

Capital Works Monthly Project Update - October 2025

Strategic Alignment - Our Corporation

Public

Tuesday, 18 November 2025

**Infrastructure and Public
Works Committee**

Program Contact:

Mark Goudge, Associate Director
Infrastructure

Approving Officer:

Tom McCready, Director City
Infrastructure

This report provides a summary view of the Capital Works Program delivery and financial performance as of 31 October 2025 including a snapshot of headline projects either complete or in progress, future procurement activities and upcoming community consultation and engagement activities.

RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. Notes the Capital Works Program Update for October 2025 as contained in this report and Attachment A to Item 7.4 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 18 November 2025.
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IMPLICATIONS AND FINANCIALS

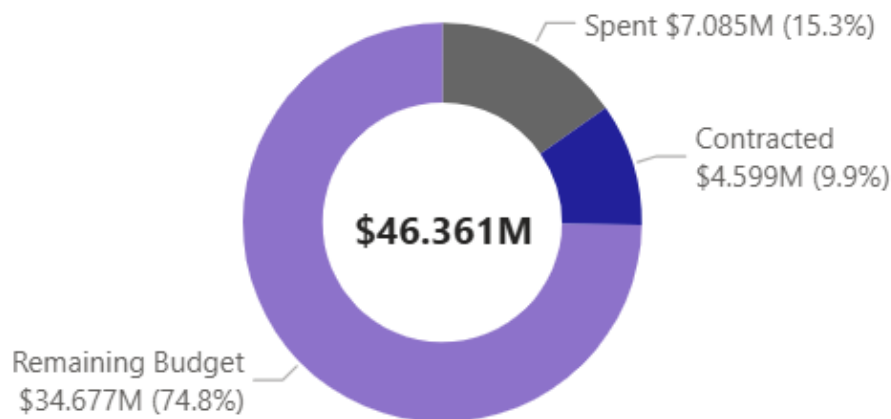
City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation Strategy, Value and Efficiency - Strategic and Capital Projects are delivered on time and on budget (target 75%)
Policy	Not as a result of this report
Consultation	Consultation and / or engagement to various levels as required for the delivery of each project has or will be undertaken.
Resource	Projects delivered through a combination of Council resources, contract staff and external contractors and suppliers.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
25/26 Budget Allocation	This report tracks capital works performance against the 2025/26 Capital Works budget of \$114.298m.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Life expectancy of assets varies by asset class.
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (e.g. maintenance cost)	Ongoing costs for the maintenance of new and/or renewed assets will be factored into future Asset Management and Maintenance Plans, Business Plans and Budgets.
Other Funding Sources	Projects reported on are primarily funded from Council's Capital Budget, however various State and Federal grant funding opportunities have been leveraged against a number of projects.

DISCUSSION

1. The total Capital Expenditure Budget for 2025/26 approved by Council is \$114.298m.
2. The Capital Works Program is itemised as follows.
 - 2.1. New and Upgrade Projects are identified through Council's Strategies and Plans and defined as complex in nature, installation of new infrastructure and upgrades to existing infrastructure. The funding allocated within the 2025/26 financial period totals \$46.361m.
 - 2.2. Renewal Projects are grouped against multiple asset categories and are directly aligned to maintenance service levels contained within Council's Asset Management Plans. The funding allocated within the 2025/26 financial period totals \$67.937m.
3. The monthly Capital Works Update provides the status of these two capital programs as at the end of each calendar month.

New and Upgrade

4. New and Upgrade Projects as of 31 October 2025 reflects \$7.085m spent and a further \$4.599m in contracted works, totalling \$11.684m



