

# Capital Works Monthly Project Update - January 2026

**Tuesday, 17 February 2026**  
**Infrastructure and Public  
Works Committee**

Strategic Alignment - Our Corporation

**Program Contact:**  
Mark Goudge, Associate Director  
Infrastructure

Public

**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 January 2026 including a snapshot of headline projects either complete or in progress, future procurement activities and upcoming community consultation and engagement activities.

The Infrastructure Program will present a monthly report to the Infrastructure and Public Works Committee reflecting the previous monthly performance.

---

## RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. Notes the Capital Works Program Update for January 2026 as contained within this report and Attachment A to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 17 February 2026.
-

## IMPLICATIONS AND FINANCIALS

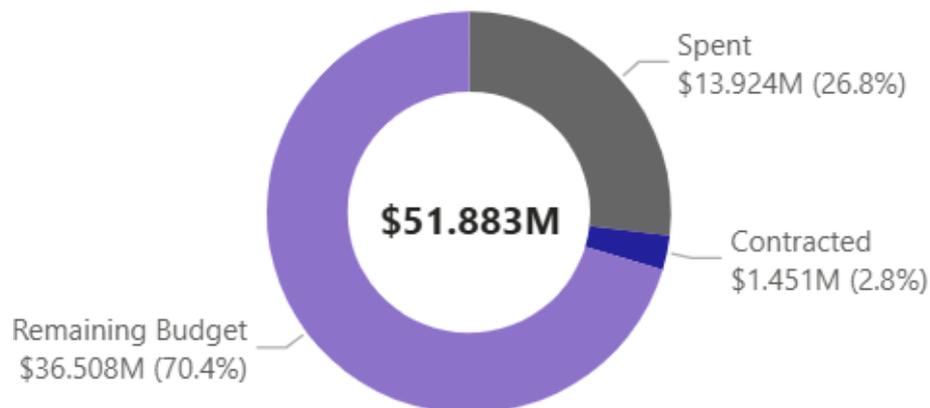
City of Adelaide 2024-2028 Strategic Plan	<a href="#">Strategic Alignment – Our Corporation</a> Strategy, Value and Efficiency - Strategic and Capital Projects are delivered on time and on budget (target 75%)
Policy	Not as a result of this report
Consultation	Consultation and / or engagement to various 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 \$120.663m. <i>Note the figure listed is subject to Council consideration and approval of 2025/26 Business Plan &amp; Budget Quarter 2 Review.</i>
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 (eg 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 revised Capital Expenditure Budget for 2025/26 subject to Council approval as part of the 2025/26 Business Plan & Budget Quarter 2 Review is \$120.663m.
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 revised funding allocated within the 2025/26 financial period totals \$51.883m.
  - 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 \$68.780m.
3. The monthly Capital Works Update provides the status of these two capital programs as at the end of each calendar month.
4. Contractors returned mid-January to our construction sites. The sites remained safe and secure over the break. January was a quiet month in the field; extreme heat also resulted in lost hours of work.

## New and Upgrade

5. New and Upgrade Projects as of 31 January 2026 reflects \$13.924m in spend and a further \$1.451m in contracted works.



6. New and Upgrade Summary:
  - 6.1. New and Upgrade projects are classified as complex in nature, new infrastructure installation and or upgrade to infrastructure that already exists.
  - 6.2. As we move into the second half of financial year 2025/26, the New and Upgrade program is delivering outcomes on several fronts, including projects tied to State Government funding, continuing support to our five Mainstreet upgrades, as well as current and forward commitment to ageing Park Lands building upgrades through a recurrent annual budget.
  - 6.3. There were two New and Upgrade projects achieving Practical Completion in January 2026:
    - 6.3.1. Christmas Decorations – City Wide Capital Budget.
    - 6.3.2. Greening – North Terrace (Blyth Street to Victoria Street).
7. Examples of New and Upgrade Projects within this category are:
  - 7.1. Peacock Road Cycle Route: project continues to progress in alignment with City Plan 2036 and the Integrated Transport Strategy. The project is a Department for Infrastructure and Transport (DIT) funded program. The project will deliver a separated on-road cycle lane along Peacock Road between

