

Leigh Creek Transformation Community Meeting 29 April 2021

Presenters:

Leigh Creek Task Force/ Department for Energy and Mining: Independent Chair Paul Case and Project Manager, Vicki Beard

Department for Infrastructure & Transport, Property: Dan Luscombe

Department for Infrastructure & Transport, Building Projects: Mark Muller

Task Force Chair comments:

- Recap from last meeting
- Update on the progress of the milestones schedule (Vicki Beard)
- Update on the new health facility site
- Update on the sales process and leases (Dan Luscombe)
- Update on demolition program (Mark Muller)
- Salvage items – process (Vicki Beard)

Leigh Creek Transformation Program – REVISED High-level schedule of transformation milestones (as at 29 April 2021)

Subject to change and for guidance only. Administrative functions undertaken in Adelaide are not included

Timeline	Leigh Creek Task Force: Department for Energy and Mining (DEM) Town management and engagement: Outback Communities Authority (OCA)	Residential, commercial and community property sales, rentals: Department for Infrastructure and Transport (DIT) Property	Demolition, construction: DIT Building Projects
Public announcement at Leigh Creek 17 December 2020	Minister and Task Force community meeting – launch of transformation program Letters to community Dedicated webpage including FAQs, town map, community meeting details and other updates, contact details		
January 2021	Community meeting (see schedule on webpage https://oca.sa.gov.au/LeighCreekTransformation) Leigh Creek News	Engage with households regarding future residential property options Engage with households in the demolition zone about alternative housing options. Asbestos audits and property inspections - residential	Erect aerodrome kangaroo fencing
February 2021	Community meeting Task Force members attend) (see schedule) Leigh Creek News	Engage with households regarding future residential property options Residential on-site valuations Appoint survey firm for titling plan	
March 2021	Compile register of historical/ cultural and items of significance for retention (Aboriginal cultural items yet to be identified – in process) Community meeting (see schedule)	Property Manager visit Formal documentation to tenants Residential property valuations report	

Completed Commenced and well on track (add expected completion date/ month) Not commenced/ behind schedule Amended/ moved on timeline

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March 2021 (cont)	Leigh Creek News	Commence town survey – residential and roads	
	Leigh Creek Progress Association/ OCA meeting (monthly agenda will include future levels of service, which will inform future consultation on a community levy)	Appoint residential sales agent (Revise to late May) Residential asbestos audit report Commercial property valuations undertaken	
April 2021	Community meeting (see schedule)	Prepare residential titles	Demolition program – Industry briefing at Port Augusta (includes Tailored Industry Participation Plan) (Revise to May)
	Leigh Creek News	Appoint commercial sales agent (Revise to late May)	
	Commence recruitment of Town Manager (Acting Manager in place)	Residential sales contracts information (Revise to early June)	
	Commence recruitment of Assets and Works Officer.	Commercial valuation report	Community consultation on proposed site options for new clinic/ ambulance facility (SA Health/ DIT)
	Leigh Creek Progress Association/ OCA meeting	Tenant relocations from demolition zone to retained housing commenced	
	Commence discussions with potential rental housing providers (Task Force/ DIT)		
	Identify and commence discussions on infrastructure for Aboriginal communities (Task Force/ DIT)		

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May 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting, agenda to include Community Affairs Resourcing and Management Agreement	Appoint residential sales agent Appoint commercial sales agent Implement titles – individual residential and some commercial	Demolition program - Industry briefing at Port Augusta (includes Tailored Industry Participation Plan)
June 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting	Residential sales contracts information. Residential sales contracts commence. Commercial/ community assets contract information. Finalise residential and commercial survey(titling) plan. Extend lease terms if required.	Demolition program site set up(fencing, independent safety plan review) Demolition program stages and sequence details High level plan regarding the new health clinic and aerodrome runway works
July 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting	Prepare commercial titles	Demolition program commences, asbestos monitoring throughout SA Water works commence
August 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting		Demolition program continues
From September	<i>All other details to be updated as confirmed</i>	Commercial property sale contracts	