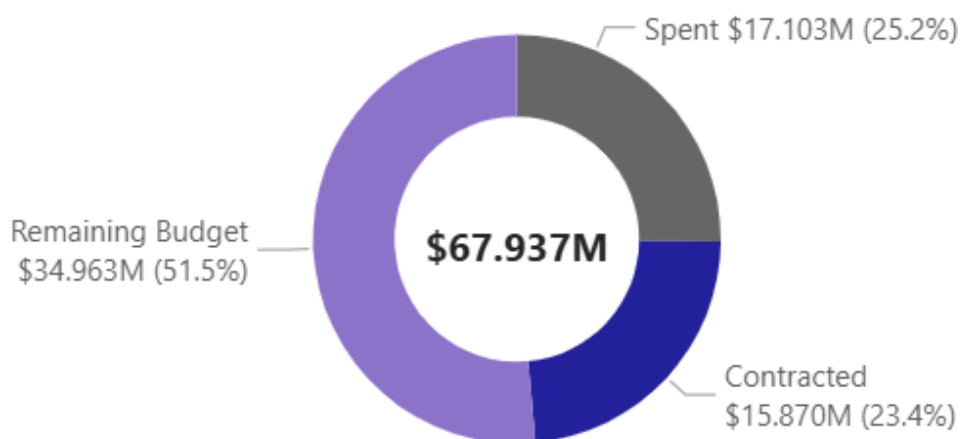
5. New and Upgrade Summary:
 - 5.1. The New and Upgrade portfolio is 25% spent and committed to the end of October, with expenditure anticipated to increase over the back end of 2025/26.
 - 5.2. While designs progress on the Main Streets, a variety of smaller but equally complex New and Upgrade projects are also progressing on diverse projects including the Peacock Road Cycle route, James Place upgrade and Adelaide Park Lands Trail projects.
 - 5.3. The Greening Streets initiative also continues and is delivering transformational change to Adelaide's streetscapes with more than 300 trees delivered through this initiative over the past 18 months.
 - 5.4. The following New and Upgrade projects have achieved practical completion up to October 2025.
 - 5.4.1. Greening Projects:
 - 5.4.1.1. Marian Street (O'Connell Street to Boulton Street).
 - 5.4.1.2. Market Street (Gouger Street to Wright Street).
 - 5.4.1.3. Nelson Street (Carrington Street end).
 - 5.4.1.4. Queen Street (Angas Street to Halifax Street).
 - 5.4.1.5. Royal Place (Carrington Street to Pulteney Street).
6. Examples of New and Upgrade Projects within this category are:
 - 6.1. New and Upgrade investment toward Main Streets continues, with a forecast New and Upgrade budget spend in excess of \$6.13m across the five streets over 2025/26, pending necessary endorsements from Council being received. Engagement and communication continue, and designs are progressing as we aim for 70% detailed design for streets before approaching the market.

- 6.2. James Place Upgrade funding has been secured with the intention to activate and improve the lane amenity. State Government funding of \$500,000 has been agreed and a further \$500,000 from a third party (property owner) secured. Council in addition has contributed \$500,000 in funding. The Concept Design is in the later stages of development. The project team are exploring opportunities through value engineering and preparing for tender release in January 2026. Works are anticipated to commence in March 2026 with completion of the upgrades targeted for this financial year.
- 6.3. Botanic Creek Rehabilitation will deliver several important outcomes in the Park Lands including clearing of open channels, renewal of footbridges, regeneration of native habitat and improvement to catchment water quality and storage capacity across Parks 13 to 16. Design works have been completed and consultation with key stakeholders is ongoing about project outcomes. Tender documentation has been prepared for issue to market, with the intention of commencing works in early 2026.
- 6.4. Melbourne Street - Stage 1, involves installation of 2 wombat crossings at the east and west ends of the street. The project is currently on track for completion by 30 June 2026. Concept designs for subsequent stages of the Melbourne Street - Main Street Revitalisation project are being developed in parallel and will be presented to Council in November 2025. Community engagement will be undertaken to support any design refinement and to ensure public awareness.
- 6.5. Two Park Lands Trail projects are in the early stages of procurement for design services. These New and Upgrade projects have been initiated through successful Black Spot grant funding. The proposed locations are:
 - 6.5.1. Adelaide Park Lands Trail - Sir Donald Bradman Drive, challenges are being addressed related to location suitability for a crossing.
 - 6.5.2. Belair - City Bikeway Adelaide Park Lands trail - Glen Osmond Road. Progressing well and will connect the Park Lands trail from Peppermint Park /Wita Wirra (Park 18) to Pelzer Park / Pityarrilla (Park 19) .

