

Leigh Creek Task Force: Paul Case, Chair update

Transformation progress throughout 2021

– Community

- Community cooperation
- LCCPA positive support and opportunities for more people to be involved
- Difficult time with some unavoidable delays/ schedule changes with transitioning Leigh Creek into a planned town
- Task Force focus – progress and keeping community informed.

– Property Sales

- Sales interest has been high
- Many contracts signed/ in progress
- Private investor interest is high.

Leigh Creek Task Force: Paul Case, Chair update

- Demolition of surplus properties
 - Initial contractors have been engaged
 - Birubi and Delta are here to speak with you tonight
 - Significant change will happen over the next six months.
- Planning in progress
 - Adnyamathanha community proposal
 - Future rental housing
 - Leigh Creek Community Progress Association proposal

Leigh Creek Task Force: Paul Case, Chair update

Tonight's meeting:

– Transformation updates

- Milestones schedule
- Demolition, asbestos remediation and salvage programs (Mark Muller)
- Sales program and leases update (Peter Thomas)
- BBQ.

– Head Contractor presentations

- Birubi Australia - security fencing contract
- Delta – Larger demolition/ asbestos removal contract.

Thank you for your support of the monthly OCA community conversations throughout 2021. The next conversation is 27 January 2022.

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High level schedule (updated 5 November 2021) Achieved/ On Track

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
17 December 2020	The Hon. Dan van Holst Pellekaan MP, Lead Minister and Leigh Creek Task Force hold community meeting to launch the Future Township Transformation Program.		
January 2021 to March 2021	Monthly community meetings with Task Force presentations (2021 schedule) and Leigh Creek News. Established dedicated webpage for updated information https://www.oca.sa.gov.au/communities/leigh-creek-transformation Suitable alternative housing for households required to relocate from demolition zones. Asbestos audits undertaken. Demolition program industry briefing for local businesses. New clinic preferred site selected. Aerodrome works commenced. Suitable alternative housing for households required to relocate from demolition zones. Asbestos audits undertaken. Demolition program industry briefing for local businesses. New clinic preferred site selected. Aerodrome works commenced.		
April 2021 to June 2021	Monthly community meetings with Task Force presentations (each last Thursday evening) and Leigh Creek News as schedule. Monthly OCA/ Leigh Creek Progress Association town management planning meetings. Town surveys and titling processes undertaken. Independent residential and commercial valuations undertaken. Residential/ commercial sales agent McGees appointed, and contract discussions commenced with current tenants. Identify and commence discussions with ATLA on infrastructure for Aboriginal communities.		
July 2021 to September 2021	Monthly community meetings with Task Force presentations and Leigh Creek News as schedule. Monthly OCA/ Leigh Creek Progress Association town management planning meetings. Current tenants' priority right to purchase properties managed by agent (McGees). Township survey plans lodged with Lands Titles Office. Demolition Program Industry briefing held (Port Augusta). Perimeter fencing contract awarded.		

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October 2021	Community meeting, News. LCCPA / OCA meeting. Assets and Works Officer and Community Development Officer commence.	Government housing review. Community Scheme and Bylaw documentation for community title purchasers. Swimming pool sale. Update on rental provider.	Upgrades to aerodrome lighting and navigation systems complete. Perimeter fencing contract awarded to Birubi Australia
November 2021	Community meeting/ News. Negotiate Community Affairs Resourcing and Management Agreement with LCCPA. LCCPA AGM.	Long term rental - market rent review (Implementation with minimum 60 days' notice). Some available residential properties will be marketed for public sale.	Demolition perimeter fencing installation commences. Demolition contract (DP2) awarded (154 properties).
December 2021	No community meeting. Leigh Creek News.	Review current leasing term and arrangements if required. Some residential and commercial sales contracts commence to be settled (dependant on title process and conditions of contracts).	Perimeter fencing completed. Long term demolition program (DP2) commences, beginning with asbestos removal in demolition zone. Aerodrome runways resurface contract tender release.
January 2022	Community meeting/ News.	Update on future rental arrangements. Finalise negotiations with LCCPA on asset ownership.	Demolition contract (DP1) tender release (44 properties)
February 2022	OCA Community engagement workshops commence on future town management and services.	Sales contracts settlements continue.	Demolition continues.

LEIGH CREEK TRANSFORMATION PROJECT

DEMOLITION PROGRAM

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Welcome

This presentation has been prepared by DIT to provide the Leigh Creek community with information and status of the Demolition Program.