Dan Luscombe

Manager Property Projects and Disposals

Property Directorate

- General Review
 - Maintenance works (Inspection of fire wall)
 - Correspondence recently sent
 - Rental Arrangements moving forward
- Updates
 - Real Estate Agency
 - Valuation
 - Surveyor
- Works
 - Arborist
 - Asbestos Repairs
 - Minor Maintenance – Hot Water Systems/White Ants
- Other
 - On hold rental applications
 - Any other matters raised

Leigh Creek Demolition Areas – Salvage Items

Dear community members and interested stakeholders

The state government is committed to Leigh Creek becoming a sustainable and open town and a thriving regional tourist hub, and service centre for surrounding northern Flinders Ranges communities.

The transformation process includes the demolition of houses in line with new Town Plan. Local and regional community members have requested the opportunity to purchase salvage items from the proposed demolition zones at Leigh Creek.

The Leigh Creek Task Force has developed the following cost-recovery process which aims for the safe removal of identified salvage items and with fair sale opportunities. The process is explained as below:

Salvage materials - sale process principles

1. Community members will have the ability to bid for salvage items:
 - a. Items will be removed by a qualified contractor that will be engaged by the Department for Infrastructure and Transport.
 - b. Minimum cost/ bids must be equal to or greater than the cost of removing the item from the property and getting the item ready for sale and collection.
 - c. Items will be sold as is, with no guarantee as to quality or fit for purpose (buyer beware).
 - d. Items must be collected by the purchaser; delivery is not included.
 - e. Any profits will be redirected to the Leigh Creek community (process to be advised if applicable).

2. Process for purchasing salvage:
 - a. Community members can review the table below and select any items from the residential demolition area they would wish to purchase (minimum price of items will be at cost).
 - b. Community members can also advise of any items they would wish to purchase (minimum price of items will be at cost) from a non-residential demolition area. Availability will be subject to an assessment of whether these items can be safely removed.
 - c. Please email Tracy Neldner at Tracy.Neldner@sa.gov.au or phone 0886752126 with your contact details and the specific item(s) that you are interested in by **5.00pm on Friday, 14 May 2021**.
 - d. A list of items where interest has been shown will be compiled for a contractor to price up removing the items from the demolition areas and making available for collection.
 - e. The contractor may consider an item(s) cannot be safely removed. Interested parties will be notified and will have the opportunity to bid on an alternative item.
 - f. For those that have registered their interest, an auction will be held at the earliest date (to be advised). This process will be ensure that where there is more than one person's interest in an item, it will be sold fairly.
 - g. Items must be purchased and paid for prior to removal. A timeline for payment will be provided as soon as practical.
 - h. Details for collection of your salvage item purchases will be advised following payment.

Salvage items – available for purchase (by item number/ address)

1. Items that are in reasonable condition from the residential demolition area have been identified as per the table below.
2. Should you wish to apply the salvage process to an item in a non-residential demolition area, please advise. Availability will be subject to an assessment of whether these items can be safely removed.

