



Asset Management Plans 2026/27 Update



CITY OF
ADELAIDE

Overview of Asset Management Plans

The City of Adelaide is responsible for an extensive and diverse asset portfolio valued at more than \$2 billion, which represents a significant investment made over multiple generations. These assets play a vital role in providing essential services to our community and it is critical to ensure these assets continue to be effectively managed to enable ongoing service provision and benefits for both current and future generations.

Under South Australia's *Local Government Act 1999* (SA), we are required to develop Asset Management Plans for a period of at least 10 years, which includes information about the operation, maintenance, renewal, acquisition, expansion, upgrade and disposal for each infrastructure asset class under our care and control.

The City of Adelaide has six legislated Asset Management Plans, which include:

- [Transport](#)
- [Urban Elements](#)
- [Buildings](#)
- [Park Lands and Open Space](#)
- [Public Lighting and Electrical Infrastructure](#)
- [Water Infrastructure](#)

The fundamental purpose of each Asset Management Plan is to outline the Council's high-level asset management priorities for the operation, maintenance and renewal of our assets over the next 10 years. Additionally, it aims to improve the long-term strategic management of our assets, to cater for the community's required levels of service both now and into the future.

The plans define the current state of our infrastructure assets, as well as the asset management activities and associated funding requirements recommended for inclusion into the Long-Term Financial Plan to achieve our asset performance targets.

Following community engagement, the Asset Management Plans were finalised and presented to Council, along with all feedback collected during the engagement process. These Plans were adopted by Council in a staged approach between April and June 2024.

The [2024/25 to 2033/34 Long Term Financial Plan](#) (LTFP) was reviewed with consideration of the 2024 Asset Management Plans and available long-term funding, and was adopted by Council on 25 October 2024. The updated LTFP "*smoothed out*" the forecast renewal requirements from the 2024 Asset Management Plans and adopted reduced annual budgets - varying between 92.5% and 100% of forecast renewal costs - for the 2024/25 to 2030/31 financial years. This approach ensured the general objectives of the Asset Management Plans could be sustainably resourced and implemented over the 10-year planning period, taking into consideration feedback from the community and their capacity to pay through sustainable rate rises.

Each year, the Annual Business Plan and Budget formalises funding allocations to maintain services and progress new projects. It enables existing projects to advance from one delivery stage to the next (e.g. from concept design to detailed design, and from detailed design to construction), while also considering emerging risks and opportunities arising from Council decisions, community requests, or other external factors.

Through this process, we review our Asset Management Plans and Long Term Financial Plan annually, making adjustments and updates where necessary to ensure we maintain consistency with financial projections across both Strategic Management Plans (as specified by the *Local Government Act 1999*).

Transport Asset Management Plan

The table below summarises the 2026 updates for the Transport Asset Management Plan:

Year	Renewal ('\$000s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
2024 ¹	AMP - Transport Network	\$29,700	\$27,885	\$27,375	\$27,145	\$30,345	\$26,695	\$25,695	\$25,720	n/a	n/a
	AMP - Adelaide Bridge	-	\$30,000	\$30,000	-	-	-	-	-	n/a	n/a
	AMP - Total	\$29,700	\$57,885	\$57,375	\$27,145	\$30,345	\$26,695	\$25,695	\$25,720	n/a	n/a
2025 ²	AMP – Transport Network	\$28,946	\$28,946	\$28,946	\$28,946	\$28,946	\$28,946	\$28,946	\$28,946	\$28,946	n/a
	AMP – Adelaide Bridge	-	-	-	\$856	\$856	\$7,705	\$7,705	-	-	n/a
	AMP - Total	\$28,946	\$28,946	\$28,946	\$29,802	\$29,802	\$36,651	\$36,651	\$28,946	\$28,946	n/a
2026 ³	AMP – Transport Network	\$23,802	\$30,327	\$30,327	\$30,327	\$30,327	\$30,327	\$30,327	\$30,327	\$30,327	\$30,327
	AMP – Adelaide Bridge	-	-	-	\$900	\$900	\$8,000	\$8,000	-	-	-
	AMP - Total	\$23,802	\$30,327	\$30,327	\$31,227	\$31,227	\$38,327	\$38,327	\$30,327	\$30,327	\$30,327