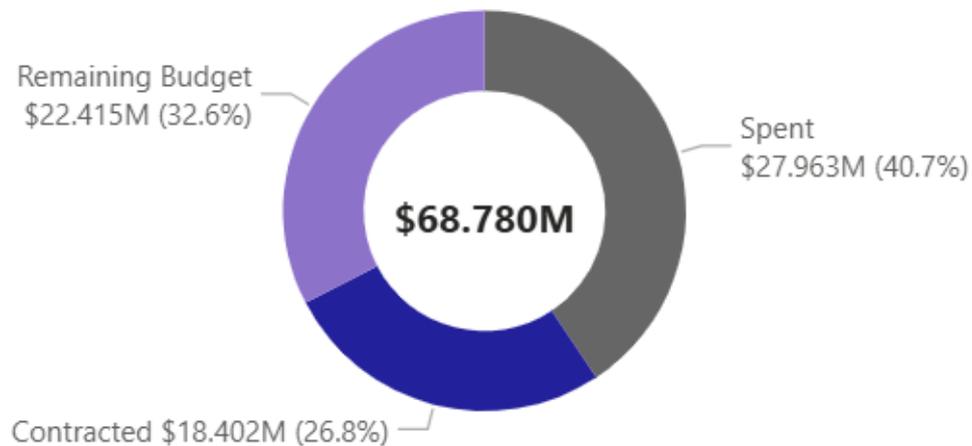
South Terrace and Greenhill Road, a key cycling corridor to and from the city, supporting mode shift to active transport and improving cycling amenity and safety along the City Spine.

Funded through the National Road Safety Grant, the project remains on track for completion by 30 September 2026. The upgraded, more accessible cycling infrastructure will connect with the City of Unley's King William Road cycling project, further strengthening links to the inner suburbs.

- 7.2. Golden Wattle/Mirnu Wirra (Park 21 West) Community Sports Building: tender is currently at Contract/Issue for Construction (IFC) stage with award of Contract anticipated early to mid-February. The Sporting Club and CoA are assessing process and value managing where required. The project team are also coordinating with South Australian Power Networks to achieve a better value for money solution for a High Voltage Power Supply.
- 7.3. Two 'Bike and Pedestrian Actuated Crossing' (BPAC) projects - Sir Donald Bradman Drive and Glen Osmond Road have completed concept design phase and have now been moved into detailed design. Risks and design issues have been worked through with the project team to allow the detailed design phase to progress. Supported by a DIT funding agreement, construction is anticipated to be well underway this financial year on both BPACs with completion forecast to occur by September 2026 as per the deed with the funding agency. Town Clerk's Walk footpath renewal is in construction between King William Road and Frome Road, as is the renewal of the Park Lands access road from Sir Edwin Smith Avenue into the University Cricket Club. The project involves widening existing footpath and future proofing for lighting infrastructure along the length of the path. The project is anticipated to be completed in March 2026.

## Renewal Projects

8. Renewals Projects as at 31 January 2026 reflects \$27.963m in spend and \$18.402m in contracted works.



9. Renewal Project Summary:

- 9.1. Major renewal works are in progress including the Glen Osmond Road culvert and resurfacing of King William Road, North Terrace to Victoria Square.
- 9.2. Looking toward 2026/27, the Assets' Planning Team has been working closely with the Infrastructure Delivery Team to identify renewals projects and associated budgets for next year.
- 9.3. There were five Renewals projects achieving Practical Completion over January:
  - 9.3.1. Adelaide Town Hall Façade Conservation Works.
  - 9.3.2. Traffic Signal and Cables and Conduits Rehabilitation: Pulteney Street/Grenfell Street.
  - 9.3.3. Traffic Signal Cables and Conduit Renewal – Anzac Highway/Park Trail.
  - 9.3.4. Veale Gardens Veale Park/Waylu Yarta (Park 21) footpath renewal – various locations.
  - 9.3.5. Electrical Switchboard Design and Renewal Victoria Park/Pakapakanthi (Park 16).