Both designs are anticipated early in the new year ready for release to market.

Renewal Projects

7. Renewal Projects as of 31 October 2025 reflects \$17.103m spent and a further \$15.870m in contracted works, totalling \$32.973m.



8. Renewal Project Summary:
 - 8.1. Our renewals program is tracking well, with 48.6% budget spent and committed in addition to planning commencement for projects within the 2026/27 financial period. Guided by the Asset Management Plans (AMP's), this year we have sizable renewals investment in refreshing and replacing city roads, footpaths, pavement and kerbing in identified major streets to the value of ~\$24m.
 - 8.2. The following Renewal projects have achieved practical completion over October.
 - 8.2.1. Footpath Renewal – Grenfell Street (various locations).
 - 8.2.2. 2024/25/26 Public lighting LED renewal – River Torrens – Rail Tunnel to Weir.
 - 8.2.3. Adelaide Town Hall Façade Conservation Works.
 - 8.2.4. Charles Street - North Terrace Renewals component.
 - 8.2.5. Urban Elements – BBQ Renewal Program.

8.2.6. Urban Elements – Boat Landing Renewal – Riverside Rowing Club.

9. Examples of Renewal Projects within this category:

- 9.1. The Renewals team continue to deliver a large range of streetlight and electrical infrastructure to maintain effective and safe continuous public lighting.
- 9.2. Approximately \$3.5m Renewals funding is being invested into lighting and electrical over the year. Projects include:
 - 9.2.1. Street lights: Strangways Terrace, Pirie Street (King William Street to Gawler Place, Cambridge Street and Blackburn Street).
 - 9.2.2. Wall lighting: Gresham Street.
 - 9.2.3. Catenary lights: Peel Street.
- 9.3. There is approximately \$3 million in traffic signal renewals investment across the program. These are generally individual smaller projects that touch multiple busy intersections.
- 9.4. Recent examples of signal works complete, or nearing completion include:
 - 9.4.1. King William Street/Halifax Street – replacement of isolation switch.
 - 9.4.2. Flinders Street/Wyatt Street – rewire of intersection, new pits and controller works.
 - 9.4.3. Pulteney Street/Grenfell Street - rewire of intersection, new pits and controller works.
 - 9.4.4. Pulteney Street/Pirie Street - rewire of intersection, new pits and controller works.
 - 9.4.5. Wellington Square/Tynte Street – replacement of conduits, rewire of intersection, new pits and controller works.
 - 9.4.6. Anzac Highway/Park Lands Trail - replace conduits, rewire of intersection, new pits and controller works.
- 9.5. Additional electrical work includes several switchboard renewals which are currently being scoped and prepared for an approach to market. Locations include:
 - 9.5.1. Blue Gum Park / Kurangga (Park 20).
 - 9.5.2. Bonython Park / Tulya Wardli (Park 27).
 - 9.5.3. Red Gum Park / Karrawirra (Park 12).
 - 9.5.4. Ellis Park / Tampawardli (Park 24).
 - 9.5.5. North Terrace.
 - 9.5.6. Glen Osmond Road.
- 9.6. South Terrace Streetscape Improvements (Morphett Street to King William Street) has included road resurfacing, kerb and water table renewal, footpath renewal, access ramp renewal/compliance and, stormwater renewal at the intersection of South Terrace and O'Halloran Street.
- 9.7. The project has also considered new/upgrade opportunities for greening, pedestrian and cycling improvements. Works are nearing completion and have also included the planting of 15 trees.
- 9.8. Our Renewals program for 2025/26 includes an upgrade of the Rundle Mall sound system, targeted at improving customer experience, and improving community safety through the potential to engage with customers.
- 9.9. The integration of 100 smart meters at the Adelaide Central Market into the Council's Power Monitoring Expert platform is progressing, with procurement underway and works anticipated to commence shortly.
 - 9.9.1. The smart meters project will enable cost effective, accurate, remote tracking of energy consumption per trader. This integration will enhance the reliability, safety, and sustainability of the Adelaide Central Market's electricity supply while reducing operational costs associated with manual meter reading and lowering on-charge billing expenses.

