

Leigh Creek Community Meeting

The Hon Dan van Holst Pellekaan

Member for Stuart

Minister for Energy and Mining

Lead Minister, Leigh Creek Task Force

17 December 2020



Welcome and introductions

The Hon Dan van Holst Pellekaan

- Leigh Creek Task Force/ Department for Energy and Mining
 - Paul Case, Independent Chair
 - Vicki Beard, Project Manager
- Department for Infrastructure and Transport
 - John Callea, Manager Building Projects
 - Dan Luscombe, Manager Property Projects
 - Peter Thomas, Property Manager
- Outback Communities Authority (OCA)
 - Mark Sutton, Director

Government's commitments for Leigh Creek and District

The Hon Dan van Holst Pellekaan

- \$43.6 million over 4 years (\$30.6 million 2020-21 State Budget) to transform Leigh Creek from a former government owned and company-controlled town to an open public town.
- The delivery of essential government services to the region from Leigh Creek will continue.
- The significant transformation program will provide important economic stimulus for Leigh Creek and surrounding communities while the works are undertaken and beyond.

Future Town Plan

The Hon Dan van Holst Pellekaan

- The future town will be centralised around the town hub facilities, to service current and future residents, government workers, the people and communities comprising the wider northern Flinders Ranges district and will service tourists, freight and other travellers.
- The size and structure will enable Leigh Creek to sustain itself and thrive in the short, medium and long term.

Future Town Plan

The Hon Dan van Holst Pellekaan

- Key elements of the transformation are:
 - The sale of residential and commercial properties prioritising current lease holders and residents.
 - Options for rental housing will be provided.
 - Demolition of houses and commercial structures.
 - A new purpose-built health and ambulance facility for the region.
 - Provision of additional Aboriginal community infrastructure.
 - The upgrade of the aerodrome.
 - An improved town management model.

Leigh Creek Task Force process

Leigh Creek Task Force

- A government Task Force was re-established by the Minister to provide advice on the future of Leigh Creek. The government agencies involved are:
 - Education
 - Energy and Mining
 - Outback Communities Authority
 - Infrastructure and Transport
 - Premier and Cabinet's Aboriginal Affairs and Reconciliation
 - SA Tourism Commission
 - Primary Industries and Regions SA
 - SA Police
 - SA Health
 - SA Water
 - Office of the Industry Advocate
 - Environment and Water.

Leigh Creek Task Force process

Leigh Creek Task Force

- The Task Force commissioned an independent consultant in early 2020 to thoroughly engage with local stakeholders and wider community to develop and provide future options for Leigh Creek (AECOM).
- The Task Force was also informed by an independent technical review in 2020 regarding the scope and costs for Leigh Creek's infrastructure, including for demolition, construction and refurbishment (AURECON).

Consultation, updates and communication

Leigh Creek Task Force

- To support the community with regular updates and communication and opportunities to discuss any issues throughout the entire transformation period:
 - A dedicated web page (OCA website) will be regularly updated <http://www.oca.sa.gov.au/LeighCreekTransformation>.
 - Regular community meetings, including with the Minister and with members of the Leigh Creek Task Force.
 - A dedicated email for feedback leighcreektransformation@sa.gov.au.
 - Additional OCA staff will be based at Leigh Creek.

Residential and commercial properties

Leigh Creek Task Force

- The process for the sale of residential and commercial properties will give priority to current lease holders and residents.
- Options for rental housing will be provided.
- Peter Thomas, Property Manager, will contact all tenants in writing and in person, in January 2021 to discuss your options and to provide the opportunity to register your intentions regarding your property.

Community facilities

Leigh Creek Task Force

- Leigh Creek has a range of community assets for the region. Some assets are essential for the township and wider region, whilst other assets are either under, or not utilised.
- Many structures and facilities have fallen into significant disrepair and are unsafe.
- The aerodrome is a vital resource in the region and will have a significant upgrade.
- The netball and tennis facilities will be upgraded and co-located.

Community facilities

Leigh Creek Task Force

- The visitor centre shop, the town oval, church building, Memorial (Cannon) Park, refurbished netball/ tennis courts and clubhouse will remain with the government.
- The swimming pool complex, recreation centre and squash courts and the pistol club will be offered for sale. If these assets are not taken up, they will be demolished.
- The club-houses on the perimeter of the town will be included in the demolition program.

Demolition of houses and town structures

Leigh Creek Task Force

- To achieve a right-sized Leigh Creek, selected housing and community properties will be demolished to meet the new Town Plan, centralised around the town hub facilities.
- There are some households that are currently within the demolition areas that will need to relocate. Residents will be supported with alternative housing options.
- Following a tender process, the demolition works will commence from July 2021. All efforts will be taken to minimise the impacts of the demolition works on the community.

Future town – new features

Leigh Creek Task Force

- The transition to a right-sized normalised open township, providing opportunities for private ownership and a base for regional service provision and tourism services.
- New purpose-built health and ambulance facility for the region.
- Provision of community infrastructure for Aboriginal communities.
- A significant upgrade to the aerodrome.
- The refurbishment and co-location of the netball and tennis facilities.

