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CITY OF  
ADELAIDE

# CAPITAL CITY COMMITTEE

## 2017-18 Annual Report

### Capital City Committee

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This annual report is to be presented to Parliament and the City of Adelaide to meet the statutory reporting requirements of the *City of Adelaide Act 1998 (Part 2 – Collaborative arrangements for the strategic development of the City of Adelaide)*.

While not strictly deemed to be a Government agency or entity, the Capital City Committee is an intergovernmental body established by and reporting to the Parliament of South Australia. As such, the broad requirements of the Premier and Cabinet Circular PC013 Annual Reporting have been adopted in the preparation of this report.

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## **Section A: Reporting required under the Premier and Cabinet Circular PC013 Annual Reporting**

### **Agency purpose or role**

Established by the Government of South Australia under the *City of Adelaide Act 1998*, the Capital City Committee is an intergovernmental body of the Government and City of Adelaide with a legislated mandate to enhance and promote the development of the City of Adelaide as the capital city of the State.

### **Objectives**

- Identify and promote key strategic requirements for the economic, social and physical and environmental development and growth of the City of Adelaide as the primary focus for the cultural, educational, tourism, retail and commercial activities of South Australia.
- Promote and assist in the maximisation of opportunities for the effective coordination of public and private resources to meet the key strategic requirements identified by the Committee, and recommend priorities for joint action by the State Government and the City of Adelaide.
- Monitor the implementation of programs designed to promote the development of the City of Adelaide.
- Make provision for the publication of key strategies, goals and commitments relevant to the development and growth of the City of Adelaide.
- Collect, analyse and disseminate information about the economic, social, physical and environmental development of the City of Adelaide, with particular emphasis on assessing outcomes and identifying factors that will encourage or facilitate future development within the City of Adelaide.

### **Capital City Committee Development Program Priorities**

The Capital City Committee is required by legislation to develop, endorse and review an annual Capital City Development Program. In 2017-18, significant progress was made in relation to a range of priority projects detailed below.

#### **Central Market Arcade redevelopment**

The City of Adelaide worked towards taking control of the Central Market Arcade from expiration of the ground lease with its private owner. This will provide the City of Adelaide with a once in a lifetime opportunity to drive major change within the heart of the Market District.

A multi-stage Expression of Interest process to seek a development partner for the Central Market Arcade site is underway. In 2017-18 shortlisted developers identified in stage one of the process were asked to prepare detailed development proposals enabling the further selection of a preferred development partner.

A retail study identifying the possible retail mix within the redevelopment has been communicated to stakeholders including shortlisted proponents. Commencement of works on the Central Market Arcade site is expected by 2020.

### **Redevelop the higher courts precinct**

A \$31 million redevelopment of the higher courts precinct was announced in the 2017-18 State Budget. Works involved increasing the number of courtrooms and redevelopment of the Sir Samuel Way Building and the Supreme Court complex.

### **Tram network extension**

The project to extend the tram to the Old Royal Adelaide site is now complete. The 2018 State Budget set out plans to undertake a business case for an extension to the tram network as part of a wider public transport reform for metropolitan Adelaide.

### **Lot Fourteen (former Royal Adelaide Hospital) redevelopment**

This site is being redeveloped by Renewal SA as an innovation neighbourhood, focussed on the target sectors of defence and space; cybersecurity and blockchain technology; artificial intelligence and machine learning; and immersive media technologies. The University of Adelaide's renowned Australian Institute of Machine Learning is an anchor tenant. Other businesses which have joined the neighbourhood, include Chamonix IT Solutions and satellite communications company, Myriota, and there is strong interest from further potential tenants.

Lot Fourteen is an ideal environment for entrepreneurs to partner with industry groups, researchers, mentors and investors to help grow their start-up or existing businesses. In addition, more than 20,000 people visited the neighbourhood between September 2017 and June 2018 to take part in activation events including a celebration of art and technology, wellness activities and food, drink and entertainment.

Demolition and site remediation started in 2017-18 along with repurposing of existing buildings. A master plan was developed to articulate the critical success factors for the built environment and public realm to establish a world-class innovation neighbourhood.

### **Currie - Grenfell Street**

The *City of Adelaide 2016–2020 Strategic Plan* includes an objective to explore (in conjunction with the State Government) redeveloping the Currie – Grenfell Street corridor as a major public transport boulevard. Initial survey work undertaken for the corridor supported the development of a number of concept proposals by the City of Adelaide with a view to future redevelopment of this corridor in partnership with State Government, to cater for increased demand as an outcome of the O-Bahn extension.