10. Examples of Renewal Projects within this category:

- 10.1. Torrens Weir Gate Refurbishment: tender closed 15 January 2026 with evaluation meeting held in January 2026. Work to the north gate is anticipated to commence in March 2026 and ending in June 2026. A demobilisation plan is being sought from the tenderer to consider risk (particularly due to inclement weather). Given the risk and complexity of this work which will involve under water activities, stringent review and approval of the Work Health and Safety (WHS) Management Plan and Safe Work Method Statements (SWMS) will be undertaken prior to commencing. Delivery schedule has several dependencies, such as inclement weather, long lead time on materials, protracted tender negotiation stage and potential latent conditions. Works on the South Gate are currently programmed to occur in 2026/27.
- 10.2. Flag Poles Victoria Square: several major milestones have been reached on the project, and we are on track to complete the installation towards the end of this financial year: Designs are finalised including flagpoles and footing design, drainage pits for poles and surrounds. Designs have passed Development Approval.
- Construction of new footings is scheduled to commence in April 2026. Footings will be left to cure for 28 days before the old poles can be removed, and new poles installed. This work is anticipated to commence in late May/June 2026, clear of any major events in Victoria Square.
- 10.3. Glen Osmond Road Improvements: stormwater drainage infrastructure located in the Park Lands adjacent Glen Osmond Road (spanning from Greenhill Road to Marshmallow Park) including the renewal of the bridge/culvert at the junction of the creek and open drainage channel is being delivered in conjunction with renewal of public lighting on Glen Osmond Road. Construction is progressing well; and is Council's largest Renewals project for 2025/26 (by budget). Completion is anticipated before end of financial year.
- 10.4. Pirie Street Improvements, Pulteney to East Terrace: the purpose of this project is to deliver asset renewals for Pirie Street, between Pulteney Street and Frome Street, in line with the Asset Management Plans which includes road resurfacing, partial renewal of sections of Kerb and Water table and explores street tree opportunities incorporating Water Sensitive Urban Design (WSUD) features. Detailed design pending, works are anticipated to be procured early in 2026 with construction commencing April 2026.

**Greening Adelaide Streets**

11. The below table reflects progress with tree planting at the end of January 2026. It should be noted that tree planting will resume in March/April 2026 when temperatures are cooler. New tree pits will be installed from now until then.
12. A further five streets have been awarded to contractors to begin constructing tree pits for a total of 48 trees. This work will begin in the coming weeks.
13. Another four streets have been issued to contractors for pricing for another 51 trees. Once prices have been received these will also be issued for construction.

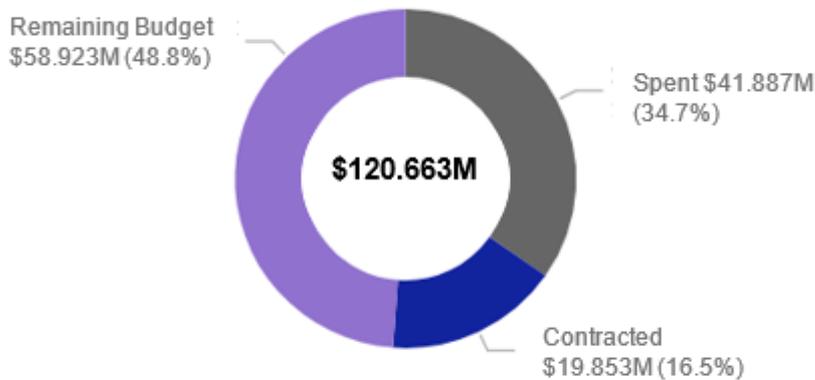
14. Tree Planting 2025/26 as of 31 January 2026 shows positive progress toward our target of 200 trees.

<b>Street</b>	<b>Common Tree Name</b>	<b>Number</b>
Cardwell Street North/South	<i>Callery Pear</i>	6
Nelson Street	<i>Box Elder Maple</i>	3
South Terrace	<i>Japanese Elm</i>	15
Barton terrace East	<i>Japanese Elm, Mediterranean Hackberry Chinese Flame Tree Chinese Pistachio</i>	9
Market Street	<i>Chinese Pistachio</i>	10
Marion Street	<i>Birchleaf Pear, Callery Pear</i>	4
Logan Street	<i>Dwarf Lemon Scented Gum</i>	6
116 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
Bewes Street	<i>Cape Chestnut</i>	8
Vincent Street & Vincet Place	<i>Chinses Pistachio Callery Pear</i>	14
Whitmore Square	<i>Japanese Elm</i>	16
	<b>Running Total this FY.</b>	<b>101</b>

**Capital Works Program**

- 15. There are 377 projects within the approved program in the 2025/26 financial year.
- 16. Within the 2025/26 Capital Works Program there are currently 107 projects within the Initiate, Concept and Design phase.
- 17. The total value of projects within the Initiate, Concept and Design Phase is \$6.055m.
- 18. There are 270 projects currently in the Delivery Phase with a total value of \$114.607m. Of these projects, Practical Completion has been achieved on 34 New and Upgrade, 44 Renewals and four combined New and Upgrade and Renewals projects – 82 projects in total.

