

Capital City Committee Annual Report 2017/18

ITEM 18.2.3 27/11/2018
COUNCIL

Program Contact:
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2013/00423

Confidential - s 90(3) (g) breach of law, duty of confidence, obligation or duty

Approving Officer:
Steve Mathewson, Director
Services

EXECUTIVE SUMMARY:

The *City of Adelaide Act 1998* requires that the Capital City Committee prepare an annual report each year on the operations of the Committee for the financial year ending the preceding 30 June. Once prepared, the annual report is required to be presented to the Council to note and tabled in the State Parliament.

The *Capital City Committee Annual Report 2016-17* and a companion document to that report were noted by Council on 24 July 2018 but the Annual Report 2016-17 has not yet been tabled in the State Parliament.

The Capital City Committee Secretariat has now prepared a draft *Capital City Committee Annual Report 2017-18* (the draft 2017-18 Annual Report) in consultation with Council. It has been based on the standard Annual Report template, and incorporates Council's feedback provided on the 2016-17 Annual Report. This Annual Report is yet to be approved by the Capital City Committee, which next meets on 17 December.

As neither the 2016-17 nor 2017-18 Annual Report has been tabled in the State Parliament, they are required to be presented to the Council in confidence. Once presented to Council and approved by the Capital City Committee the intention is to table the Annual Reports concurrently in the State Parliament.

RECOMMENDATION:

THAT COUNCIL:

1. Receives the draft *Capital City Committee Annual Report 2017-2018*, Attachment A to Item 18.2.3 on the Agenda for the meeting of the Council held on 27 November 2018.
2. Notes the Capital City Committee intention to table in the State Parliament:
 - 2.1. the *Capital City Committee Annual Report 2017-2018*, based on the draft at Attachment A to Item 18.2.3, once approved by the Committee;
 - 2.2. the *Capital City Committee Annual Report 2016-2017*, Attachment B to Item 18.2.3; and
 - 2.3. the *Companion Document to the Capital City Committee Annual Report 2016-2017*, Attachment C to Item 18.2.3;
 on the Agenda for the meeting of the Council held on 27 November 2018.
3. In accordance with Section 91(7) & (9) of the *Local Government Act 1999 (SA)* and on the grounds that Item 18.2.3 [Capital City Committee Annual Report 2017/18] listed on the Agenda for the meeting of the Council held on 27 November 2018 was received, discussed and considered in confidence pursuant to Section 90(3) (g) of the *Local Government Act 1999 (SA)*, this meeting of the Council, do order that:
 - 2.1 the resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter are released as soon as the Annual Report has been tabled in State Parliament;
 - 2.2 the Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

IMPLICATIONS AND FINANCIALS:

Strategic Plan	Capital City Committee (the Committee) activities contribute to a range of Council's Strategic Plan priorities.
Policy	The Committee activities contribute to and inform the development of Council policies.
Consultation	The <i>City of Adelaide Act 1998</i> requires a copy of the Capital City annual report to be provided to Council.
Resource	Not as a result of this report.
Risk / Legal / Legislative	The <i>City of Adelaide Act 1998</i> requires that the Capital City Committee annual report be prepared and a copy provided to Council and tabled in State Parliament.
Opportunities	The Committee is a significant inter-governmental relations forum for Council and the State Government to discuss matters which impact on the City of Adelaide.
18/19 Budget Allocation	\$318K in general operations plus some in-kind staff support.
Proposed 19/20 Budget Allocation	\$326K in general operations plus some in-kind staff support.
Life of Project, Service, Initiative or (Expectancy of) Asset	Ongoing
17/18 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	In-kind staffing resources from Council.
Other Funding Sources	\$317K (in 2018-19) provided by the South Australian Government plus some in-kind staff support.

GROUNDINGS AND BASIS FOR CONSIDERATION IN CONFIDENCE

THE GROUNDS:

Section 90(3)(g) of the Local Government Act 1999 [breach of law].

- (g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

THE BASIS:

1. This item contains matters that must be considered in confidence in order to ensure that the Council does not breach any law, any duty of confidence, or other legal obligation or duty.
2. The disclosure of information in this report would breach 'cabinet in confidence' information presented to the Capital City Committee and the City of Adelaide Act 1998 which has provided for a State/Capital City intergovernmental forum (the Capital City Committee) to operate 'in confidence' and a breach of the associated duty of confidence and legal obligation or duty as a member of the inter-governmental forum. The disclosure of information in this report would be acting contrary to the Capital City Committee operational provisions and could prejudice the position of the State Government and/or Council in relation to current/future proposals prior to state Government and/or Adelaide City Council evaluation and deliberation.