Leigh Creek Demolition Areas – Salvage Items

Item	Address	Shed	Free standing carport	Other Items
GIDGEE				
1.	1 Gidgee	No	Yes - 2 sides permapine slats	+ 2 metal gates
2.	2 Gidgee	No	Yes - 2 sides permapine slats	
3.	3 Gidgee	No	Yes - 2 sides permapine slats	
4.	4 Gidgee	No	Yes - 1 sides permapine slats	
5.	5 Gidgee	No	Yes - 2 sides permapine slats	
6.	6 Gidgee	Yes	Yes - 2 sides permapine slats	+ 2 metal gates
7.	7 Gidgee	Yes Carport attached		
8.	8 Gidgee	No	Yes - 2 sides permapine slats	+ 2 permapine gates
9.	9 Gidgee	No	Yes	
10.	10 Gidgee	No	Yes - - 1 permapine side slats + 1 gate	+ 2 metal gates
11.	11 Gidgee	No	No	+ 2 metal gates
GIMLET				
12.	2 Gimlet	Yes – 1 piece of flashing fallen off but in yard	Yes - 2 sides permapine slats	
13.	3 Gimlet	No	Yes - 2 sides permapine slats	+ 2 metal gates
14.	4 Gimlet	No + full of rubbish	Yes X 2	
15.	5 Gimlet	Yes Carport attached	1 sides permapine slats	
16.	7 Gimlet	No	Yes - 2 sides permapine slats	
17.	8 Gimlet	No	Yes - 1 side permapine slats	
18.	9 Gimlet	No	Yes X 2 – second fixed to original	
19.	10 Gimlet	No	Yes - 1 side permapine slats	
20.	11 Gimlet	Yes	Yes – small shade structure off to side	
21.	12 Gimlet	No	Yes	+ 2 permapine slat gates
22.	13 Gimlet	Yes	Yes - 2 sides permapine slats	
23.	14 Gimlet	Yes	Yes	
MALLEE				
24.	1 Mallee	Yes	Yes - 2 sides permapine slats	
25.	2 Mallee	Yes attached to carport – 1 side permapine slats		

Leigh Creek Demolition Areas – Salvage Items

Item	Address	Shed	Free standing carport	Other Items
26.	3 Mallee (Old Child Care Centre)	No	Double carport free standing	Cubby house Climb and slide structure
27.	4 Mallee	No	Yes – 1 permapine side slats + 2 gates	
28.	5 Mallee	Yes Carport attached -1 side permapine		+ 2 permapine gates
29.	6 Mallee	Yes Carport attached – 1 side permapine	Yes	
30.	42 Mallee	Yes + extra side shed added	Yes	
31.	43 Mallee	Yes	Yes	
32.	44 Mallee	Yes – attached carport (1 timber fascia board at front)		
33.	45 Mallee	No	Yes - 2 sides permapine slats	
KURRAJONG				
34.	1 Kurrajong	Yes	Yes	
35.	2 Kurrajong	Yes – carport attached to shed		
36.	3 Kurrajong	Yes		
37.	4 Kurrajong	No – small amount of flashing damage	Yes	
38.	5 Kurrajong	Yes	Yes	
39.	6 Kurrajong	Yes X2	Yes - 2 sides permapine slats	
40.	7 Kurrajong	Yes – carport attached to shed		
41.	8 Kurrajong	Yes	No	Permapine PA gate
42.	9 Kurrajong	Yes	Yes	
43.	10 Kurrajong	Yes	Yes – permapine gates attached	
44.	11 Kurrajong	No	Yes – permapine gates attached	
45.	12 Kurrajong	Yes	Yes	
46.	13 Kurrajong	Yes Carport attached to shed	Carport has 1 X side permapine + 1 side permapine gates	
47.	14 Kurrajong	Yes	Yes – 1 X side permapine + 1 side permapine gates	
48.	15 Kurrajong	Yes	Yes - 2 sides permapine slats	
49.	16 Kurrajong	No	Yes - 2 sides permapine slats	
50.	17 Kurrajong		2 X Yes - 2 sides permapine slats	
51.	Flats 17A Kurrajong	3 bay shed		