19. The total expenditure against the Capital Works Program to the end January 2026 is \$41.887m spent with a further \$19.853m contracted, totalling \$61.740m in the first seven months.



20. Summary of commitments and expenditure by asset class for January 2026.

Capital Works	No. of Projects*	Approved Budget	Commitments	Expenditure	Remaining Budget
<b>Asset Renewals</b>	<b>289</b>	<b>\$68.780M</b>	<b>\$18.402M</b>	<b>\$27.963M</b>	<b>\$22.415M</b>
Corporate Overhead		\$6.464M	\$0.000M	\$4.015M	\$2.449M
Bridges	3	\$0.190M	\$0.004M	\$0.028M	\$0.158M
Buildings	51	\$14.138M	\$4.075M	\$5.255M	\$4.809M
ICT Renewals	12	\$1.693M	\$0.026M	\$0.905M	\$0.762M
Light'g & Electrical	40	\$4.106M	\$2.851M	\$1.315M	(\$0.059M)
Park Lands Assets	14	\$1.561M	\$0.728M	\$0.554M	\$0.279M
Plant and Fleet	4	\$2.427M	\$0.593M	\$0.991M	\$0.842M
Traffic Signal	16	\$2.838M	\$0.773M	\$1.769M	\$0.295M
Transport	93	\$23.286M	\$7.023M	\$10.392M	\$5.870M
Urban Elements	46	\$4.558M	\$0.654M	\$0.738M	\$3.166M
Water Infrastructure	10	\$7.519M	\$1.675M	\$1.999M	\$3.845M
<b>New/Upgrade Projects</b>	<b>112</b>	<b>\$51.883M</b>	<b>\$1.451M</b>	<b>\$13.924M</b>	<b>\$36.508M</b>
Corporate Overhead		\$7.736M	\$0.000M	\$2.578M	\$5.158M
New/Upgrade Projects	67	\$16.614M	\$4.105M	\$3.652M	\$8.857M
Buildings	7	\$9.384M	\$0.267M	\$0.764M	\$8.354M
ICT Renewals	2	\$0.130M	\$0.058M		\$0.072M
Light'g & Electrical	2	\$0.233M			\$0.233M
Park Lands Assets	4	\$5.804M	(\$4.526M)	\$4.526M	\$5.804M
Plant and Fleet	5	\$0.684M	\$0.000M	\$0.044M	\$0.640M
Streets	2	\$0.667M	\$0.000M	\$0.006M	\$0.660M
Traffic Signal	4	\$3.125M	\$0.086M	\$0.063M	\$2.975M
Transport	14	\$6.018M	\$1.401M	\$2.199M	\$2.418M
Urban Elements	2	\$0.821M	\$0.000M	\$0.001M	\$0.820M
Water Infrastructure	3	\$0.667M	\$0.059M	\$0.091M	\$0.517M
<b>Total</b>	<b>377</b>	<b>\$120.663M</b>	<b>\$19.853M</b>	<b>\$41.887M</b>	<b>\$58.923M</b>

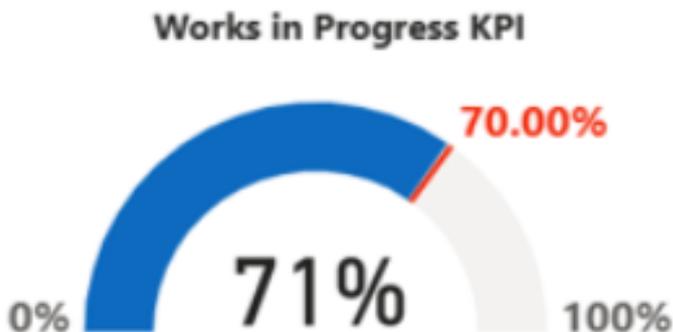
*Inclusive of combined, New and Upgrade and renewal projects.*

*Plant and Fleet includes Commercial, Plant and Fleet.*

*Transport is made up of Roads, Pathways, Kerb and water table.*

*Total Project Count (TPC): Mixed-Funded projects are only counted once in the TPC.*

