major Project	City Services Infrastructure	Revitalisation of Hutt Street in accordance with Council approved concept design. This project has a \$12.5 million upgrade funding allocation and has been staged in accordance with the 27 June 2023 Council Decision (Item 10.1 - Adoption of the 2023/24 Business Plan and Budget).	1,250	-	-
10	Vincent Street and Vincent Place Improvements (24/25 Construction)	City Services Infrastructure	Streetscape Improvements on Vincent Street & Vincent Place (Gilles Street to South Terrace), including road rehabilitation, kerb and water table renewal, footpath renewal, stormwater renewal and investigation of upgrade/new opportunities	1,203	789	-
11	City of Adelaide Bikeways (North-South) Major Project	City Services Infrastructure	The City Bikeways project is a visionary partnership between the South Australian State Government and the City of Adelaide. It will introduce continuous and separated bikeways through the City of Adelaide. The North-South Bikeway will build on the existing Frome Bikeway and will connect the existing Rugby/Porter Bikeway in Unley to the Braund Road Bike Boulevard in Prospect.	1,185	-	606 (confirmed)
12	Main Street Revitalisation - O'Connell Street (24/25 Detailed Design) Major Project	City Services Infrastructure	Revitalisation of O'Connell Street in accordance with Council approved concept design. This project has a \$15.0 million upgrade funding allocation and has been staged in accordance with the 27 June 2023 Council Decision (Item 10.1 - Adoption of the 2023/24 Business Plan and Budget).	1,000	-	-
13	Rymill Park Masterplan Safety & Accessibility Works (24/25 Construction) Major Project	City Services Infrastructure	This project enables the delivery of key Rymill Park Masterplan works that aim to improve safety, accessibility and amenity within Rymill Park and ensure the current Rymill Park Lake renewal project is complete in-line with community expectations.	822	992	338 (confirmed)
14	Frome Street Footpath Upgrades (In conjunction with N-S Bikeway Project) Major Project	City Services Infrastructure	Upgrade of Frome Street's footpaths between North Terrace and Rundle Street with Flagstone Pavers, to ensure of a whole of street approach is implemented, consistent with previously delivered stages of the Frome Street Bikeway.	550	-	275 (unconfirmed)

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15	Park 21 West - New Community Sports Building (Z0170)	City Shaping City Culture	On 27 June 2023, Council resolved that 'Administration works with ACSARA to submit a revised proposal'. This Decision was in the context of the Lessee's (ACSARA) existing concept design for a new community building in Park 21W and the request for a financial co-contribution to the project from the City of Adelaide. In 24-25 the detailed design will be delivered.	550	-	1,550 (confirmed)
16	Hutt Road Earthen Levee Embankment	City Services Infrastructure	Hutt Road Earthen Levee embankment to be constructed to improve stormwater management along Hutt Road flowing toward the Hutt St/South Tce intersection.	400	-	200 (unconfirmed)
17	Adelaide Central Market - New Parents Room W/ Store room	Corporate Services ACMA	Feasibility and investigation completed in in FY2023/24. To progress the project, the detailed design and construction in the same year to achieve cost efficiencies	355	-	-
18	Botanic Catchment Water Course Rehabilitation	City Services Infrastructure	Rehabilitation of Botanic Creek open channels, renewal of footbridges and improvement to overall catchment water quality and storage capacity across Parks 13 to 16.	340	320	170 (confirmed)
19	Brown Hill Keswick Creek (Financial Contribution)	City Services Infrastructure	This financial contribution is associated with CoA's agreed equity investment to the Brown Hill Keswick Creek Board, in accordance with CoA's proportion of the creek (8% Capital Works contribution), and equal spend in operational works across councils of 20%. This is an on-going, multi-year project.	320	-	-
20	Adelaide Central Markets - Communication Server Relocation and Associated Services	City Services Infrastructure	The relocation of the Communications Rack within the Federal Hall (Adelaide Central Markets) to the preferred location in the Communications Room within the Central Market Carpark on Level 1.	300	-	-
21	Central Market Arcade Options CMAR 4402	City Services Strategic Property and Commercial	Progress the Central Market Arcade Redevelopment with project development partner, ICD Property.	285	-	-
22	School Safety Implementation Project	City Services Infrastructure	The purpose of this business case is to secure funding to implement infrastructure improvements and changes at schools within the City of Adelaide following completion of School Safety Reviews at all schools.	250	-	-
23	Master Plan of Light Square - Detailed Design	City Shaping Park Lands, Policy and Sustainability	To support the implementation of priority projects outlined in the Adelaide Park Lands Management Strategy 2015-2025 (and update) to develop Master Plans for the Adelaide Park Lands (including Squares) to strategically guide future co-investment. In 24-25 the detailed design will be delivered.	250	-	-