DISCUSSION

1. The Capital City Committee (the Committee) was established through the *City of Adelaide Act 1998* (the Act), in recognition of the special role played by the capital city in South Australia's social, commercial, cultural and civic life. The Committee is the pre-eminent forum for the political partnership between the Government of South Australia and the City of Adelaide.
2. Committee membership under the Act comprises:
 - 2.1. the Premier or a Minister nominated by the Premier;
 - 2.2. two (2) other Ministers nominated by the Premier;
 - 2.3. the Lord Mayor or another member of the Council nominated by the Council; and
 - 2.4. two (2) other members of the Council nominated by the Council.

The Premier, or another Committee member nominated by the Premier from time to time, is the Chairperson of the Committee.
3. The City of Adelaide representatives on the Committee for 2017-18 were Lord Mayor Martin Haese, then Deputy Lord Mayor Sandy Verschoor, Councillor Houssam Abiad and Councillor Sandy Wilkinson (proxy).
4. Council will be asked to nominate its new Committee representatives at its meeting on 11 December 2018. The Act requires that the Committee meets at least four (4) times each year, one of which meetings is to be conducted as a Capital City Forum drawn from members of the City of Adelaide community determined by the Committee.

Annual report

5. The Act requires the Capital City Committee annual report to be prepared by 31 October each year on the operation of the Committee for the financial year ending the preceding 30 June, presented to the Council to note, and tabled in the State Parliament.
6. The draft *Capital City Committee Annual Report 2017-18* (the draft 2017-18 Annual Report) has been prepared by the Committee Secretariat based in the Department of the Premier and Cabinet, in consultation with Council.
7. The draft 2017-18 Annual Report is based on a version of the standard South Australian Government Annual Report template, and incorporates discussion of the Committee's Development Program Priorities, in order to address Council's feedback regarding the *Capital City Committee Annual Report 2016-17* (attached). Following a request from Council at its meeting on 30 January 2018 for a more fulsome 2016-17 Annual Report, it was subsequently augmented with the 2016-17 Annual Report Companion Document (also attached).
8. The 2016-17 Annual Report and 2017-18 Annual Report (once finalised, and approved by the Committee) are intended to be tabled in Parliament concurrently.

ATTACHMENTS

Attachment A – Draft Capital City Committee Annual Report 2017-2018

Attachment B – Capital City Committee Annual Report 2016-17

Attachment C – Companion Document to the Capital City Committee Annual Report 2016-17

END OF REPORT

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CITY OF
ADELAIDE

CAPITAL CITY COMMITTEE

2017-18 Annual Report

Capital City Committee

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Date completed: 31 October 2018

2017-18 ANNUAL REPORT for the Capital City Committee

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.

2017-18 ANNUAL REPORT for the Capital City Committee

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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.

2017-18 ANNUAL REPORT for the Capital City Committee

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 AdelINK 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.

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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.

Legislation administered by the agency

2017-18 ANNUAL REPORT for the Capital City Committee

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

2017-18 ANNUAL REPORT for the Capital City Committee

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.

Occupational health, safety and rehabilitation programs	Effectiveness
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.

2017-18 ANNUAL REPORT for 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.

2017-18 ANNUAL REPORT for the Capital City Committee

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.



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Capital City Committee 2016-17 Annual Report

Capital City Committee

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Date Completed: 27 October 2017

2016-17 ANNUAL REPORT for the Capital City Committee

This annual report is 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 PCO13 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 PCO13 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, 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 co-ordination 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.

Key Strategies and their relationship to SA Government and City of Adelaide objectives

Key Strategy	SA Government and City of Adelaide objectives
Foster city population growth through: <ul style="list-style-type: none"> - Research into the market for city living - Support Government and City of Adelaide incentives for city housing purchase. 	Supports the Government's strategic priority 1 (creating a vibrant city). Supports South Australian Strategic Plan targets 45 (population) and 90 (share of overseas students). Supports the Government's economic priority 9 (vibrant Adelaide). Supports the Government's 30 Year Plan for Greater Adelaide. Supports the City of Adelaide's liveability objectives, part of Council's 2016-2020 Strategic Plan.
Monitor major city movement projects:	Supports the Government's strategic priority 1 (creating a vibrant city). Supports South Australian Strategic Plan targets 2 (cycling) and 63 (use of public transport).