¹ Financial figures are presented in 2024 dollars and are unindexed

² Financial figures are presented in 2025 dollars and are unindexed

³ Financial figures are presented in 2026 dollars and are unindexed

Movement Commentary:

The 2026 Transport Asset Management Plan updates the 2025 Plan to reflect:

- Cost escalation to 2026 dollars
- Emerging asset renewal risks, priorities and opportunities
- Changes to the Main Street Revitalisation Program schedule communicated through the 2026/27 Business Plan and Budget
- Adoption of the 2026/27 Business Plan and Budget, with corresponding adjustments to the outer years of the Asset Management Plan
- Deferral of construction projects within the MotoGP Project Footprint that can no longer be delivered within 2026/27

Urban Elements Asset Management Plan

The table below summarises the 2026 updates for the Urban Elements Asset Management Plan:

Year	Renewal ('\$000s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
2024 ¹	AMP – Urban Elements	\$3,450	\$3,950	\$3,950	\$4,400	\$6,195	\$4,900	\$4,900	\$6,927	n/a	n/a
2025 ²	AMP – Urban Elements	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	n/a
2026 ³	AMP – Urban Elements	\$4,553	\$5,430	\$5,430	\$5,430	\$5,430	\$5,430	\$5,430	\$5,430	\$5,430	\$5,430

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Movement Commentary:

The 2026 Urban Elements Asset Management Plan updates the 2025 Plan to reflect:

- Cost escalation to 2026 dollars
- Emerging asset renewal risks, priorities and opportunities
- Changes to the Main Street Revitalisation Program schedule communicated through the 2026/27 Business Plan and Budget
- Adoption of the 2026/27 Business Plan and Budget, with corresponding adjustments to the outer years of the Asset Management Plan
- Deferral of construction projects within the MotoGP Project Footprint that can no longer be delivered within 2026/27

Buildings Asset Management Plan

The table below summarises the 2026 updates for the Buildings Asset Management Plan:

Year	Renewal ('\$000s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
2024 ¹	AMP – Building Network	\$16,585	\$12,200	\$12,160	\$8,050	\$8,050	\$0	\$0	\$8,050	n/a	n/a
	AMP – Rundle UPark	-	-	-	-	-	\$30,000	\$30,000	-	n/a	n/a
	AMP - Total	\$16,585	\$12,200	\$12,160	\$8,050	\$8,050	\$30,000	\$30,000	\$8,050	n/a	n/a
2025 ²	AMP – Building Network	\$10,419	\$10,419	\$10,419	\$10,419	\$10,419	\$10,419	\$10,419	\$10,419	\$10,419	n/a
	AMP – Rundle UPark					\$7,500	\$7,500				n/a
	AMP - Total	\$10,419	\$10,419	\$10,419	\$10,419	\$17,919	\$17,919	\$10,419	\$10,419	\$10,419	n/a
2026 ³	AMP – Building Network	\$8,829	\$13,551	\$14,051	\$11,051	\$11,051	\$11,051	\$11,051	\$11,051	\$11,051	\$11,051
	AMP – Rundle UPark	\$750	\$3,750			\$3,000	\$7,500				
	AMP - Total	\$9,579	\$17,301	\$14,051	\$11,051	\$14,051	\$18,551	\$11,051	\$11,051	\$11,051	\$11,051

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Movement Commentary:

The 2026 Buildings Asset Management Plan updates the 2025 Plan to reflect:

- Cost escalation to 2026 dollars
- Emerging asset renewal risks, priorities and opportunities
- Adoption of the 2026/27 Business Plan and Budget, with corresponding adjustments to the outer years of the Asset Management Plan
- Refinement of the Rundle UPark renewal forecast and lifecycle strategy to prioritise essential works and maintain operational continuity.
- Deferral of construction projects within the MotoGP Project Footprint that can no longer be delivered within 2026/27
- Deferral of Adelaide Central Markets roof renewal, due to staging and interface requirements associated with Central Markets Arcade Redevelopment

Park Lands & Open Space Asset Management Plan

The table below summarises the 2026 updates for the Park Lands & Open Space Asset Management Plan:

Year	Renewal ('\$000s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
2024 ¹	AMP – Park Lands & Open Space	\$4,350	\$4,793	\$2,685	\$1,482	\$1,762	\$1,305	\$1,053	\$5,216	n/a	n/a
2025 ²	AMP – Park Lands & Open Space	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	n/a
2026 ³	AMP – Park Lands & Open Space	\$1,265	\$3,018	\$3,018	\$3,018	\$3,018	\$3,018	\$3,018	\$3,018	\$3,018	\$3,018

