

Councillor Cabada - MoN - Chinatown Precinct Asset Renewal Timing

Tuesday, 14 July 2026
Council

Council Member
Councillor Alfredo Cabada

Public

Contact Officer:
Mike Philippou, Acting Director City Infrastructure

MOTION ON NOTICE

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

'That Council:

1. Notes Chinatown's importance as a cultural, hospitality, tourism and small business precinct within the City of Adelaide.
2. Notes that key public realm assets within the Chinatown precinct, including Moonta Street, California Street North, California Street South and adjoining laneways, are showing signs of ageing and require clear asset renewal planning.
3. Requests that Administration present a report to Council by August 18th 2026, outlining the current asset condition and planned renewal timing for Moonta Street, California Street North, California Street South and adjoining Chinatown laneways.
4. Requests that the report include:
 - a) the current condition rating of road, footpath, kerbing, drainage, lighting, paving, signage and other relevant public realm assets;
 - b) the programmed renewal timing for each street or laneway;
 - c) whether the works are currently included in Council's Asset Management Plans, Capital Works Program, Long-Term Financial Plan or future budget forecasts;
 - d) any interim renewal, maintenance or safety works planned before full renewal;
 - e) the estimated scope and cost of any required renewal works; and
 - f) options to bring forward asset renewal works where asset condition, safety, accessibility, precinct amenity or business impact warrants earlier action.'

ADMINISTRATION COMMENT

1. City Plan – Adelaide 2036 recognises Gouger Street, the Adelaide Central Market and the broader Chinatown precinct as important cultural, hospitality and tourism destinations that provide local services while attracting regional, interstate and international visitors. The precinct is also identified as a key focus area for investment and growth, with major projects including the Market Square development supporting future residential, economic and visitor activity.

2. Key public laneways within the Chinatown precinct that provide pedestrian connectivity between Grote Street and Gouger Street include:
 - 2.1 Moonta Street
 - 2.2 California Street North
 - 2.3 California Street South.
3. Moonta Street underwent a substantial streetscape revitalisation, with works completed in October 2021.
 - 3.1. The jointly funded City of Adelaide and State Government project delivered significant public realm improvements including new granite paving, greening, public lighting and infrastructure to better support outdoor dining, markets and cultural events.
 - 3.2. As the streetscape is currently approximately five years old and remains in the early stages of its asset lifecycle, no major renewal works are anticipated within the next 20 years based on age, current condition and lifecycle expectations.
4. California Street North and California Street South were both last substantially upgraded circa 1980 and have now been in service for approximately 46 years.
 - 4.1. During development of the 2024 Transportation Asset Management Plan, both sections of California Street were not identified as immediate renewal priorities within the initial five-year planning horizon based on available condition data (collected in 2023). At that time, the assets were forecast to have more than five years of remaining service life before full renewal would likely be required.
 - 4.2. Following Council Member and community enquiries regarding the condition of California Street in June 2026, a detailed site inspection and assessment was undertaken by Infrastructure and City Operations staff to review asset condition, identify maintenance requirements and reassess future renewal needs.
 - 4.3. The inspection identified a number of defects including pavement subsidence and uneven surfaces. The causes are considered to be a combination of asset age, deterioration of the underlying pavement structure and localised impacts associated with third-party utility works.
 - 4.4. To address immediate safety and maintenance requirements, approximately 22 square metres of brick-paved roadway has been reconstructed with existing brick paver surfacing materials being reinstated. Additional maintenance work has also been programmed, including straightening a light pole, replacing lighting components and refreshing faded line marking.
 - 4.5. In relation to future renewal requirements, the outcomes of the assessment for California Street were considered and evaluated against existing priorities within the road renewal program based on confirmed asset condition, risk profile, remaining service life, whole-of-life asset management considerations and strategic importance with respect to supporting broader precinct uplift initiatives, including the Gouger Street Revitalisation Project and the Central Market Arcade Redevelopment.
 - 4.6. As a result of this assessment, California Street North and California Street South have been re-prioritised within the four-year road renewal program, with proposed works to replace the existing brick-paved roadway and underlying pavement structure with a modern equivalent treatment appropriate for the precinct.
 - 4.6.1. Design investigations, concept development and detailed design proposed to commence in the 2026/27 financial year.
 - 4.6.2. Construction will be scheduled within the four-year renewal program (indicatively 2027/28 or 2028/29), with the schedule to be confirmed with respect to alignment and interface management with the Gouger Street Revitalisation Project.

Should the motion be supported by Council, 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	Community engagement for any resulting capital works will be planned and delivered in accordance with the City of Adelaide Community Engagement Policy, the Community Engagement Charter, and all relevant legislative and statutory requirements.
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Within existing budgets
Capital investment	\$700,000
Staff time in preparing the workshop / report requested in the motion	Not applicable
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 6.5 hours.

- END OF REPORT -