### **Laneways Revitalisation**

The Market to Riverbank link is a project jointly funded by the Council and State Government. It aims to connect Bank Street, Leigh Street, Topham Mall, Bentham Street and Pitt Street, to form a vibrant pedestrian connection between the Adelaide Railway Station and the Central Market.

In 2017-18 a range of activities were undertaken including a trial closure of Peel St, resulting in its permanent closure to traffic, and a range of capital works, stakeholder engagement and consultation.

Consultation and engagement have commenced regarding the Pitt Street concept design in collaboration between Renewal SA and the City of Adelaide.

### **Bikeways**

In 2016-17, the City of Adelaide in partnership with the State Government announced \$12 million in joint funding over two years to deliver two continuous and separated bikeways through the City of Adelaide, one from North to South and one from East to West. Work on the North-South Bikeway construction commenced in late 2017, scheduled for completion by end 2018. Work on the East-West Bikeway is scheduled to commence once the North-South Bikeway is completed.

### **North Terrace precinct**

The North Terrace Masterplan is being progressed in a joint State Government and City of Adelaide project in response to an increase in use driven by investment in projects including the Adelaide Oval and the new Royal Adelaide Hospital. Work undertaken for the western side of North Terrace includes a movement study and scoping of a concept design for future upgrade.

Design work is also being undertaken east of King William Street to complement the AdelLINK tram extension works. The project scope includes upgrading the southern footpaths from King William Street to Gawler Place, and Frome Street to East Terrace, with stone paving, additional greening and street furniture.

### **Building Code**

Following a consultation process including private sector representatives and the City of Adelaide, the Department for Planning, Transport and Infrastructure developed a draft Code Minister's Specification for upgrading health and safety in existing buildings to address a number of concerns relating to the reactivation of existing buildings. It aims to provide consistency and certainty for building owners, investors, designers and assessors for adaptive reuse and activation. The Specification was adopted on 19 September 2017. A minor editorial amendment to Appendix A1 of the Specification was adopted on 19 December 2017.

### **Carbon Neutral Adelaide**

Carbon Neutral Adelaide is a joint initiative of the City of Adelaide and the Department for Environment and Water. A range of initiatives and demonstration projects were undertaken in 2017-18 including Carbon Neutral Adelaide Awards held in November 2017, and the launch of the Carbon Neutral Adelaide Partners Program, which by end of 2017-18 has approximately 160 small, medium and large businesses, peak organisations, the university sector and not-for-profit organisations signed up as partners, contributing to emissions reduction in the City.

Between 2007 and 2017, the City of Adelaide's community greenhouse gas (GHG) emissions reduced by 15%. During the same period, daily city users increased by 42%, city residents grew by 26%, student enrolments increased by 35%, the seating capacity of the Adelaide Oval increased by 57% and the economy grew by 35%.

In addition, during 2017-18 under the Sustainability Incentives Scheme (SIS), the City of Adelaide and State Government jointly funded rebates to 212 City businesses, residents and community organisations for sustainable technologies, to the value of approximately \$430,600, leveraging \$2.2 million total investment in the City.

Between 2015 and 2018, SIS rebates of \$738,821 have supported \$5.7M investment in sustainable technologies, with 378 applications approved. Every \$1 of incentive funding has leveraged \$7.67 investment within the City and a total of 2.13MW of solar PV and 656 kilowatt-hours of energy storage have been installed in the City.

### **Stamp Duty Concessions**

State Government incentives included in the 2017-18 budget to encourage buyers of 'off-the-plan' apartments across Adelaide (including in the CBD) comprised:

- Extending the partial stamp duty concession of up to \$15,500 for eligible contracts entered into for the purchase of off-the-plan apartments to 30 June 2018;
- Introducing a \$10,000 pre-construction grant for eligible contracts entered into between 22 June 2017 and 30 September 2017 to help developers to achieve sales targets which trigger construction go-ahead; and
- Introducing a land tax exemption of five years to investors who entered into eligible 'off-the-plan' apartment contracts between 22 June 2017 and 30 June 2018.

### **City Residential Population Growth**

The City of Adelaide and the State Government both extended financial incentives, such as five year Council rate rebates for owner-occupiers of new 'off the plan apartments' and those redeveloped from low grade commercial use, as well as the State Government 'off the plan' stamp duty and other concessions and grants, designed to enhance the attractiveness of the city to prospective residents.