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PROJECT TEAM

The Construction project team members are:

Department for Infrastructure and Transport, Building Projects

- Mark Muller, Project Manager
- Kyle Hammond, Project Manager

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PROJECT TEAM

Property Remediation Works:

Intract Australia



Perimeter Fencing Contract:

Birubi Australia



Main Demolition:

Delta Australia



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PROGRAM

Property Remediation Works Contract:

Works outside the primary demolition program. Building remediation works to properties to remain within the township covering:

- Removal and or encapsulation ACM identified in survey reports provided by Property Directorate.
- Expected completion of the works from Intract's work Program – 30th November 2021

PROGRAM

Perimeter Fencing Contract:

Works to establish and create clear demolition zones (DP1 & DP2) for the demolition program.

- Expected completion of DP1 Zone based upon Birubi's work Program – 1st December 2021
- Expected completion of DP2 Zone based upon Birubi's work Program – January 2022

PROGRAM

Main Demolition:

Works to cover:

Removal of ACM in residential properties in DP1. Removal of ACM and demolition of residential properties in DP2.

- Expected Start date DP1 Zone based upon Delta's work Program – 2nd December 2021

LOOKING FORWARD

Small Demolition Program:

This package of work will be tendered to DIT pre-qualified Aboriginal Contractors.

The work will encompass:

Demolition of residential properties within DP1, once the removal of ACM have been completed and clearance certificates are provided by Main Demolition Contractor (Delta).

- Tender Call for these works 11th January 2022.

SALVAGABLE ITEMS

Items have been reviewed and assessed as suitable and deemed salvageable has been finalised.

The OCA will contact the nominated interested individuals with the process to obtain the items.

NOTE:

- Items will need to be removed no later than 18th December 2021.

Thank you Comments

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DIT - PROPERTY UPDATE

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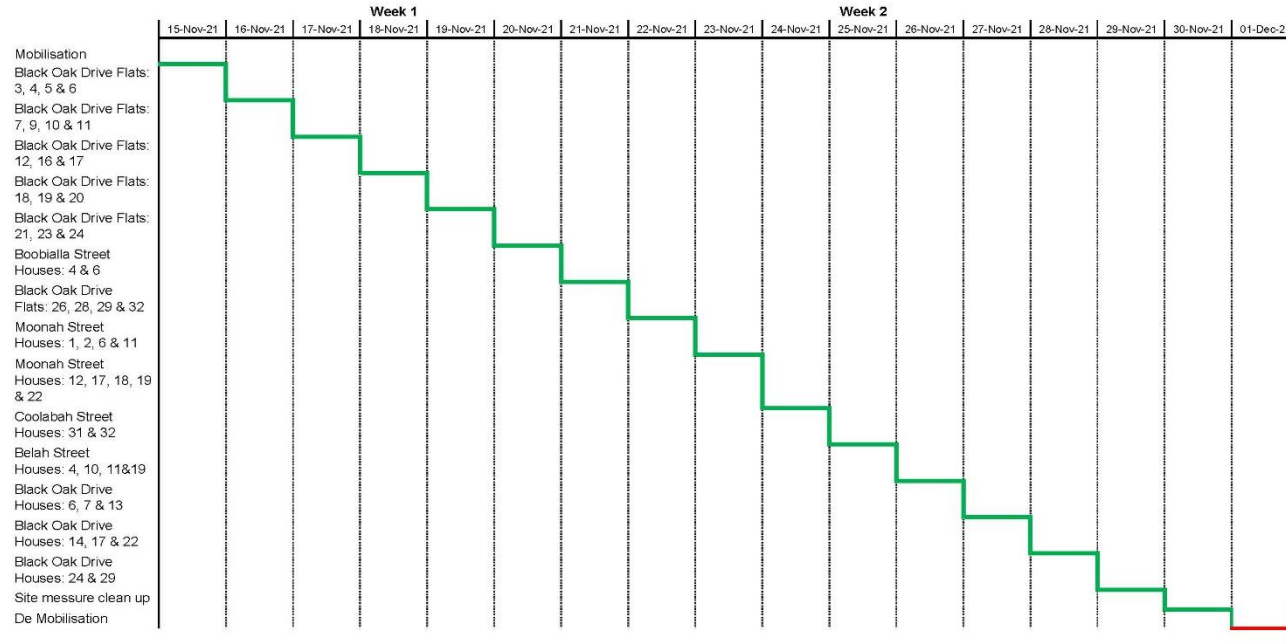
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Survey/ Titling

All survey plans pre-approved (commercial, residential & community).

Main conventional plan (houses) approved, awaiting completion of Lands Titles Office process

REMEDATION WORKS



Asbestos Remediation Works

Works continuing as per schedule below – Intract Australia expected to complete works by 30 November.