2016-17 ANNUAL REPORT for the Capital City Committee

Key Strategy	SA Government and City of Adelaide objectives
<ul style="list-style-type: none"> - City tram extension and Adalink tram network study. - Grenfell Street development - City bikeways development 	<p>Supports the Government's economic priority 9 (vibrant Adelaide).</p> <p>Supports the Government's 30 Year Plan for Greater Adelaide.</p> <p>Supports the City of Adelaide's liveability objectives, part of Council's 2016 – 2020 Strategic Plan.</p>
<p>Facilitate revitalisation of selected city sites and buildings:</p> <ul style="list-style-type: none"> - Central Market Arcade - Market to Riverbank Link - Peel Street trial closure and activation - North Terrace (vacant and underutilised buildings, public realm design, bud lighting project) - Amendments to building code to allow for repurposing of existing city buildings 	<p>Supports the Government's strategic priority 1 (creating a vibrant city).</p> <p>Supports the Government's economic priority 9 (Vibrant Adelaide).</p> <p>Supports the Government's 30 Year Plan for Greater Adelaide.</p> <p>Supports the City of Adelaide's liveability objectives, part of Council's 2016 – 2020 Strategic Plan.</p>
<p>Monitor major city environmental and 'smart city' projects:</p> <ul style="list-style-type: none"> - Carbon Neutral Adelaide - Glenelg to Adelaide Pipeline (GAP) expansion - 10 Gig City proposal - Smart City 	<p>Supports the Government's strategic priority 1 (creating a vibrant city).</p> <p>Supports South Australian Strategic Plan targets 59 (greenhouse gas emissions), 60 (energy efficiency), 62 (climate change adaption), 35 (economic growth), 38 (business investment), 39 (competitive business climate), 58 (online business).</p> <p>Supports the Government's economic priorities 1 (knowledge state), 7 (growth through innovation), 8 (international connections), 9 (Vibrant Adelaide), 10 (opening doors for small business).</p> <p>Supports the Government's 30 Year Plan for Greater Adelaide.</p> <p>Supports the City of Adelaide's green and smart objectives, part of Council's 2016 – 2020 Strategic Plan.</p>

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 2016-17 were Hon John Rau MP, The Right Hon the Lord Mayor of Adelaide Martin Haese, Hon Stephen Mullighan MP, Hon Kyam Maher MLC and Cr Houssam Abiad. Cr Natasha Malani was a member for the first half of the year, replaced by Cr (and later Deputy Lord Mayor) Sandy Verschoor for the second half of the year. The Committee met four times over the year (September, December, February and June), as legislatively required.

The Committee is supported by a secretariat, located in the People and Place Management Division of the Urban Renewal Authority (trading as Renewal SA). In 2016-17 there were 1.5 FTE staff employed to manage Committee projects and provide executive support to the Committee. Line management is provided by Renewal SA's Director, Place, with strategic management provided jointly by Renewal SA's General Manager, Place and People 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 include:

- **Urban Renewal Authority (trading as Renewal SA):** Key partner representing Government. Program and secretariat based here. Allied 'Vibrant City' program 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.
- **Department of State Development (DSD):** Minister and Chief Executive Officer of the Department of State Development represented on the Committee and associated executive respectively.

Employment opportunity programs

In 2016/17 eight graduates were recruited under Renewal SA's Graduate Program. The agency also has a Disability Access and Inclusion Plan through which support for employees with a disability is provided.

Agency performance management and development systems

Renewal SA's performance management and development systems are outlined in the table below.

Performance management and development system	Assessment of effectiveness and efficiency
Inspiring Future Awards - Recognising our people's commitment to achieving a positive and high performing, values-based workplace	<p>In December 2016, exemplary staff and teams of staff were recognised for demonstrating excellence and alignment to agency values. There were four awards:</p> <ul style="list-style-type: none"> • Our People Award (Individual) • Our Business Award (Team) • Our Business Award (Individual) • Our Culture Award (Team)
Learning and Development Calendar	<p>Aligned to Renewal SA's 5-year workforce strategy, all staff have access to development opportunities that build capability now and for the future. A calendar of health and wellbeing initiatives have been developed, which align with nationally celebrated awareness days and address areas of health risk for our organisation.</p>
Partnering for Performance Program (PPP)	<p>Renewal SA's 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 any career aspirations across the government. Renewal SA is working towards all staff undertaking a PPP on a yearly basis. As at 30 June 2017, 100% of staff had a performance conversation.</p>

2016-17 ANNUAL REPORT for the Capital City Committee

Occupational health, safety and rehabilitation programs of the agency and their effectiveness

Renewal SA's occupational health, safety and rehabilitation programs are outlined below.

