

Councillor Cabada - MoN - Austin Street and Renaissance Arcade Precinct

Tuesday, 28 July 2026
Council

Council Member
Councillor Alfredo Cabada

Public

Contact Officer:
Tom McCready, 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 the Austin Street and Renaissance Arcade Precinct Resident Survey Report (**Attachment A**), a resident-initiated survey of the Realm Apartments community which received 78 valid responses and records strong and consistent resident concern about the safety, cleanliness, lighting, footpaths, presentation and level of activity of the precinct.
2. Requests the Administration to investigate the condition, safety, amenity and activation of Austin Street and the Renaissance Arcade precinct, in consultation with residents, businesses, property owners and other relevant stakeholders, and to undertake any immediate improvements available within existing budgets and delegations.
3. Requests that a report be presented to Council by the end of October 2026 setting out the findings of the investigation, any actions already taken, and options with indicative costs to improve the safety, amenity and activation of the precinct, including any matters requiring referral to external agencies, private property owners or future budget processes.'

ADMINISTRATION COMMENT

1. The Transport Asset Management Plan does not identify the Austin Street road, kerb and footpath assets as a renewal priority within the initial five-year planning horizon, based on renewal modelling of available condition data collected in 2023. The assets were generally assessed as being in good to fair condition overall, noting that the road was last resurfaced in 2021.
2. The Public Lighting and Electrical Asset Management Plan identified the renewal of the existing street lighting as a priority. Austin Street currently utilises older lighting technology and is proposed to be upgraded to LED lighting to address identified service level deficiencies. Detailed design is currently underway, with delivery of the upgrade planned for completion during the 2026/27 financial year.
3. As part of the City of Adelaide's Integrated Climate Strategy 2030, street tree planting opportunities are being investigated through the City Public Realm Greening Program. Austin Street has been assessed and evaluated as a lower priority for new street tree planting, as the street is already heavily shaded for much of the day, resulting in no works currently planned in the immediate future.
4. Concerns from the Austin Street and Renaissance Arcade Precinct Resident Survey Report (**Attachment A**) can be grouped into categories relating to asset condition, asset functionality, and asset operations.

5. Following Council Member queries in May 2026, a detailed site inspection and assessment was undertaken to review asset condition, identify maintenance requirements, and reassess future renewal needs. The assessment:
 - 5.1. Validated that the asset condition assessments and renewal forecasts contained within the relevant Asset Management Plans, confirming that, aside from the planned street lighting renewal, no other asset renewals are required within the next five years.
 - 5.2. Identified a small number of isolated defects requiring corrective works through routine maintenance programs.
6. While the Survey Report identifies concerns relating to asset condition, Administration's assessment is that the specific matters raised primarily relate to street functionality, general amenity and community expectations for increased levels of service. Addressing these matters would require streetscape upgrade works and funding to improve amenity and functionality, rather than condition-driven asset renewal.
7. Streetscape upgrade initiatives that provide increased levels of service are typically assessed based on their alignment with the City of Adelaide's 2024–2028 Strategic Plan, relevant corporate strategies, Council priorities and decisions, and the availability of funding within the Long-Term Financial Plan. Where appropriate, enhancements for streets such as Austin Street are considered alongside planned streetscape renewal projects to minimise community disruption, optimise project delivery efficiencies, and maximise value for money.
8. Currently there are no plans for any major streetscape upgrades on Austin Street, as Council's upgrade budgets within the Long-Term Financial Plan have been allocated and focussed on the Main Street Revitalisation Program, City Public Realm Greening Program, and Park Lands Community Building Program.
9. Further improvements to Austin Street would require significant New / Upgrade funding to improve asset functionality and increase levels of service and amenity. As an indicative benchmark, the Charles Street streetscape upgrade was delivered at a cost of circa \$6 million in 2025.

Should the proposed 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	Not applicable
Capital investment	Up to \$6 million for streetscape upgrade implementation
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 8.5 hours.

- END OF REPORT -