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Conveyancer

Cowell Clarke Lawyers appointed as the Departments conveyancer for property sales.

Community Corporation Manager

Tender process now closed and responses currently under evaluation.

Expected to be appointed shortly.

Building Fire Safety

The Building Fire Safety Committee, Attorney Generals Department, visited the region recently to review some buildings used for short term accommodation or places where people meet/gather. Next visit planned for around March 2022. Excludes houses & flats.

House Sales

Priority rights period for existing leaseholders to sign sales contract to acquire property expired.

Looking to have titles issued Nov, SA Water/Asbestos works finished by December, settling (subject to any conditions of contract) January 2022

Residential Tenancies

Department is currently processing the quarterly SA Water invoices.

Routine inspections continue where sales contract not signed or tenant has advised they wish to continue to rent.

Current Residential Rental arrangements end 14 January 2022. If seeking renewal beyond this date;

- Must have emailed DIT by 5 Nov to request tenancy renewal
- Must be up to date in all rentals and other charges
- Must ensure house is in good order
- Must reside in house as principle place of residence

Residential Tenancies

Residential Market rent review to be approved by Taskforce in December 2021 for rentals beyond 14 January 2022; however note:-

- Will not apply if signed contract in place and awaiting settlement
- Commercial rents to remain as is until settlement
- Any unsold vacated site will be offered to market under vacant possession
- no new tenants through DIT



Birubi
Australia

Leigh Creek Early Works Fencing

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Who we are:

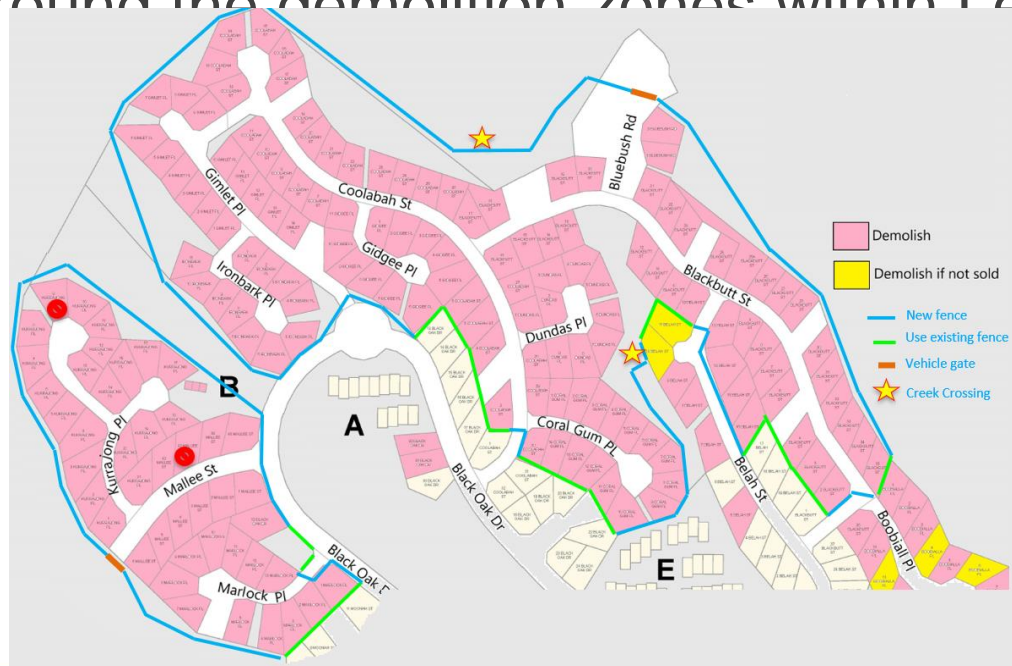


- Birubi Australia is an Aboriginal owned and operated civil construction company.
- Each project we undertake has a core focus on Aboriginal employment and upskilling
- We have offices in both Glenelg and Whyalla
- We are a commercially licensed builder with extensive experience in civil construction projects as a head contractor in metropolitan and regional South Australia
- Most recently completed project for Defence in the Cultana area and for DIT on the Strzelecki Track

What we are doing:



- DIT have engaged Birubi to construct a perimeter fence around the demolition zones within Leigh Creek.



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Our project Team:



General Manager -
Sue Abbott



Project Manage
Markus |



Civil Engineer –
Peter Miller



Site Ma
Travis T



Fencing Subcontractor – Saltbush Pastoral



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Our program:



Project Award – Late September

Project Design – October

Commencement on Site – Early November

Completion of DP1 – Late November

Completion of DP2 – Mid December

Roster: 10 days on / 4 days off

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