Occupational health, safety and rehabilitation programs	Effectiveness
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. Renewal SA's return to work program is characterised by a focus on quality medical care for affected workers with a focus on a speedy return to pre-injury work. Where joint duty of care exists between Renewal SA and other Persons Conducting a Business or Undertaking, extensive consulting and joint management forums are in place to manage safety proactively. Potential safety impacts of our projects and activation programs on members of the public are also closely monitored.
Health and wellbeing program	The Health and wellbeing program had a substantive focus on equality and the prevention of gender based violence, both within and outside of the workplace. Continuous offering of an Employee Assistance and Wellness Program that celebrates selected national and international days aligned with the organisation's core values, include International Woman's Day, Harmony Day, International Day for Safety at Work and International Day for the Elimination of Violence against Women. A preventative care program focussed on health screening and an influenza vaccinations program, allowing staff the option of accessing medical screening at work, is also provided.
White Ribbon Workplace Accreditation (WRWA)	Renewal SA achieved White Ribbon Workplace Accreditation in March 2017. Building on existing workplace policies on domestic violence, all People and Culture policies and procedures, communications and training are regularly reinforced to ensure ongoing sustainable behavioural change. Implementation of Renewal SA's White Ribbon operational plan, including encouraging staff involvement in the White Ribbon Campaign and organising events, is overseen by the Renewal SA White Ribbon Working Group.

2016-17 ANNUAL REPORT for the Capital City Committee

Fraud detected in the agency

There were no instances of alleged fraud identified during the 2016-17 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.

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

There are no executive level staff employed by the Capital City Committee. Executive management and support is provided in kind by Renewal SA.

Consultants

The following is a summary of external consultants that have been engaged to undertake work for the agency, the nature of work undertaken and the total cost of the work undertaken:

Consultants	Purpose	Value
Hudson Howells Strategic Management	Undertake research into the market for Adelaide city living including surveying of Adelaide market, interstate market and existing city residents. Joint City of Adelaide/ Capital City Committee project.	Total value of consultancy \$214,000. Capital City Committee contribution \$114,000.

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 2016-17.



Long Weekends on Peel Street Demonstration Project, December 2016

CAPITAL CITY COMMITTEE ANNUAL REPORT 2016 - 2017 COMPANION DOCUMENT

Collaborative Thinking. Positive Outcomes.

A joint initiative of



Government of
South Australia



CITY OF
ADELAIDE

INTRODUCTION

The Capital City Committee is the preeminent forum for the Government of South Australia and the City of Adelaide to work together as partners for the strategic development of Adelaide as the state's capital. Each year the committee publishes an annual report. A companion to the committee's 2016/17 annual report, this document provides further details about city priorities and projects and the work of the committee over the period.

ABOUT THE COMMITTEE

Established through an Act of Parliament in 1998 (City of Adelaide Act 1998), the Capital City Committee embodies recognition of the special role played by the city of Adelaide in South Australia's social, commercial, cultural and civic life. The committee delivers value to the city and the state in a number of ways: by directly funding and delivering projects as a lead or partner; acting as a project catalyst to seed promising new initiatives; brokering partnerships and investment; building relationships; and maintaining a watching brief on priority city projects.

In 2016/17 the committee was chaired by the then Deputy Premier and Minister for the City of Adelaide the Hon John Rau MP.

For the period 1/7/2016 – 8/12/2016, members were:

- Deputy Premier, the Hon John Rau MP
- The Right Hon the Lord Mayor Martin Haese
- Hon Stephen Mullighan MP
- Hon Kyam Maher MLC
- Councillor Natasha Malani (Deputy Lord Mayor at the time of the appointment)
- Councillor Houssam Abiad
- Councillor Hender was proxy member

For the period 9/12/2016 – 30/6/2017, members were:

- Deputy Premier, the Hon John Rau MP
- The Right Hon the Lord Mayor Martin Haese
- Hon Stephen Mullighan MP
- Hon Kyam Maher MLC
- Deputy Lord Mayor Sandy Verschoor
- Councillor Houssam Abiad
- Councillor Wilkinson was proxy member

The Committee met four times during the year: on 23 September 2016, 9 December 2016, 22 February 2017 and 8 June 2017.