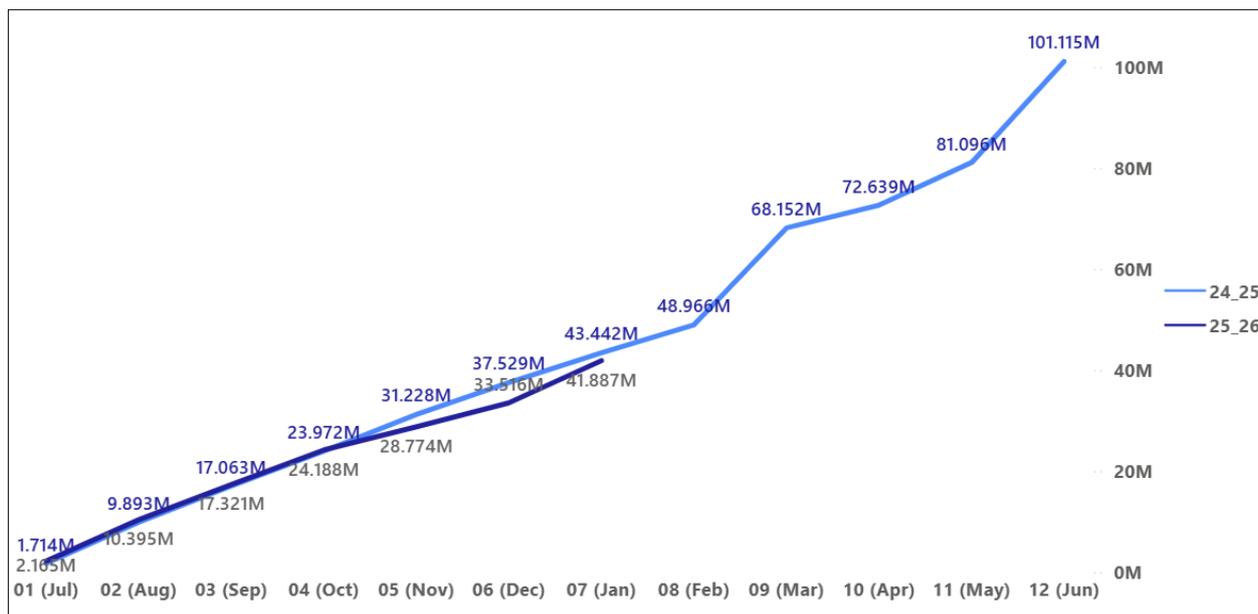
- 21. Examples of those works completed or in progress are reflected in **Attachment A - Capital Works**.
- 22. Works in Progress (WIP) is the capitalisation of projects within 10 weeks following Practical Completion. WIP currently sits at 71%, against our KPI target of 70%.



- 23. Our WIP progress has been impacted by earlier tree planting contracts and the need for as built documents and information for capitalisation, this has been addressed.

**Capital Works Year on Year Spend Profile**

- 24. The spend profile for January 2026 reflects a capital spend of \$41,887m year to date, compared to \$43.442m in January 2025. This represents a 4% decrease on the same period last year.



**Future Procurement Activities**

- 25. The following procurement activities are currently being undertaken or will commence shortly:
  - 25.1. Melbourne Street improvements: Wombat Crossings / tender evaluation phase.
  - 25.2. Christmas tree renewal: Award pending.
  - 25.3. Gouger Street revitalisation: Out to Market.
  - 25.4. Torrens Weir Gate Refurbishment: Tender Open.

## Future Community Consultation and Engagement Activities

26. The following are some of the community consultation activities and engagements that are ongoing or planned:
- 26.1. Melbourne Street: Program context (endorsed by Council – Dec 2025), Community and stakeholder engagement on concept plans: March – June 2026.
  - 26.2. Blue Gum Park/Kurangga (Park 20) Glover playground: Planning is underway for a two-stage engagement approach. The team is aiming to start early March 2026 with the concept stage needing to be progressed by June 2026.
  - 26.3. King William Road Improvements – road resealing. Night works is being undertaken with communication undertaken to nearby businesses.

## Grant Funding Confirmed

27. 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 / Grenfell Street	\$ 191,960
State Government	Statues Commemorating South Australian Aboriginal Leaders	\$ 291,260
Charter Hall	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 Trails 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 St, South Tce, Unley Rd Intersection Improvements	\$ 20,000
Blackspot	Morphett and Grote Street	\$ 245,000
Blackspot	Morphett and Franklin Street	\$ 260,000
Special Local Roads	Jeffcott street	\$ 1,000,000
	<b>Total</b>	<b>\$ 3,235,955</b>

\*Note: Roads to Recovery have awarded CoA \$2,247,818 to be expended over 5 years, \$449,564 is the amount allocated for the 2025/26 financial year.

28. The information provided reflects the first seven 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 – January 2026

- END OF REPORT -