Leigh Creek Demolition Areas – Salvage Items

Item	Address	Shed	Free standing carport	Other Items
52.	18 Kurrajong		Yes - 2 sides permapine slats	
53.	19 Kurrajong	Yes	Yes	
54.	20 Kurrajong	Yes Carport attached to shed		+ 2 metal gates + 1 colourbond gate Colourbond fencing
55.	21 Kurrajong	Yes Carport attached to shed	1 side of carport permapine	
IRONBARK				
56.	1 Ironbark	Yes	Yes - 2 sides permapine slats	+ 2 metal gates 4 X 6 colourbond pergola
57.	3 Ironbark	No	Yes	
58.	4 Ironbark	Yes	Yes	
59.	5 Ironbark	No	Yes - 2 sides permapine slats	
60.	6 Ironbark	No	Yes - 2 sides permapine slats	
61.	7 Ironbark	No	Yes - 2 sides permapine slats	
62.	8 Ironbark	Yes	Yes - 2 sides permapine slats	
63.	10 Ironbark	Yes Carport attached		+ 2 metal gates
64.	11 Ironbark	Yes	Yes	+ 2 metal gates
CORAL GUM				
65.	1 Coral Gum	No	No	+ 2 metal gates
66.	2 Coral Gum		Yes -2 sides permapine slats	+ 2 metal gates
67.	3 Coral Gum	Yes	Yes - 2 sides permapine slats	
68.	4 Coral Gum	Yes	Yes - 2 sides permapine slats	
69.	5 Coral Gum	No	Yes - 2 sides permapine slats	
70.	6 Coral Gum	No	Yes - 2 sides permapine slats	
71.	7 Coral Gum	Yes	Yes	+ 2 permapine gates
72.	8 Coral Gum	No	Yes - 2 sides permapine slats	
73.	9 Coral Gum		Yes - 2 sides permapine slats	
74.	10 Coral Gum	No	Yes - 2 sides permapine slats	+ 2 metal gates
75.	11 Coral Gum	Yes	No	+ 2 permapine gates
76.	12 Coral Gum	No	Yes - 2 sides permapine slats	
77.	13 Coral Gum	No	Yes - 1 side permapine slats	

Leigh Creek Demolition Areas – Salvage Items

Item	Address	Shed	Free standing carport	Other Items
DUNDAS				
78.	1 Dundas		Yes	
79.	2 Dundas	Yes	Yes - 2 sides permapine slats	+ 2 metal gates
80.	3 Dundas	No	Yes - 2 sides permapine slats	
81.	4 Dundas	No	Yes	
82.	5 Dundas	No	Yes	
83.	6 Dundas	No	Yes - 1 side permapine slats	
84.	7 Dundas	No	Yes double - 2 sides permapine slats	= 2 metal gates
85.	8 Dundas	Yes	Yes - 2 sides permapine slats	= 2 permapine gates
86.	9 Dundas	Yes	Yes	
BLUE BUSH				
87.	1 Blue Bush	Double garage		
88.	3 Blue Bush	Double garage		
MARLOCK				
89.	1 Marlock	Yes	Yes -2 sides permapine slats	+ 2 metal gates
90.	2 Marlock		Yes -2 sides permapine slats	+ 2 metal gates
91.	3 Marlock		Yes - 2 sides permapine slats	
92.	4 Marlock	No	Yes - 2 sides permapine slats	+ 2 metal gates
93.	5 Marlock	Yes	Yes - 2 sides permapine slats	
94.	7 Marlock		Yes -2 sides permapine slats	
95.	8 Marlock		Yes - 2 sides permapine slats	
96.	9 Marlock	No	No	+ 2 metal gates
97.	10 Marlock	No	Yes - 2 sides permapine slats	+ 2 metal gates
98.	12 Marlock	Yes	Yes - 2 sides permapine slats	+ 2 metal gates
99.	13 Marlock	Yes	Yes - 2 sides permapine slats	+ 2 metal gates
MULGA				
100.	2 Mulga	No	Yes -2 sides permapine slats	+ 2 metal gates
101.	3 Mulga	No	Yes -1 side permapine slats	
COOLABAH				