Greening Adelaide Streets

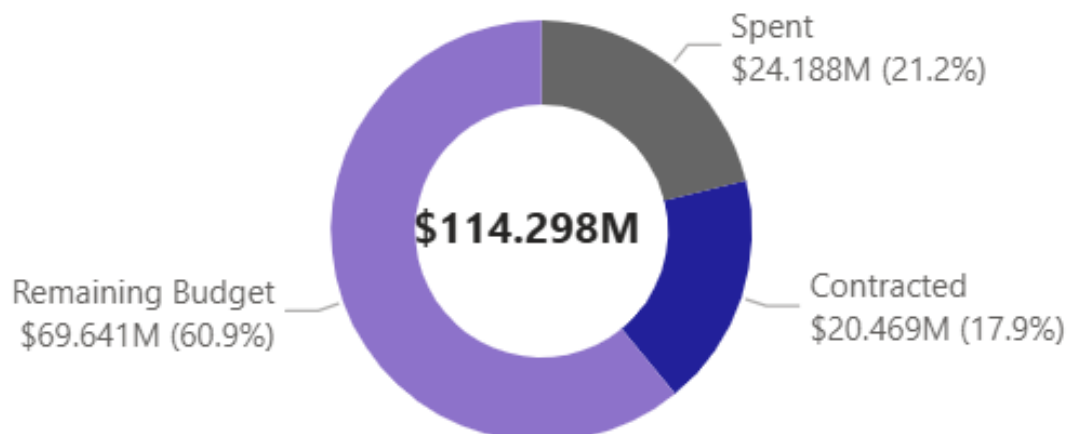
10. Tree planting as of 31 October 2025 is listed in the following table:

Street	Common Tree Name	Trees
Cardwell Street North	<i>Callery Pear</i>	3
Cardwell Street South	<i>Callery Pear</i>	2
Nelson Street	<i>Box Elder Maple</i>	2
South Terrace	<i>Japanese Elm Green Vase</i>	15
Barton Terrace East	<i>Japanese Elm Green Vase</i> <i>Mediterranean Hackberry</i>	9
Market Street	<i>Chinese Pistache</i>	10
Marion Street	<i>Birchleaf Pear</i> <i>Callery Pear</i>	4
Logan Street	<i>Lemon Scented Gum - Dwarf Cultivar</i>	6
	Total	51
October		
North Terrace	<i>London Plane Tree</i>	2
O'Connell Street	<i>London Plane Tree</i>	2
Tynte Street	<i>European Ash</i>	1
Archer Street	<i>Gleditsia triacanthos - Shademaster</i>	1
Ifould Street	<i>Australian Blackwood</i>	4
	YTD Total	61

11. The Community Consultation for upcoming streets continues, along with our notification process informing stakeholders and residents of upcoming works.

Capital Works Program

12. There are 363 projects within the approved program in the 2025/26 financial year.
13. Within the 2025/26 Capital Works Program there are currently 99 projects within the Initiate, Concept and Design phase.
14. The total value of projects within the Initiate, Concept and Design Phase is \$7.918m.
15. There are 264 projects in the Delivery Phase with a total value of \$106.379m. Of these projects, Practical Completion has been achieved on 20 New and Upgrade, 28 Renewals and 3 combined New and Upgrade and Renewals projects – 51 projects in total.
16. The total expenditure against the Capital Works Program to the end of October 2025 is \$24.188m spent with a further \$20.469m contracted, totalling \$44.657m as at 31 October 2025.