Results and data from the Hudson Howell Adelaide City Population Growth Research project undertaken for the Committee, which identifies areas of opportunity for growth in demand for city living, were released in late 2017 and shared to the Government's open data platform DataSA.

The draft City of Adelaide Residential Growth Action Plan was workshopped with Council in March 2018 in anticipation of endorsement later in 2018.

### **Smart City**

The City of Adelaide Smart City program, designed to enhance the City experience, delivered a number of key initiatives including the first phase of a people movement project, and commenced the installation of smart parking technologies as well as a smart waste project.

The Ten Gigabit Adelaide project was launched by City of Adelaide in partnership with TPG Telecom as official network provider. Ten Gigabit Adelaide aims to establish a high-speed (10Gbps) dedicated fibre optic network to ensure world standard connectivity and deliver a range of high-performance services for businesses across the CBD and North Adelaide. This project is anticipated to deliver significant economic benefit to both the City and State.

### **City Homelessness**

In response to an increase in homelessness being experienced in Adelaide and across the State, a range of initiatives to reform the service response to homelessness in the city were progressed.

A new assertive street outreach service was introduced for people sleeping rough within the inner city, surrounding Parklands and North Adelaide. The Street to Home service provides support and case management to secure and maintain sustainable housing along with primary health services including health promotion. Street to Home's work is supported by the development of a new online referral tool, Street Connect, which allows the public to tell Street to Home where they have seen someone sleeping rough.

The SA Housing Authority continued working with the Don Dunstan Foundation and other government and non-government organisations on the Adelaide Zero Project, which fosters a collective impact approach to ending street homelessness in the Adelaide inner city.

In November 2017 Adelaide was announced as a Vanguard City for collaborative efforts in ending homelessness and the City of Adelaide became a key partner to the Adelaide Zero Project. The City of Adelaide on 30 January 2018 endorsed a strategic partnership with the Don Dunstan Foundation to support a suite of related activity including the Adelaide Zero Project.

The project has been operational since 14 May 2018, commencing with Connections Week. In this three-day activity, close to 200 volunteers worked in teams across the inner city to meet every person sleeping rough and conduct a vulnerability assessment. In total, 143 people were identified as sleeping rough in inner city. Every person sleeping rough who presents to homelessness services, is contacted via outreach, or was engaged during Connections Week, and provides consent, now appears on the By-Name List. The By-Name List is prioritised by level of vulnerability and enables homelessness agencies to allocate housing, coordinate care, and monitor outcomes for people sleeping rough. By-Name List data on the total number of people currently sleeping rough and other key indicators is made available each month on a public 'dashboard' located at [www.dunstan.org.au/projects/adelaide-zero-project](http://www.dunstan.org.au/projects/adelaide-zero-project).

### **Legislation administered by the agency**

The Capital City Committee administers no legislation.

### Organisation of the agency

The Capital City Committee operates under the *City of Adelaide Act (1998)*. Members of the Committee in 2017-18 (up to March 2018) were Hon John Rau MP (Chair), The Right Hon the Lord Mayor of Adelaide Martin Haese, Hon Stephen Mullighan MP, Hon Kyam Maher MLC, Deputy Lord Mayor Sandy Verschoor and Cr Houssam Abiad.

Following the change in Government in March, State Government membership changed to Hon Steven Marshall MP Premier (Chair), Hon Stephan Knoll MP and Hon Rachel Sanderson MP. Council membership remained the same. The Committee met four times over the year (September, December, June and June), as legislatively required.

The Committee was supported by a secretariat, located in the People and Place Management Division of the Urban Renewal Authority (trading as Renewal SA). In 2017-18 there were 1.8 FTE staff employed to manage Committee projects and provide executive support to the Committee. Line management was provided by Renewal SA's Director, Place, with strategic management provided jointly by Renewal SA's General Manager, People and Place Management and City of Adelaide's Chief Executive Officer. Capital City Committee activities and administration are jointly and equally funded by the Government of South Australia and the City of Adelaide.

### Other agencies related to this agency

As a strategic intergovernmental body bringing together the Government of South Australia and the City of Adelaide, the agencies related to the Committee included:

- **Urban Renewal Authority (trading as Renewal SA):** Key partner representing Government. Program and secretariat based here. Allied 'Vibrant City' program to March 2018 based here.
- **City of Adelaide:** Key partner represented on the Committee and associated executive. Provider of half of the funding for the program.
- **Department of Planning, Transport and Infrastructure (DPTI):** Minister and Chief Planning Officer of DPTI represented on the Committee and associated executive respectively. Acting Chief Executive Officer attended the June 2018 meeting (first following election).
- **Department of State Development (DSD):** Minister and Chief Executive Officer of DSD represented on the Committee and associated executive respectively up to the change of Government.

