

CAPITAL CITY COMMITTEE

2024-25 Annual Report

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Collaborative Thinking. Positive Outcomes.

A joint initiative of



Government of
South Australia



CITY OF
ADELAIDE

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 a result, the broad requirements of the Premier and Cabinet Circular PC013 Annual Reporting have been adopted in the preparation of this report.

The City of Adelaide is located on the traditional homelands of the Kaurna Nation of People, the first traditional owners and custodians of the Adelaide Region. The Capital City Committee acknowledge that the spiritual, social, cultural and economic practices of Aboriginal peoples come from their traditional lands and waters, that they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance, and that they have made and continue to make a unique and irreplaceable contribution to the state.

We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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Overview: About the Capital City Committee

Purpose

Established by the Government of South Australia under the *City of Adelaide Act 1998* (the Act), the Capital City Committee (the Committee) is an intergovernmental body of the South Australian Government and City of Adelaide. It has 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.
- Recommend priorities for joint action by the State Government and the City of Adelaide.
- 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.
- 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.

Membership of the Capital City Committee

Members of the Committee in 2024-2025 were:

State Government Members

- The Hon Peter Malinauskas MP, Premier (Chair)
- The Hon Nick Champion MP, Minister for Housing and Urban Development, Minister for Housing Infrastructure, Minister for Planning
- The Hon Zoe Bettison MP, Minister for Tourism, Minister for Multicultural Affairs
- The Hon Andrea Michaels MP, Minister for Consumer and Business Affairs, Minister for Arts, Minister for Small and Family Business (Deputy)

City of Adelaide Members:

- Lord Mayor Hon Dr Jane Lomax-Smith AM (full year)
- Councillor Mary Couros (to 14 December 2024)
- Councillor Dr Mark Siebentritt (full year)
- Councillor Janet Giles (15 December 2024 – 30 June 2025)
- Councillor Simon Hou (Deputy to 11 April 2025)
- Councillor Kieran Snape (Deputy 27 May 2025 – 30 June 2025)

Committee Operations

The Committee met four times over the reporting year (August, December, February and May), and was supported by an Executive Group of senior officials from the Government and the City of Adelaide who also met during the reporting period.

Both the Committee and the Executive Group are supported by staff situated within the Department of the Premier and Cabinet. The Committee's activities and administration are jointly and equally funded by the Government of South Australia and the City of Adelaide.

Legislation administered by the agency

The Capital City Committee administers no legislation.

Other related agencies

As a strategic intergovernmental body bringing together the Government of South Australia and the City of Adelaide, key partners and agencies related to the Committee for 2024-25 include:

- **Department of the Premier and Cabinet (DPC):** The Premier chairs the Committee and the Deputy Chief Executive of DPC is a member of the Committee's Executive Group. The Department also hosts the secretariat, strategic project coordination, and contributes half of the funding for the program.
- **City of Adelaide:** Represented on the Committee by the Lord Mayor and Council Members, and on the Executive Group by the Chief Executive Officer. The City of Adelaide provides half of the funding for the program.
- **Department for Housing and Urban Development (DHUD):** Minister for Planning and Chief Executive of DHUD represented on the Committee and Executive Group respectively.
- **South Australian Tourism Commission (SATC):** Minister for Tourism and Chief

Executive of SATC represented on the Committee and Executive Group respectively.

- **Renewal SA:** Chief Executive represented on the Executive Group.

Acknowledgements

The Capital City Committee extends its sincere gratitude to all who have contributed towards the implementation of initiatives throughout the reporting period. Employees of the State Government and the City of Adelaide have underpinned the work of the Committee.

The Capital City Committee also acknowledges and appreciates the many staff and volunteers who have contributed to the growth and development of Adelaide.

The Committee's Development Program Priorities

The Committee members agreed the following shared priorities of the State Government and the City of Adelaide would be considered as part of the Capital City Committee Development Program:

- Recovering from COVID-19 and growing Adelaide's economy
- Housing and homelessness
- Environmental issues.

The State Government and City of Adelaide share a vision of Adelaide as being prosperous, innovative and thriving. Shared priorities are highlighted through a number of respective strategic frameworks, including the City of Adelaide Strategic Plan 2024 – 2028 and the State Government's Economic Statement and plan for A Better Housing Future.

Recovering from COVID-19 and growing Adelaide's economy

Over the last few years the State Government and City of Adelaide have independently and collectively invested significant effort and funding into supporting Adelaide's recovery from COVID-19 and delivering innovative solutions to support city traders and encourage workforce and visitor returns to the city.

These initiatives have included:

- Main Streets Revitalisation and Improvement Grants scheme (2020-21 and 2021-22)
- City Outdoor Activation Grants
- Music in the Streets
- Recover + Reimagine
- COVID-19 Business Support Packages.

The State Government's high ambition for the South Australian economy is set out in the South Australian Economic Statement, and the City of Adelaide released its Economic Development Strategy 2024-2028 after targeted stakeholder and public consultation undertaken in 2023-24.

Housing and Homelessness

In 2024-25 the Committee provided funding of \$15,000 to the 2025 Don Dunstan Foundation Housing Symposium *National rental summit: The missing middle*.

The City of Adelaide's Strategic Plan sets an outcome of driving affordable, safety and quality housing outcomes that attract and retain residents in our city. Key actions include:

- working with partners to identify new and innovative ways to reduce rough sleeping and homelessness
- contributing towards achieving Zero Functional Homelessness
- supporting increased residential growth and housing affordability through partnerships and advocacy
- reducing rental pressures by increasing housing supply and unlocking properties for long-term tenants.