17. Summary of Commitments and Expenditure by asset class for October 2025.

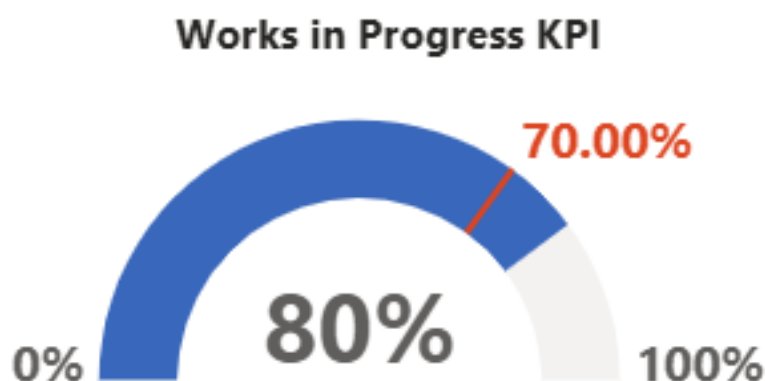
Capital Works	Asset Class	No. of Projects	Approved Budget	Commitments	Expenditure	Remaining Budget
Asset Renewals	Total	277	67.937 M	15.870 M	17.103 M	34.963 M
	Corporate Overhead		5.898 M	0.000 M	2.339 M	3.560 M
	Bridges	3	0.220 M	0.000 M	0.011 M	0.209 M
	Buildings	46	15.115 M	1.205 M	4.246 M	9.663 M
	ICT Renewals	11	1.660 M	0.029 M	0.860 M	0.770 M
	Light'g & Electrical	40	3.449 M	1.844 M	0.659 M	0.946 M
	Park Lands Assets	15	1.550 M	0.752 M	0.304 M	0.494 M
	Plant and Fleet	3	1.755 M	0.287 M	0.728 M	0.740 M
	Traffic Signal	16	3.033 M	1.744 M	1.172 M	0.117 M
	Transport	87	24.605 M	8.144 M	4.629 M	11.831 M
	Urban Elements	46	3.760 M	0.529 M	0.541 M	2.690 M
	Water Infrastructure	10	6.891 M	1.335 M	1.614 M	3.943 M
New/Upgrade Projects	Total	106	46.361 M	4.599 M	7.085 M	34.677 M
	Corporate Overhead		7.977 M	0.000 M	1.584 M	6.393 M
	New/Upgrade Projects	67	12.230 M	2.555 M	2.609 M	7.066 M
	Buildings	6	9.021 M	0.508 M	0.535 M	7.978 M
	ICT Renewals	2				
	Light'g & Electrical	2	0.233 M	0.000 M		0.233 M
	Park Lands Assets	3	5.658 M	0.000 M	0.000 M	5.658 M
	Plant and Fleet	4	0.707 M	0.000 M	0.044 M	0.663 M
	Streets	2	0.620 M	0.006 M		0.615 M
	Traffic Signal	4	3.025 M	0.150 M	-0.148 M	3.024 M
	Transport	11	5.820 M	1.165 M	2.370 M	2.285 M
	Urban Elements	2	0.770 M	0.000 M	0.001 M	0.769 M
	Water Infrastructure	3	0.300 M	0.216 M	0.091 M	-0.007 M
Total		363	114.298 M	20.469 M	24.188 M	69.641 M

Projects include combined New and Upgrade and Renewals (multi-asset types)

1. *Transport is made up of Roads, Pathways and Kerb and Water Table*
2. *Plant and Fleet includes Commercial Plant and Fleet*
3. *Total Project Count: Mixed-Funded projects are only counted once in the total Project Count i.e. they are counted in the sub-totals but not in the Grand Total.*