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The 2026 Park Lands & Open Space Asset Management Plan updates the 2025 Plan to reflect:

- Cost escalation to 2026 dollars
- Emerging asset renewal risks, priorities and opportunities
- Changes to the Main Street Revitalisation Program schedule communicated through the 2026/27 Business Plan and Budget
- Adoption of the 2026/27 Business Plan and Budget, with corresponding adjustments to the outer years of the Asset Management Plan
- Deferral of construction projects within the MotoGP Project Footprint that can no longer be delivered within 2026/27

Public Lighting & Electrical Infrastructure Asset Management Plan

The table below summarises the 2026 updates for the Public Lighting & Electrical Infrastructure Asset Management Plan:

Year	Renewal ('\$000s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
2024 ¹	AMP – Public Lighting & Electrical	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	n/a	n/a
2025 ²	AMP – Public Lighting & Electrical	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	\$5,304	n/a
2026 ³	AMP – Public Lighting & Electrical	\$5,675	\$5,470	\$5,470	\$5,470	\$5,470	\$5,470	\$5,470	\$5,470	\$5,470	\$5,470

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Movement Commentary:

The 2026 Public Lighting & Electrical Infrastructure Asset Management Plan updates the 2025 Plan to reflect:

- Cost escalation to 2026 dollars
- Emerging asset renewal risks, priorities and opportunities
- Changes to the Main Street Revitalisation Program schedule communicated through the 2026/27 Business Plan and Budget
- Adoption of the 2026/27 Business Plan and Budget, with corresponding adjustments to the outer years of the Asset Management Plan
- Deferral of construction projects within the MotoGP Project Footprint that can no longer be delivered within 2026/27

Water Infrastructure Asset Management Plan

The table below summarises the 2026 updates for the Water Infrastructure Asset Management Plan:

Year	Renewal ('\$000s)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
2024 ¹	AMP – Water Infrastructure Network	\$14,100	\$13,700	\$0	\$0	\$10,000	\$10,000	\$10,000	\$10,000	n/a	n/a
	AMP – Torrens Weir	-	-	\$20,000	\$20,000	-	-	-	-	n/a	n/a
	AMP - Total	\$14,100	\$13,700	\$20,000	\$20,000	\$10,000	\$10,000	\$10,000	\$10,000	n/a	n/a
2025 ²	AMP – Water Infrastructure Network	\$9,129	\$9,129	\$9,129	\$9,129	\$9,129	\$9,129	\$9,129	\$9,129	\$9,129	n/a
	AMP – Torrens Weir	\$1,200	-	-	\$500	\$100	\$10,250	\$10,250	-	-	n/a
	AMP – Total	\$10,329	\$9,129	\$9,129	\$9,629	\$9,229	\$19,379	\$19,379	\$9,129	\$9,129	n/a
2026 ³	AMP – Water Infrastructure Network	\$6,635	\$9,761	\$9,761	\$9,761	\$9,761	\$9,761	\$9,761	\$9,761	\$9,761	\$9,761
	AMP – Torrens Weir	\$1,751			\$500	\$1,000	\$10,600	\$10,600			
	AMP - Total	\$8,386	\$9,761	\$9,761	\$10,261	\$10,761	\$20,361	\$20,361	\$9,761	\$9,761	\$9,761

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Movement Commentary:

The 2026 Water Infrastructure Asset Management Plan updates the 2025 Plan to reflect:

- Cost escalation to 2026 dollars
- Emerging asset renewal risks, priorities and opportunities
- Changes to the Main Street Revitalisation Program schedule communicated through the 2026/27 Business Plan and Budget
- Adoption of the 2026/27 Business Plan and Budget, with corresponding adjustments to the outer years of the Asset Management Plan
- Deferral of construction projects within the MotoGP Project Footprint that can no longer be delivered within 2026/27
- Updated contract costs for the Torrens Weir Stage 2 Gate Rehabilitation Project in 2026/27.

The final stage of the Torrens Weir Lifecycle Planning Study and Options Analysis is due for completion in 2026/27.

Outer-year renewal forecasts will be updated once the preferred asset management strategy is confirmed.