CITY DEVELOPMENT PRIORITIES 2016/17

Each year the Capital City Committee is required by legislation to develop, endorse and review a Capital City Development Program, setting out what it sees as the priorities for the city.

During 2016/17, development priorities focussed on city amenity, connectivity and movement; also sustainability of the city economy, community and natural environment. Progress relating to each 2016/17 development priority is reported below.

OLD ROYAL ADELAIDE HOSPITAL SITE REDEVELOPMENT

(LEAD AGENCY: RENEWAL SA)

With relocation of the Royal Adelaide Hospital (RAH) to its new site in the city's west end, the old RAH site will be transformed into a creation and innovation neighbourhood, creating high-value jobs and industries, securing the future for generations of South Australians to come and positioning Adelaide as the startup capital of Australia. In 2016/17 masterplan proposals for redevelopment of the site were being assessed, with a decision subsequently made to retain the project within government. While the detailed masterplan is still evolving, the vision for the site continues to be for a start-up hub featuring co-working, business accelerators, new and established companies and a strong university presence - all coming together in new ways for a new economic future.



L.I.T. Festival: Temporary Activation at Old Royal Adelaide Hospital Site

TRAM EXTENSION

(LEAD AGENCY: DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE)



Tram Stop, King William Street

Extension of the AdeLINK tram network to the city's East End was announced in 2016/17. The preferred contractor for the \$50 million project was selected and the design development phase commenced in February 2017. Project construction commenced in August 2017 and completion is imminent. The City of Adelaide is contributing an additional \$5 million to fund upgrading of the public realm including the planned East End tram stop.

More broadly, investigation of options for the possible expansion of Adelaide's tram network across the CBD, inner and middle Adelaide

was also undertaken in 2016/17. The project delivered business cases for the expansion of the AdeLINK network and recommended priorities for construction. The City of Adelaide and other inner and middle ring councils, as well as community, were involved in identification and analysis of route options for the network in early 2017.

CENTRAL MARKET ARCADE REDEVELOPMENT

(LEAD AGENCY: CITY OF ADELAIDE)

The Market District incorporates the Adelaide Central Market, the Central Market Arcade, Market Plaza and Chinatown, Her Majesty's Theatre and the restaurant strip of Gouger Street. The 'Our Market District' Plan completed in 2015 provides the strategic framework for development of this district over the next three decades, with the arcade a priority for revitalisation. In March 2016, council resolved to take care and control of the arcade site building on expiration of the ground lease in September 2018.

Following this decision council established an arcade reference group and commissioned Hames Sharley to develop a masterplan for the site. The plan was completed and endorsed by council in late 2016. Following extensive public consultation, the site's Community Land status was revoked in September 2017. In mid-2017, an international expressions of interest (EOI) process was launched seeking a development partner for the project, for announcement in 2018.



Central Market Arcade Entrance

GLENELG TO ADELAIDE PARKLANDS (GAP) RECYCLED WATER

(LEAD AGENCY: CITY OF ADELAIDE)



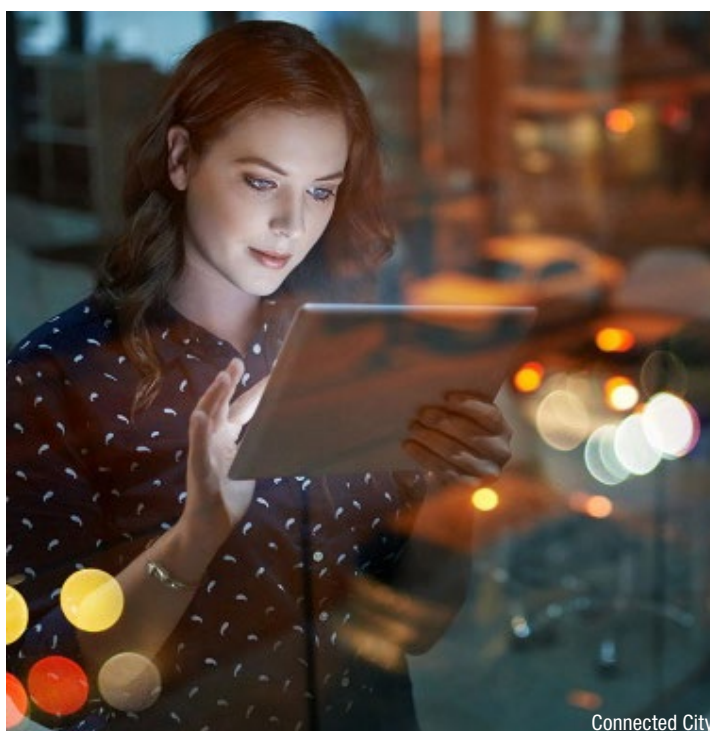
Bragg Park / Ngampa Yarta (Park 5)