### Employment opportunity programs

Renewal SA Graduate Program – Renewal SA supports, and regularly provides, work experience placements for school and university students. In 2017-18, the agency continued the two year Graduate Program. To date, two graduates have successfully attained ongoing positions during their program term.

Disability Access and Inclusion Plan – support for employees with a disability is ongoing, in line with Renewal SA's Disability Access and Inclusion Plan. Where applicable, staff are encouraged to access special leave to manage any disability.

### Agency performance management and development systems

Renewal SA’s Partnering for Performance Program (PPP) reinforces the importance of values and behaviours while reinforcing the agency’s strategic plan. The program provides staff with the opportunity to discuss a development plan to assist with individual career aspirations. Over 55 per cent of Renewal SA employees reported participating in the program, compared to South Australian Public Sector average 44.1 per cent (for the reporting period to 31 December 2017).

### **Work health, safety and return to work programs of the agency and their effectiveness**

Renewal SA’s work health, safety and return to work programs are outlined below.

<b>Occupational health, safety and rehabilitation programs</b>	<b>Effectiveness</b>
Work Health Safety (WHS) Committee	Renewal SA follows a risk management approach to its safety program, with extensive consultation through employee and management representation on our WHS committee.
Health and Wellbeing Program	<p>Renewal SA’s health and wellbeing program continues to have a substantial focus on equality and the prevention of gender based violence, both within and outside of the workplace. Frontline customer care employees were trained in violence prevention and the de-escalation of work-related and domestic violence.</p> <p>Continuous offering of an Employee Assistance Program and a Wellness Program that celebrates selected national and international days aligned with the organisation’s core values, including International Woman’s Day, R U OK? Day and International Day for the Elimination of Violence against Women, were implemented.</p> <p>The preventative health care program focused on skin screening and an influenza vaccinations program, to allow staff the option of accessing medical screening at work.</p>
White Ribbon Workplace Accreditation (WRWA)	<p>As an accredited White Ribbon workplace, Renewal SA continued to build on existing workplace policies to support victims of domestic violence. Support for victims of domestic violence and the prevention of violence against women are incorporated in all People and Culture policies and procedures.</p> <p>As a result of a staff engagement activity, Renewal SA now has a better understanding of how violence against women affects our staff.</p>

### **Work health and safety and return to work performance**

Nil incidents or claims relevant to the Capital City Committee.

### **Fraud detected in the agency**

No categories of fraud were detected in relation to the operation of the Capital City Committee secretariat in the 2017-18 financial year.

### **Strategies implemented to control and prevent fraud**

Renewal SA has a Fraud and Corruption: Prevention, Detection and Response Policy applying to both staff and suppliers, and undertakes fraud awareness training in order to prevent fraudulent behaviour.

Particular activities undertaken during the financial year include the following:

- New staff receive a compliance induction that includes an overview of obligations as a public officer to report instances of fraud in accordance with Renewal SA's policies;
- Online Fraud Awareness Training; and
- Internal audit conducted reviews and risk assessments on fraud prevention and control mechanisms as part of the audit program.

### **Whistle-blowers' disclosure**

There were no occasions on which public interest information has been disclosed to a responsible officer of the agency under the *Whistle-blowers' Protection Act 1993*.

### **Executive employment in the agency**

No executives were employed in the administration of the Capital City Committee.

The [Office of the Commissioner of Public Sector Employment](#) has a [data dashboard](#) for further information on the breakdown of executive gender, salary and tenure by agency.

### **Consultants**

There were no consultancies paid for by the Capital City Committee in 2017-18.

See also the Consolidated Financial Report of the [Department of Treasury and Finance](#) for total value of consultancy across the SA Public Sector.

### **Financial performance of the agency**

Under the *City of Adelaide Act 1998* administrative and staffing costs of the Capital City Committee must be shared equally between the State and the City of Adelaide. In 2017-18 contributions from both parties to the Committee totalled \$629,000. As at 30 June 2018, unspent funds of \$838,790 will be carried over for use in 2018-19.

## **Section B: Reporting of public complaints as requested by the Ombudsman**

There were no complaints to the Ombudsman made in relation to the Capital City Committee program during 2017-18.