The State Government's A Better Housing Future sets out the plan to improve the housing outcomes for people in South Australia and includes a range of key initiatives and actions, including:

- delivering more public housing
- partnering with the Commonwealth Government to deliver more social and affordable housing
- large releases of residential land
- delivering more affordable residential tenancy bonds
- banning rent bidding
- protecting tenant rights and information
- expanding the private rental assistance program
- providing greater support for homebuyers through HomeStart products
- increased support for regional housing
- creating tax incentives to increase the supply of rental properties.

Environmental issues

Environmental issues and climate change are key concerns for both the City of Adelaide and the State Government, evidenced by existing and future plans

including the State Government South Australia's Net Zero Strategy 2024-2030 and the City of Adelaide's Integrated Climate Strategy 2030.

Shared goals include:

- transition to net zero
- reaching climate resiliency
- creating sustainability for future generations
- protecting homes and businesses from climate hazards and creating a climate smart economy.

The Committee also notes the importance of strategic collaboration in relation to COP31 should Adelaide become the host city for the event to be held in 2026.

Initiatives Funded by the Capital City Committee

Funding from the Capital City Committee has supported the following projects and initiatives throughout the 2024-2025 year:

- A second tranche of the City of Adelaide's Adaptive Re-use project including the Adaptive Re-use City Housing Initiative (ARCHI) Incentives Scheme;
- Sponsorship for the 2025 Don Dunstan Foundation Housing Symposium
National rental summit: The missing middle.

Adaptive Re-use

The Capital City Committee is supporting a range of adaptive re-use projects being implemented by the City of Adelaide over the 2023-24; 2024-25 and 2025-26 financial years. This has included retaining the position of a Project Lead Adaptive Re-use Housing Initiative (within the City of Adelaide) and funding for a range of project and consultancy work to support the program.

Further funding has been provided towards the Adaptive Re-use City Housing Initiative (ARCHI) which has been established to unlock dwelling potential in underutilised buildings in the City of Adelaide. ARCHI's goal is to diversify the housing supply by repurposing existing structures, while maximising the utilisation of retained embodied energy, activating dormant spaces, and breathing new life into heritage buildings.

Through this initiative, the City of Adelaide hopes to not only address housing shortages, but also foster sustainability and preserve its rich architectural heritage, in support of its population target of 50,000 people living in the city by 2036.

ARCHI provides financial incentives, dedicated case management support, advocacy, research and engagement with industry and the community. Further information on ARCHI can be found on the following website:

<https://www.cityofadelaide.com.au/development-infrastructure/archi>

Following the success of the project, in the 2024-25 year the Capital City Committee has committed a further \$859,000 towards the project over the three-year period 2025-26 to 2027-28. The Committee has now committed a total of \$1.4 million to this project over the five years to 2027-28.

Don Dunstan Foundation Housing Symposium - *National rental summit: The missing middle*

The Capital City Committee provided \$15,000 in sponsorship to the Don Dunstan Foundation to support the delivery of the Housing Symposium held at Flinders University on the 27th of June 2025.

The Symposium had the theme “The Missing Middle” which recognised the growing role of renting in Australia’s housing mix. The Symposium addressed all aspects of renting from the public and community housing sector, to the private rental market, to innovations in renting such as build-to-rent projects.

Committee member the Hon Nick Champion MP, Minister for Housing and Urban Development, Minister for Housing Infrastructure, and Minister for Planning, delivered an address at the Symposium. Ellen Liebelt, Project Manager – City Housing (Adaptive Reuse) also made a presentation about ARCHI. Other speakers included Scott Langford CEO of Housing Australia and Dr Kate Raynor, Director of the Centre for Equitable Housing.

Activity in 2024-25 under previously funded initiatives - Heritage Incentive Scheme (HIS)

In 2023-24 Capital City Committee provided \$250,000 towards the preservation of seven State Heritage Places for heritage conservation works and professional heritage advice and documentation through an established mechanism in the HIS.

Funding provided by the Committee supported 7 State Heritage Place projects as set out below:

Address	Project
Ward Street, North Adelaide (residence)	Reroofing of corrugated iron roof and window conservation works
Hill Street, North Adelaide (residence)	Paint stripping, salt damp remediation and repointing works
Ruthven Avenue, Adelaide (residence)	Façade conservation and reconstruct original front fence
Kingston Terrace, North Adelaide (residences - former Cottage Homes)	Reroofing of strata-owned row houses

Address	Project
Brougham Place, North Adelaide (Brougham Place Uniting Church)	Footing stabilisation and façade remediation
East Terrace, Adelaide (residence)	Reroofing of slate roof
Pennington Terrace, North Adelaide (St Marks College)	Reroofing of corrugated iron roof

Financial Performance

Financial Performance at a Glance

Under the Act, administrative and staffing costs of the Capital City Committee must be shared equally between the State and the City of Adelaide.

In 2024-25, contributions from both parties to the Committee totalled \$726,000 with a further \$191,000 carryover from 2023-24 approved by the Department of Treasury and Finance for expenditure.

The Department of Treasury and Finance has also approved the carryover of \$395,000 from 2024-25 into 2025-26.

Total Capital City Committee Expenditure for 2024-25	
Activity	Allocation
Employee Benefits and Costs	\$258,000
Adaptive Re-use City Housing Initiative (ARCHI) Incentives Scheme	\$250,000
Dunstan Foundation Housing Symposium	\$15,000
Total	\$523,000

As discussed above, the Committee also agreed to provide \$859,000 further funding towards ARCHI over the period 2025-26 to 2027-28.

Executive Employment

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

Consultants Disclosure

No consultants were directly employed by the Capital City Committee in 2024-25.

Reporting required under any other act or regulation

The Capital City Committee is not required to report under any other act or regulation.