

# Leigh Creek Task Force

## Leigh Creek community meeting

**Paul Case, Independent Chair**

**Thursday, 15 February 2024**

We would like to acknowledge the traditional owners of the land on which we meet today and pay our respects to their Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander people who are present today.



# Leigh Creek - Future Town Plan Program

A recap of the State Government commitment:

- Leigh Creek becoming a sustainable and open town and a thriving regional tourist hub, and service centre for surrounding northern Flinders Ranges communities.
- The four-year funding commitment and process to 30 June 2024 includes:
  - a new town management model with wider representation from the northern Flinders Ranges communities to be explored and determined during the transformation period,
  - the demolition of houses and commercial structures and decommissioning of infrastructure in line with the new Town Plan,
  - a process for the sale of residential and commercial properties prioritising current lease holders and residents. In the event that residents do not or cannot purchase the houses, options for rental stock will be provided,
  - a new purpose-built health and ambulance facility for the region, and
  - upgrade of the critical aerodrome, including resurfacing of runways, new fencing and upgraded navigation system.
- To provide important economic stimulus for Leigh Creek and surrounding communities while the works are undertaken and beyond.



# Leigh Creek - Future Town Plan Program

## Overview:

- The Program is on a tight schedule for completion of milestones on 30 June 2024.
  - The next significant milestone is on site construction of the new clinic facility, which is expected to arrive in Leigh Creek, in modular form, by the end of February.
  - This presentation details the remaining tasks and milestones.
- At the completion of the Program around 30 June 2024:
  - The multi-agency Leigh Creek Task Force oversight will no longer be required.
  - The government will coordinate an event to celebrate the communities transition to an open township.
- The Outback Communities Authority will continue to support the Leigh Creek community through a strong relationship with the Leigh Creek Residents and Ratepayers Association. The 'business as usual' focus will include the ongoing township governance and management and town and regional growth opportunities.



## Sales and transfers program

### Completed:

- Residential properties sold: 43 houses, 31 flats, 17 vacant land blocks
- Commercial properties sold: Supermarket, tavern/motel, scout hall, electrician yards, service station, former SES shed, shed, new caravan park, town depot, recreation centre, post office.
- Transfer of properties for Adnyamathanha communities (ATLA): 6 houses, land, 4-shop complex.
- Government agency buildings and houses.

### In progress:

- Pistol Club. Under contract, settlement pending.
- OCA land transfers, in process.
- Community Building, transfer to the Leigh Creek Residents and Ratepayers Association.
- VIO, preparing for an imminent open market sale.
- Future rental stock: 7 residential houses. DIT Property manager will visit tenants next week to discuss an update.



## Demolition and decommission program

### Completed:

- ~ 200 dilapidated residential properties.
- Motorcycle club, swimming pool complex, golf club, TAFE building, archery club, pony club, BMX track

### In progress:

- SA Water decommission of redundant water infrastructure. Expected completion by end of March 2024.

### Remaining:

- Current hospital. To be demolished following the commissioning of the new health clinic and ambulance facility, to be completed in May 2024.



## New build and improvements program

### Complete:

- Aerodrome (includes OCA site office) - two runways sealed, upgraded navigation, new perimeter fencing, lighting upgrade.
- Netball/ tennis courts and clubhouse upgrade.
- The caravan park has been relocated close to town centre facilities, with existing site being remediated.

### In progress:

- New health clinic and ambulance facility:
  - Construction by Sarah Homes off-site,
  - Expected transport of modules to Leigh Creek by end of February 2024,
  - On-site construction preparation tasks completed,
  - To be completed in May 2024.



## Future township management model

### Complete:

- New Residents and Rate Payers Association incorporated.
- 2023/2024 Community Affairs and Resource Management Agreement and inaugural Community Contribution Scheme agreed.

### In progress:

- OCA ongoing transitional support to Leigh Creek Residents and Ratepayers Association and Leigh Creek Community Progress Association.
- Community Building, transfer to the Leigh Creek Residents and Ratepayers Association.



# Remaining Elements - schedule

Leigh Creek Future Town Plan - remaining elements		
Phase	Start	Finish
<b>Future Rental Provider</b>		
Establish new long-term rental provider	In progress	Jun-24
<b>New Clinic and Ambulance Facility</b>		
Modular construction off-site	Jun-23	Feb-24
On-site construction works	Sep-23	Apr-24
Handover to SA Health		May-24
<b>Demolish existing clinic</b>		
Design and contracting phase	Oct-23	Feb-24
On-site demolition works	May-24	Jun-24
<b>Install new gates and remove perimeter fencing</b>		
Remove fencing	Sep-23	Jun-24
<b>Town management transition and support</b>		
OCA transition support	In progress	Jun-24
<b>SA Water decommissioning works</b>		
On-site decommissioning works	Sep-23	Mar-24







## Task Force attendance at next Leigh Creek community meeting:

- 18 April 2024: Paul Case & Vicki Beard, others

## Leigh Creek transformation resource:

- OCA webpage <https://www.oca.sa.gov.au/communities/leigh-creek-transformation>

**THANK YOU!**

**Questions?**