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24	Public Art Action Plan Deliverables	City Shaping City Culture	Delivery of Public Art programming, activity and programming.	250		
25	Victoria Park / Pakapakapanthi (Park 16) Master Plan implementation - Detailed Design	City Shaping Park Lands, Policy and Sustainability	To support the implementation of priority projects outlined in the Adelaide Park Lands Management Strategy 2015-2025 (and update) to develop Master Plans for the Adelaide Park Lands (including Squares) to strategically guide future co-investment. In 24-25 the detailed design will be delivered.	250	-	-
26	Development of Mini Golf within NAGC - future fund	City Services Strategic Property and Commercial	Detailed design of a new 18-hole fairway style mini-golf course at the location of the Par 3 course. In order to make space for mini-golf, the Par 3 golf course will require some modification of holes. The new minigolf facility will be operated from the Par 3 Kiosk.	150	-	-
27	Main Street Revitalisation - Melbourne Street Improvements (Construction) Major Project	City Services Infrastructure	Melbourne Street forms one of the Main Streets Master plan projects and a concept master plan has been developed internally by CoA.	150	-	150 (confirmed)
28	Greener City Streets Program	City Services Infrastructure	The Greener City Streets Program will be dedicated to specific greening of CBD streets based on heat and tree canopy mapping put together through joint state and local government investigations. Funded via \$2M grant from State Government (Department for Environment and Water - Green Adelaide). This budget is allocated to the greening in Frome Street (Bikeways Projects)	123	-	83 (confirmed)
29	Hutt Street & South Terrace Stormwater Improvements (24/25 Construction)	City Services Infrastructure	Critical works to increase flood protection for properties located adjacent the Hutt Street and South Terrace intersection. Works will include modifying road, kerb and water table and footpath levels, in conjunction with installing new stormwater infrastructure to ensure stormwater catchment runoff is more effectively managed.	115	2,050	-
30	Integrated Climate Strategy - Plant and Fleet Replacement program - New and Upgrade	City Services City Operations	In addition to the Plant and Fleet Replacement renewal program additional funds are sought to replace four passenger vehicles (PIO vehicles) currently hybrid to fully electric vehicles - these vehicles are up for renewal in 24/25.	108	-	-
31	Disability Access and Inclusion Plan 2024-2028 Implementation	City Shaping Park Lands, Policy and Sustainability	City of Adelaide's resourcing of disability access and inclusion planning is currently 0.5 FTE of Council's Social Planning role, the Access and Inclusion Panel, and consideration through capital projects.	100*	-	-