The Glenelg to Adelaide Parklands (GAP) Recycled Water pipeline treats and supplies recycled water from the Glenelg Wastewater Treatment Plant to the Adelaide CBD and parklands. In 2016/17 the feasibility of expanding the project to supply Adelaide Oval and Adelaide Golf Course was explored in conjunction with SA Water. Investigations were also undertaken into how the salinity of the treated water can be reduced, noting that the water is suitable for horticultural use, and the cost of desalination is prohibitively high.

TEN GIGABIT ADELAIDE

(LEAD AGENCY: CITY OF ADELAIDE)

Ten Gigabit Adelaide is a revolutionary high-speed, high-performance fibre optic data network that is being rolled out to commercial buildings across the city of Adelaide. The network will enable businesses and organisations to share and receive high volumes of data at phenomenal 10Gbps data speeds and potentially deliver significant economic benefits through a range of local and international applications. In 2016/17 City of Adelaide undertook major feasibility work to explore funding models and benefits of such a network. An initial feasibility report was considered by council in September 2016 and a decision made to proceed with development of a full business case. The City of Adelaide has since partnered with TPG Telecom as Official Network Provider to deliver the fibre optic network, and rollout of Ten Gigabit Adelaide to commercial buildings across the city.



Connected City

LANEWAYS REVITALISATION

(LEAD AGENCIES: RENEWAL SA AND CITY OF ADELAIDE)



Bank Street following Redevelopment

The Laneways Masterplan has laid the groundwork for the Market to Riverbank Link project, a \$14.6m revitalisation of Bank, Leigh, Topham, Bentham and Pitt Streets over two years. The project has been a collaboration of Renewal SA and City of Adelaide with \$7.3M being invested by each partner. Design concepts for Bank Street and Topham Mall North were completed in September 2016, with construction on Bank Street commencing in March. In May, development of preliminary design concepts for Topham Mall South, Bentham and Pitt Streets commenced. Traders have been involved throughout the design and implementation process. In consultation with traders, a six month trial closure of Peel Street (adjacent Leigh Street) also commenced in January 2017. Following the trial the street was permanently closed to traffic in August 2017. Stage one construction (Bank Street and Topham Mall North) was completed in December 2017.

CURRIE - GRENFELL STREET CORRIDOR

(LEAD AGENCY: CITY OF ADELAIDE)

The City of Adelaide 2016-2020 Strategic Plan includes an objective to explore, in partnership with the South Australian Government, redeveloping the Currie-Grenfell Street corridor as a public transport boulevard, to cater for increased demand. Initial survey work of the corridor, supporting the development of concept proposals, was completed in September 2016. Concept options for short term improvements for bus stop relocation and bus stop infrastructure were completed in January 2017. The City of Adelaide has developed multiple concept options for the long term planning of these streets, with a view to partnering with the State Government to redevelop this corridor. A key driver has been the rapid decline of road condition due to the change in volume of heavy vehicle use since the opening of the oBahn extension.

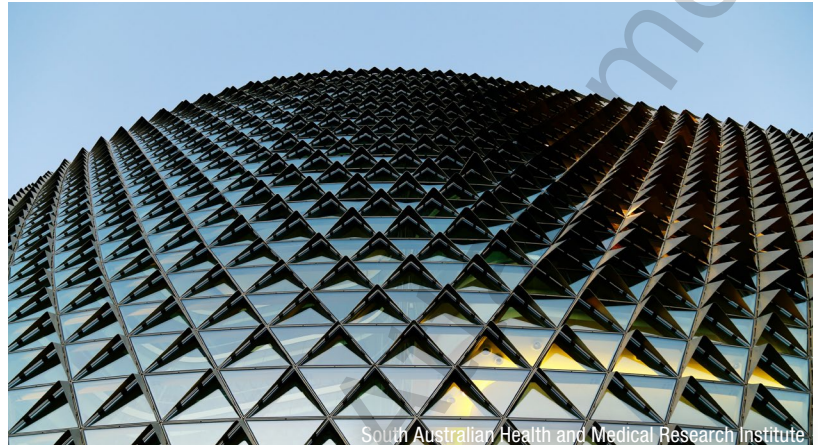


Digital Signage on Currie Street

NORTH TERRACE WEST STRATEGIC FRAMEWORK

(LEAD AGENCY: RENEWAL SA AND CITY OF ADELAIDE)

Renewal SA and the City of Adelaide, together with the Department of Planning, Transport and Infrastructure established a partnership in December 2016 to develop a North Terrace West Strategic Framework. The framework will inform updating of the North Terrace masterplan to facilitate connectivity between Adelaide BioMed City and surrounds. A major element of the work was a movement concept study that was completed in May 2017.



