

Draft 2026/27 Business Plan and Budget



Main streets

Council remains committed to the long-term revitalisation of our five main streets, recognising their importance as centres of economic activity, community life and cultural expression. Significant groundwork has already been undertaken to support this goal, including developing design concepts, engaging with the community, contractor procurement, and actively pursuing external grant funding opportunities.

Council's approach to the timing of main street projects is guided by a clear principle - delivering high-quality outcomes while maintaining the day-to-day functionality of the city during construction and it is recognised that upgrading all main streets at once would place significant pressure on traffic movement, local access and business activity.

Instead, Council has adopted a carefully sequenced rollout of staged revitalisation projects that minimises disruption, supports continued access to businesses and services, and ensures the city remains accessible and operational throughout the works program.

A considered and balanced approach has been taken to determining the sequencing of main street revitalisation projects, ensuring each stage can deliver the strongest benefit to the community. This includes aligning project timing with construction industry capacity, State and Commonwealth funding opportunities to maximise external investment and reduce pressure on ratepayers, coordinating works with major private developments to minimise disruption and deliver cohesive outcomes, and prioritising upgrades that improve public safety and accessibility.

Together, these factors guide well-timed, high-quality improvements that enhance the usability, comfort and overall experience of each main street while ensuring efficient and responsible use of public funds.

A staged program of detailed design, procurement and capital works has been incorporated within this 2026/27 Business Plan and Budget and will continue across future budget cycles.

The following work will be progressed on our five main streets this financial year:

O'Connell Street 2026/27 works:

- Completion of detailed design work
- Contractor procurement
- Commencement of capital works

Target Project Completion: Q3 2028/29

Gouger Street 2026/27 works:

- Finalise detailed design and contractor procurement
- Commencement of capital works

Target Project Completion: Q1 2028/29

Melbourne Street 2026/27 works:

- Installation of wombat crossings
- Commence detailed design work

Target Project Completion: Q3 2029/30

Hutt Street 2026/27 works:

- Finalise detailed design work
- Contractor procurement
- Commencement of capital works

Target Project Completion: Q1 2028/29

Hindley Street 2026/27 works:

- Pursue grant funding opportunities
- Commence detailed design work

Target Project Completion: Q4 2029/30

Through this logical staged delivery approach, Council is reinforcing our commitment to revitalising City and North Adelaide main streets - delivering enduring benefits for businesses, residents and visitors, while ensuring value for money and a city that continues to function and thrive throughout the transformation.