Future town management

Outback Communities Authority (OCA)

- Next steps:
 - Work closely with the Leigh Creek Progress Association on the priorities and directions for the retained community assets.
 - Appoint a Town Manager and an Assets and Works Officer.
 - Commence consultation on the future town management model, including the introduction of a Community Contribution Sustainability Levy.
 - Continue with community consultation process for OCA's 'Outback Futures Review' on the future management of outback towns.

Summary recap of key next steps

Leigh Creek Task Force

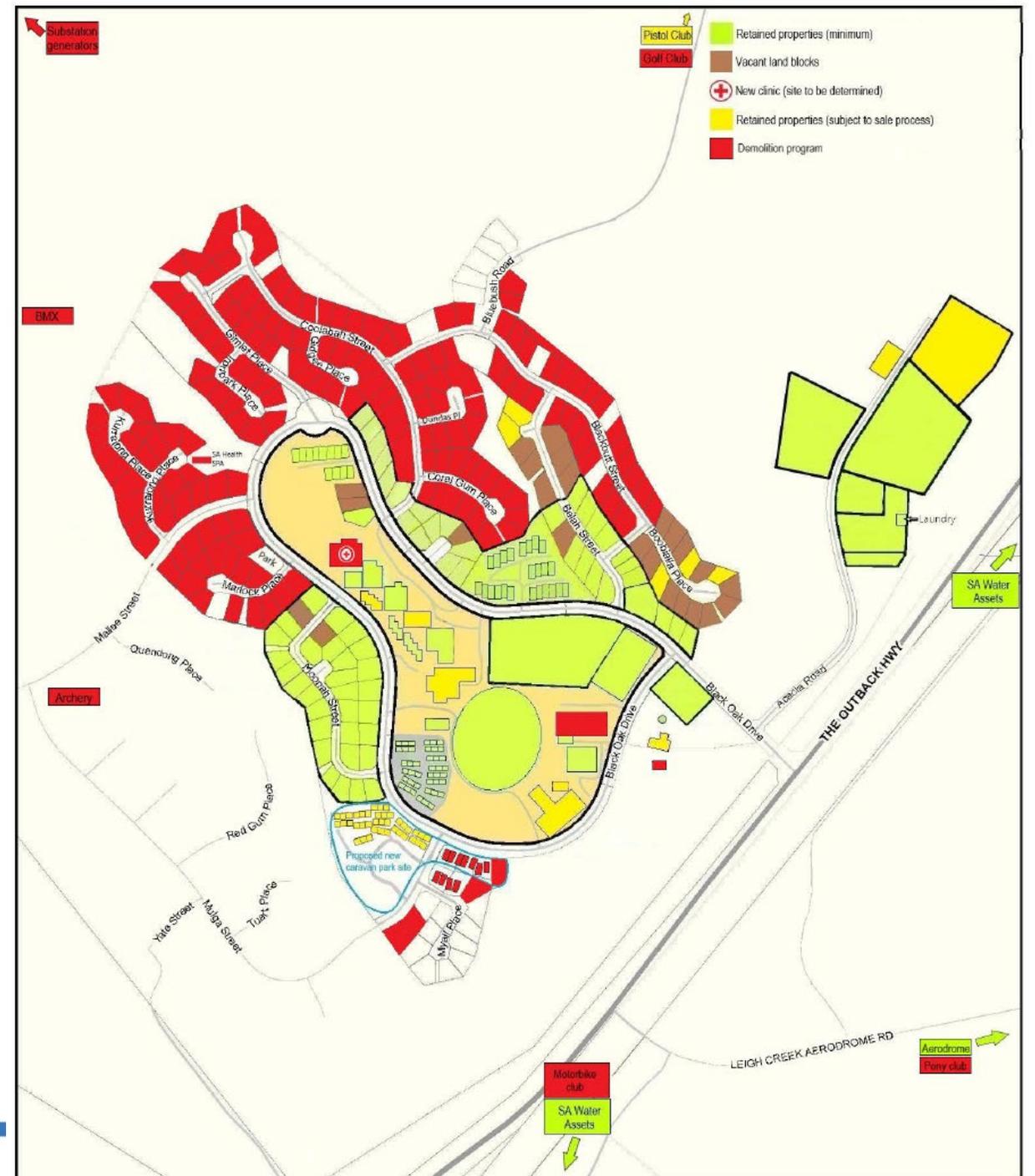
- Peter Thomas, Property Manager, will contact all residential and business tenants in January 2021 to discuss your options and to provide the opportunity to register your intentions regarding your property.
- Residents in the demolition areas will be provided information and support about alternative housing options to rent or buy.
- A communication strategy will be implemented and commence with the rollout of a dedicated webpage and email address tomorrow.
- OCA will establish a schedule of community meetings.

Questions?

- The Hon Dan van Holst Pellekaan
- Leigh Creek Task Force/ Department for Energy and Mining
 - Paul Case, Independent Chair
 - Vicki Beard, Project Manager
- Department for Infrastructure and Transport
 - John Callea, Manager Building Projects
 - Dan Luscombe, Manager Property Projects
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Leigh Creek Transformation Plan

- Retained properties
- Retained vacant land
- Retain if sold, or demolish if not sold
- Demolition program



Thank you!