South Australian Health and Medical Research Institute

NORTH TERRACE CENTRAL

(LEAD AGENCIES: RENEWAL SA AND CITY OF ADELAIDE)

Vacant and Underutilised Buildings

Vacant, underutilised and poorly maintained buildings on North Terrace between Pulteney and King William Streets are a problem for the city's premier cultural boulevard. In 2016/17 there were discussions with property owners and investigations continued into how the situation could be resolved including thorough adaptive reuse strategies. A challenge with developing many character buildings is the expense and difficulty of meeting current National Construction Code (Building Code) standards. An amended Ministerial Specification has been published to better respond to these challenges, providing options for upgrading these types of building. See 'Building Code' section for more information.

North Terrace Bud Lighting

The North Terrace Bud Lighting project saw just over 100 trees along the northern side of North Terrace illuminated with bud lights, enhancing the night time appeal of this preeminent precinct.



North Terrace Bud Lighting Project

BIKEWAYS

(LEAD AGENCY: CITY OF ADELAIDE)

In 2016/17 the City of Adelaide in partnership with the South Australian Government announced \$12 million in joint funding over two years to deliver high quality continuous North to South and East to West bikeways through the city of Adelaide and to initiate a point-to-point bike share scheme in the city. A bikeways summit and follow up design charrette, held in October 2016, brought industry and stakeholders together to commence the design process.

In May 2017, tenders were invited for construction of the North – South Bikeway. Design and construction contracts were awarded to Tonkin Consulting (for detailed design of one portion of the bikeway) and Outside Ideas (to construct another portion of the bikeway). The City of Adelaide also contributed streetscape design and is building the remainder of the bikeway. A significant portion has been opened to the public, with completion of the final section scheduled for the end of August 2018.



BUILDING CODE

(LEAD AGENCY: DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE)



In May 2015, the Department of Planning, Transport and Infrastructure (DPTI) commenced development of a draft Minister's Specification for upgrading health and safety in existing buildings in conjunction with two working groups including representatives from the Property Council, City of Adelaide and the public and private sector. By providing consistency and certainty for building owners, investors, designers and assessors, the aim was to encourage the redevelopment of existing buildings, including C and D grade office buildings and potentially a number of the under-utilised North Terrace buildings, where it may not have been economic to do so under the existing building code. Minister's Specification 'Upgrading health and safety in existing buildings' (SA 2017) brings down the number of building performance standards applicable under the code from 79 to 24 across the state, to provide planning decision makers, property owners, tenants, developers and builders with greater clarity regarding upgrades of existing buildings.

SMART CITY

(LEAD AGENCIES: CITY OF ADELAIDE AND DEPARTMENT OF STATE DEVELOPMENT)

City of Adelaide's smart city program seeks to enhance the city experience through technology. In 2016/17 the focus of the program was on three key initiatives:

- city parking experience - City of Adelaide worked on improving the on street and off street car parking experience for city users through use of smart technologies enabling real-time and interactive parking information and making it easier to find, access, pay, and utilise car parking in the city
- city information/ insights – City of Adelaide initiative aimed at connecting and informing through open access to reliable information, enabling evidence based decision making that is relevant and sustainable
- city connectivity - extending City of Adelaide connectivity through smart technologies such as WiFi, sensor networks and connected devices in areas such as waste management, wayfinding, lighting, parking, environmental monitoring, and supporting the carbon neutral agenda.

CARBON NEUTRAL ADELAIDE

(LEAD AGENCIES: CITY OF ADELAIDE AND DEPARTMENT FOR ENVIRONMENT AND WATER)

Building on Adelaide's international reputation as a green, liveable, smart and creative city, Carbon Neutral Adelaide seeks to establish the city of Adelaide as the world's first carbon neutral city, delivering economic opportunities and job creation. In September 2016, the Premier and the Lord Mayor launched the Siemens' report: *Carbon Neutral Adelaide: Comparing the benefits of technology choices*. The report assesses the performance of over 70 technologies from the transport, building and energy sectors to reduce carbon emissions, improve air quality and increase new jobs in the local economy. A joint initiative of the City of Adelaide and the State Government, the *Carbon Neutral Adelaide Action Plan 2016 - 2021* was launched in November 2016.