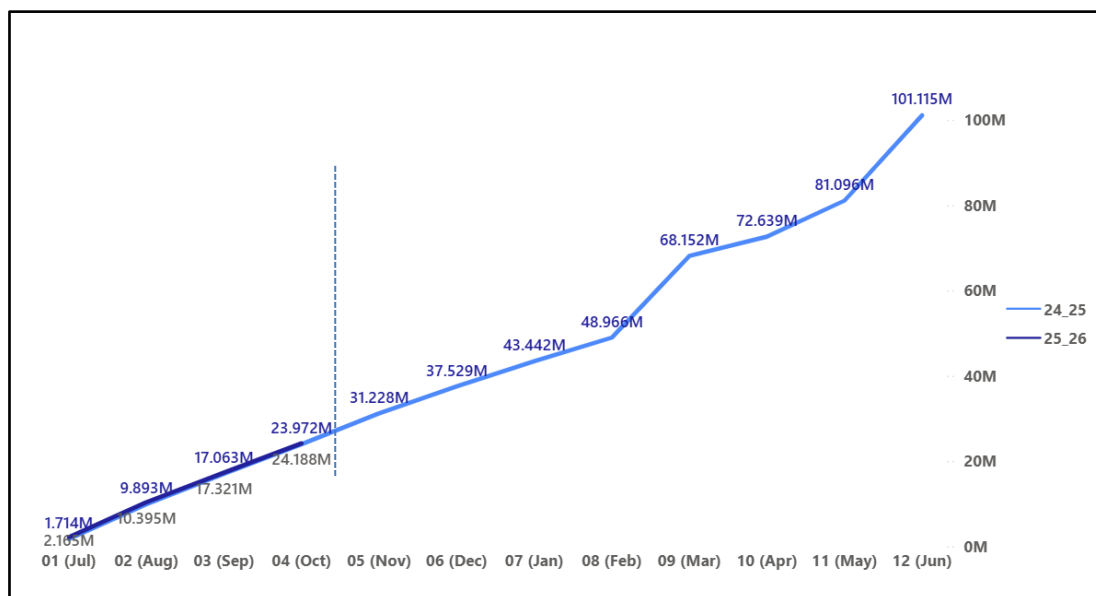
18. Examples of those works completed or in progress are reflected in **Attachment A - Capital Works**.

19. Works in Progress (WIP) is the capitalisation of projects within 10 weeks following Practical Completion. WIP currently sits at **80%**. The WIP Key Performance Parameter (KPI) is 70%.



Capital Works Year on Year Spend Profile

20. The spend profile for October 2025 reflects a capital spend of \$24.188m year to date, compared to \$23.972mm in October 2024. This represents a 1% increase on the same period last year.



Future Procurement Activities

21. The following procurement activities are currently being undertaken or will commence shortly:
- 21.1. Adelaide Park Lands Trail – Design award.
 - 21.2. Melbourne Street improvements - Wombat crossings (East and West).
 - 21.3. Giant Christmas tree (Victoria Square) – Preferred tenderer - contract award pending

Future Community Consultation and Engagement Activities

22. The following are community consultation activities and engagements that are ongoing or planned:
- 22.1. Gouger Street Revitalisation – 70% design milestone and service location works .
 - 22.2. O'Connell Street Revitalisation – project update.
 - 22.3. Fixed furniture engagement strategy.

Grant Funding Confirmed

23. The table below reflects the year-to-date position relating to achieved funding.

Grants awarded in 25/26		
Grant Scheme	Project	Grant Amount
Roads to Recovery *	King William Road	\$ 449,564
Financial Assistance Grant	Currie Street / Grenfell Street	\$ 191,960
State Government	Statues Commemorating South Australian Aboriginal Leaders	\$ 291,260
Property Owner (Third Party)	James Place	\$ 500,000
State Bike Fund	Franklin Street-Elizabeth Street-Byron Place Cycling and Walking/Wheeling Priority Intersection - Detailed Design	\$ 20,000
State Bike Fund	Barton Terrace East Roundabout with Safer Shared Cycling and Park Lands Trail Crossings - Construction	\$ 58,171
State Bike Fund	River Torrens Linear Park - Shared Use Path Improvements (West of Victoria Bridge)	\$ 200,000
State Bike Fund	Pulteney Street, South Terrace, Unley Road Intersection Improvements	\$ 20,000
Total		\$ 1,730,955

24. The information provided reflects the first 4 months of the 2025/26 financial year. For further details on the 2025/26 Capital Program, the Council Member Corporate Dashboard has a dedicated Capital Works section.

ATTACHMENTS

Attachment A – Capital Works Projects in Focus – October 2025

- END OF REPORT -