

Austin Street

Strategic Alignment - Our Places

Public

Tuesday, 20 October 2026

**Infrastructure and Public
Works Committee**

Program Contact:

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Infrastructure

Approving Officer:

Tom McCready, Director City
Infrastructure

EXECUTIVE SUMMARY

The purpose of this report is to respond to the resolution of Council's at its meeting of 28 July 2026

'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.'*

The Administration has undertaken a condition assessment of Austin Street (public realm). This report outlines actions already undertaken and identifies a potential pathway for Council's consideration to improve the safety, amenity and activation of the precinct.

The investigation found that no major asset renewal works are currently required or recommended within the next ten years, based on asset age, current condition and expected asset lifecycles. Overall, the existing infrastructure is generally assessed as being in good to satisfactory condition.

While there is no identified asset renewal need, addressing broader concerns relating to street functionality, amenity and community expectations would require an increase in the existing level of service. Any significant improvements undertaken ahead of the future renewal need would therefore constitute streetscape upgrade works requiring New and Upgrade funding, rather than renewal funding.

There are currently no major streetscape upgrades planned for Austin Street. Council's available New and Upgrade funding within the Long-Term Financial Plan is currently allocated to existing strategic priorities, including the Main Street Revitalisation Program, City Public Realm Greening Program and Park Lands Community Building Program.

Should Council wish to explore streetscape improvements to Austin Street, additional or reprioritised New and Upgrade funding would be required (ahead of currently approved projects and other priorities). Funding to undertake a concept design could be considered through a future Business Plan and Budget, with the concept design used to develop a supporting business case and refined cost estimates to inform any future investment decision.

RECOMMENDATION

The following recommendation will be presented to Council on 27 October 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Notes that the assets on Austin Street are generally rated in good to satisfactory condition and that, based on asset age, current condition and expected asset lifecycles, no major renewal works are currently required or recommended within the next 10 years.
 2. Notes that increasing the frequency of cleansing beyond current service levels is unlikely to address the broader concerns relating to activation, safety, perceived safety and how the street is used.
 3. Notes that significant improvements to the functionality, amenity and level of service of Austin Street would require streetscape upgrade works and the allocation and prioritisation of New and Upgrade funding.
 4. Notes the Public Lighting and Electrical Asset Management Plan identified the renewal of the existing wall-mounted street lighting as a priority. Detailed design is currently underway, with delivery of the upgrade planned for completion during the 2026/27 financial year.
 5. Notes that there are currently no major streetscape upgrades planned for Austin Street, with Council's available upgrade funding within the Long-Term Financial Plan currently allocated to existing strategic priorities, including the Main Street Revitalisation Program, City Public Realm Greening Program and Park Lands Community Building Program.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Interesting, purposeful and safe. Our Objective is to Manage assets to meet the needs of our community.
Policy	This report aligns with Council's Asset Management Policy and Asset Management Plans.
Consultation	Council has noted Austin Street and Renaissance Arcade Precinct Resident Survey Report.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
26/27 Budget Allocation	Not as a result of this report
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. Austin Street is located within the Rundle Mall precinct, providing a pedestrian connection between Rundle Mall and North Terrace via Renaissance Arcade. With the exception of the presence of the Realm Apartments, the character of the street is largely defined by garage, loading and service access to adjoining properties, rather than active street frontages.
2. This report responds to a Council decision on 28 July 2026 regarding the Austin Street and Renaissance Arcade precinct. It presents the findings of a condition investigation, outlines actions undertaken in response to identified issues, and identifies a potential pathway to improve the safety, amenity and activation of the precinct.
3. The Motion on Notice noted the Austin Street and Renaissance Arcade Precinct – Realm Apartments Resident Survey Report, which highlighted the concerns of residents about the safety, cleanliness, lighting, footpaths, presentation and level of activity of the precinct can be viewed at [Link 1](#).
4. With respect to Austin Street's forecast renewal requirements within Council's Asset Management Plans:
 - 4.1. The Transport Asset Management Plan does not identify any road, kerb and footpath assets as a renewal priority within the 10-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.
 - 4.2. The Public Lighting and Electrical Asset Management Plan identified the renewal of the existing wall-mounted 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.
5. 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 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.
6. Following discussions between Council Members and Administration, and to inform preparing an Administration response for the Council decision, a site inspection was undertaken on Austin Street to review asset condition, identify maintenance requirements and reassess future renewal needs.
 - 6.1. The assessment validated 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 expected to be required within the next ten years.
 - 6.2. Additionally, it identified a small number of isolated defects requiring corrective works through routine maintenance programs, which included a road pavement repair, footpath repairs and a non-compliant third-party utility reinstatement.
 - 6.3. Since the inspection, the identified Council maintenance works have been completed. The relevant utility service provider has also been contacted regarding the failed reinstatement and has confirmed that it is aware of the issue and has included the rectification works within its remediation program.
7. In 2025, City of Adelaide staff undertook two informal assessments of the Austin Street and Renaissance Arcade precinct in conjunction with SAPOL.
 - 7.1. The assessments observed that rough sleepers continue to regularly use the entrance area adjacent Renaissance Arcade, regularly leaving behind rubbish and other mess.
 - 7.2. Additionally, public lighting and the overall function and presentation of Austin Street were identified as factors influencing perceived safety. A significant portion of the street primarily functions as a service and vehicle access route, with limited active frontage and pedestrian activity, particularly at night. This contributes to a less inviting public realm and fewer opportunities for passive surveillance.
8. Austin Street is currently serviced through a regular cleansing regime involving both scheduled activities and responsive attendance by our City Operations Team. The following activities are currently undertaken within Austin Street:
 - 8.1. Mini broom sweeping daily, Monday to Friday;
 - 8.2. Emptying of the bin located at the Renaissance Arcade entrance daily;
 - 8.3. Graffiti removal upon report;
 - 8.4. Twice-daily spot checks between 9.00 am and 5.00 pm, with cleansing undertaken as required;

- 8.5. Fortnightly attendance to assess and maintain the garden beds, primarily addressing litter, weeds and fallen branches.
9. While cleansing supports the overall presentation of Austin Street, increasing its frequency alone is unlikely to address the broader concerns identified through the Austin Street and Renaissance Arcade Precinct – Realm Apartments Resident Survey Report.
10. Addressing the identified concerns relating to street functionality, perceived safety and general amenity would require improvements beyond the current level of service. Achieving these improvements would require investment in streetscape upgrade works, supported through new and upgrade funding, to enhance the function and amenity of Austin Street.
11. Streetscape upgrade initiatives that provide an increased level of service are typically assessed based on their alignment with the City of Adelaide 2024–2028 Strategic Plan, relevant corporate strategies, Council priorities and decisions, and the availability of funding within the Long-Term Financial Plan. There are currently no major streetscape upgrades planned for Austin Street, with available new and upgrade funding within the Long-Term Financial Plan currently allocated to existing strategic priorities, including the Main Street Revitalisation Program, City Public Realm Greening Program and Park Lands Community Building Program.
12. Should Council wish to explore improvements to Austin Street, it is recommended that funding be considered through the 2027/28 Business Plan and Budget to undertake concept design, develop a supporting business case and prepare refined cost estimates for future streetscape improvements.
13. As an indicative benchmark of the potential scale of investment, the Charles Street streetscape upgrade was delivered in 2025 at a cost of approximately \$6 million, noting that the scope and cost of any improvements to Austin Street would be subject to further investigation and concept development.

DATA AND SUPPORTING INFORMATION

Link 1 – [Austin Street and Renaissance Arcade Precinct – Realm Apartments Resident Survey Report](#)

ATTACHMENTS

Nil

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