The City of Adelaide and Department for Environment and Water jointly funded the Sustainability Incentives Scheme in 2016-17, providing rebates to over 70 city businesses, residents and community organisations. The scheme provides rebates for sustainable technologies such as solar photovoltaics (PV), energy storage and monitoring systems, LED lighting upgrades and electric vehicle charging points. During 2016-17 approximately \$150,000 in rebates leveraged \$1.23 million total investment in the city.

In October 2016, the State Government announced the winners of the 2016 Low Carbon Entrepreneurs Prize. Enecon took out first prize, with a carbon neutral tri-generation system, and Ecocaddy's Eco Cart was the runner up. The City of Adelaide endorsed the Solar Savers Adelaide program, providing upfront funding for the purchase and installation of solar PV panels for low-income earners and rental residential properties. Forty residential properties participated in Stage 1, with participant selection commencing in March 2016.

Also in March 2017, a 12 month Compostable and Reusable Coffee Cup Pilot commenced in the city. The Carbon Neutral Adelaide Partners Program, launched in May 2017 with 40 founding partners, now has approximately 150 Carbon Neutral Adelaide partners, representing businesses of all sizes, peak organisations, the university sector and not-for-profit organisations that are contributing to emissions reduction in the City.

CITY RESIDENTIAL GROWTH

(LEAD AGENCIES: CAPITAL CITY COMMITTEE AND CITY OF ADELAIDE)

In 2016/17 the Government of South Australia together with City of Adelaide had significant residential population growth targets for the city as a means of increasing vibrancy, developing the economy and reducing urban sprawl. In March 2016 the partners jointly commissioned a major research study into the market for Adelaide city living and best ways to attract people into the city. Data from the study was released in late 2017, identifying key areas of opportunity which include: attracting and retaining skilled migrants and high performing international students in the city; incentivising city housing purchase; and ensuring city housing product meets market requirements. Council is finalising its Residential Growth Action Plan in light of the research findings.

In related initiatives developed in 2016-17, the City of Adelaide in July 2017 introduced five year rate rebates for owner-occupiers of new 'off-the-plan' apartments, as well as apartments newly redeveloped from low grade commercial building stock, to encourage adaptive re-use. The State Government similarly committed to partial stamp duty concessions of up to \$15,500 through to 30 June 2018, \$10,000 pre-construction grants on sales until 30 September 2017, and five year land tax exemption for investors entering into eligible off-the-plan apartment contracts.

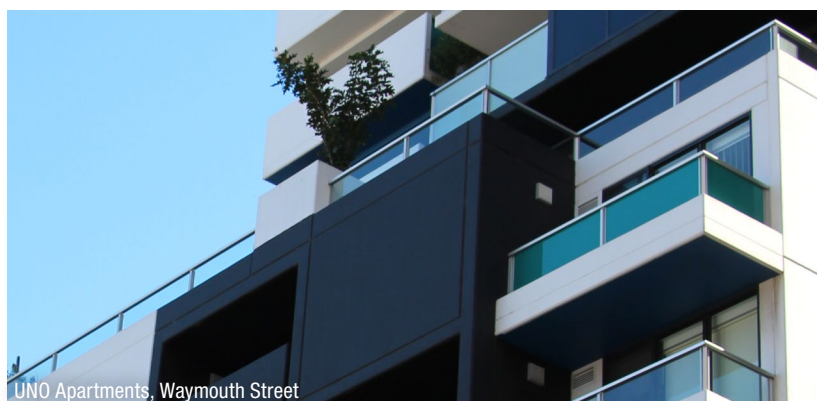


Ergo Apartments Community Event

STAMP DUTY CONCESSIONS

(LEAD AGENCY: DEPARTMENT OF TREASURY AND FINANCE)

Stamp duty concessions for purchase of new city and inner rim 'off the plan' apartments were first introduced by the South Australian Government in 2012 to encourage take up of apartment living. The concessions (capped at stamp duty payable on a \$500,000 apartment) were extended to 30 June 2017 and made available across the state, and following this have been extended for a further year to 30 June 2018.



UNO Apartments, Waymouth Street