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32	Adelaide Central Market - Bio Separator purchase	Corporate Services ACMA	Our current Bio-Separator machine allows for sustainable and efficient trader waste management in the Adelaide Central Market. It is custom made and allows for the sustainable and efficient management of significant volumes of both trader and customer organic waste. It is the only piece of machinery in Australia capable of turning over the required 76 tonnes of organic waste per month (2.8 tonnes per trading day) ensuring that 99% of this is diverted from landfill.	100	-	-
33	James Place Upgrade (24/25 Construction)	City Services Infrastructure	This project initiative has been driven by Charter Hall (CH), the Developer of the 60 King William Street, with a request to activate and improve the overall amenity and environment along James Place (in it's entirety, between Rundle Mall and Grenfell Street).	100	290	1,000 (unconfirmed)
34	Main Street Revitalisation - Melbourne Street including public artwork (24/25 Project Planning) Major Project	City Services Infrastructure	Revitalisation of Melbourne Street in accordance with Council approved concept design. This project has a \$6.5 million upgrade funding allocation and has been staged in accordance with the 27 June 2023 Council Decision (Item 10.1-Adoption of the 2023/24 BP&B).	100	-	-
35	Royal Avenue Improvements (Construction)	City Services Infrastructure	Streetscape improvements on Royal Avenue, including renewal of road, kerb and water table and footpath assets.	100	652	-
36	North Adelaide Golf Links - Building Compliance Upgrades and Commercial Offering	City Services Infrastructure	New and upgrade funding required to supplement renewal project for NAGL. Major part of the N&U scope is the need to install a new lift to comply with DDA requirements.	80	120	-
37	George Ct Traffic Calming	City Services Infrastructure	This project is to develop a design and deliver traffic calming options on George Court.	20	-	-
38	Glen Osmond Road, Hutt Road and Park 17 Improvements (24/25 Detailed Design)	City Services Infrastructure	Improvements to stormwater drainage infrastructure located in the Park Lands adjacent Glen Osmond Road (spanning from Greenhill Road to Marshmallow Park), delivered in conjunction with the renewal of Public Lighting on Glen Osmond Road and road pavement rehabilitation works on Hutt Road	20	80	-
39	24/25 -North Adelaide Golf Course - Driving Range Ball Cleaner/ Dispenser	City Services Strategic Property and Commercial	Replacement of the existing Driving Range ball washer and manual ball dispensing solution with an automated washer and dispenser.	18	8	7 (revenue)

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40	Jeffcott Street Pavement Rehabilitation and Catchment 13 Stormwater Upgrades (Concept Design)	City Services Infrastructure	Rehabilitation of Jeffcott Street road pavement, including recommended upgrades to stormwater infrastructure crossings immediately adjacent road intersections, as well as traffic and pedestrian safety enhancements (such as signalling and intersection treatments, and street lighting)	10	90	-
Total N&U Program				45,404	9,246	7,436#
41	Project Delivery Costs	Corporate Services Finance and Procurement	Cost of capitalised overheads to deliver projects	6,500	-	-
Total N&U Program Including Delivery Overheads				51,904	9,246	7,436#

Projects proposed to have budget retimed from 2023/24 to 2024/25 in Q3

Project	(\$'000)		
	New and Upgrade	Renewal^	Revenue/ Grants Confirmed/ Unconfirmed
Central Market Arcade Redevelopment (Future Fund) Major Project	0**		
North-South Bikeway	65	-	-
Hutt Street Entry Statement Project	730	-	-
Main Streets Revitalisation - Hindley Street	900	-	-
Experience Adelaide Visitor Centre	614	-	-
Melbourne Street Improvement	462	-	-
Charles Street Streetscape	425	-	-
Torrens Retaining Structure Adjacent Red Ochre	130	-	-
Glen Osmond Road & Hutt Road Intersection Upgrade	22	-	-
Park 11 Shared Use Path Renewal & Public Lighting Upgrade	149	-	-
Place of Courage	90	-	-
Illuminate - Melbourne Street	200	-	-
Ruby Hunter & Archie Roach Laneway Artwork	25	-	-
Ippariyti Commission for Whitmore Square	140	-	-
Honouring Women in the Chamber - Portrait Commissions	12	-	-
City of Music Laneways - The Angels Artwork	45	-	-
Proposed Retimed Total Budget	4,009	-	-

** Central Market Arcade Redevelopment (Future Fund) Major Project Q3 2023-24 retime \$8,777,000 into 2025-26

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Summary

	(\$'000)		
	New and Upgrade	Renewal [^]	Revenue/ Grants Confirmed/ Unconfirmed
Total Potential New and Upgrade	51,904	9,246	7,436 [#]
Proposed retimed total budget for Q3	4,009	-	-
TOTAL NEW AND UPGRADE PROGRAM	55,913	9,246	7,436[#]

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