Leigh Creek Demolition Areas – Salvage Items

Item	Address	Shed	Free standing carport	Other Items
102.	2 Coolabah	Yes – carport attached to shed		+ 2 permapine gates
103.	4 Coolabah	Yes	Yes	+2 metal gates
104.	5 Coolabah	Yes	No	+2 metal gates
105.	6 Coolabah	Yes	Yes	+2 metal gates
106.	7 Coolabah	Yes	Yes	
107.	9 Coolabah		Yes - 2 sides permapine slats	+2 metal gates
108.	10 Coolabah	Yes	Yes - 2 sides permapine slats	+ 2 permapine gates
109.	11 Coolabah	Yes	Yes - 1 sides permapine slats	+2 metal gates
110.	12 Coolabah	Yes	Yes - 2 sides permapine slats	+2 metal gates
111.	13 Coolabah	No	Carport 1 side permapine + 1 side permapine gates	+2 metal gates
112.	14 Coolabah	No	Yes –3 sides permapine slats	
113.	15 Coolabah		Yes - 2 sides permapine slats	+ 2 permapine gates
114.	16 Coolabah	Carport attached to shed		
115.	17 Coolabah	Yes	Yes - 1 side permapine slats	
116.	19 Coolabah		Yes - 2 sides permapine slats	+2 metal gates
117.	21 Coolabah	No	Yes – shade cloth attached	
118.	22 Coolabah	Carport attached to shed		
119.	23 Coolabah	Yes	Yes - 1 side permapine slats	
120.	24 Coolabah	Yes	Yes - 2 permapine gates	
121.	25 Coolabah	Yes	Yes	
122.	26 Coolabah	Yes	Yes - 1 side permapine slats	
123.	27 Coolabah	Yes - Carport attached to shed	Carport with 2 permapine gates	
124.	28 Coolabah	Just Okay - Carport attached to shed		
125.	29 Coolabah	Yes - Carport attached to shed		+ 2 permapine gates
BLACK BUTT				
126.	2 Blackbutt	Yes – carport attached to shed	Yes - 2 sides permapine slats	+ 2 permapine gates
127.	3 Blackbutt		Yes - 2 sides permapine slats	

Leigh Creek Demolition Areas – Salvage Items

Item	Address	Shed	Free standing carport	Other Items
128.	4 Blackbutt		Yes - 1 side permapine slats, 1 side permapine gate	
129.	6 Blackbutt		Yes	
130.	7 Blackbutt		Yes - 1 side permapine slats, 1 side permapine gate	
131.	8 Blackbutt	Yes	Yes - 1 side permapine slats, 1 side permapine gate	
132.	9 Blackbutt	Yes	Yes - 1 side permapine gates	
133.	10 Blackbutt	No	Yes - 1 side permapine gates	
134.	12 Blackbutt	Yes – carport attached to shed	Carport has 1 X side permapine + 1 side permapine gates	
135.	13 Blackbutt	Yes	Yes - 2 sides permapine slats	
136.	14 Blackbutt	Carport attached to shed		
137.	15 Blackbutt	Yes	Yes	
138.	16 Blackbutt	Yes	Double carport	
139.	17 Blackbutt	Yes	Yes - 2 sides permapine slats	+ 2 metal gates
140.	18 Blackbutt		Yes - 2 sides permapine slats	+ 2 metal gates
141.	20 Blackbutt	No	Yes - 2 sides permapine slats	
142.	21 Blackbutt	Yes	Yes - 2 sides permapine slats	
143.	23 Blackbutt	No	Yes	
144.	25A Blackbutt	Double garage		
145.	26 Blackbutt		Yes	
146.	27 Blackbutt		Yes - 2 sides permapine slats	
147.	28 Blackbutt		Yes - 2 sides permapine slats	+ 2 metal gates
148.	30 Blackbutt		Yes - 2 permapine gates	
149.	31 Blackbutt		Yes - 2 permapine gates + 1 side slats	
150.	32 Blackbutt		Yes - 1 permapine gate + 1 side slats	
151.	34 Blackbutt		Double carport	
152.	35 Blackbutt		Double carport	
VARIOUS TANKS				
153.	Large round		All addresses above – subject to availability/ quality	
154.	Small round			
155.	Modular rectangle			