

**HOUSE OF ASSEMBLY  
LAID ON THE TABLE**

06 Feb 2024

# **CAPITAL CITY COMMITTEE**

## **2022-23 Annual Report**

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Government of  
South Australia



CITY OF  
ADELAIDE

## Capital City Committee: 2022-23 ANNUAL REPORT

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 Kurna 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 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**

The Capital City Committee operates under the City of Adelaide Act. Members of the Committee in 2022-2023 were:

### State Government Members

- The Hon Peter Malinauskas MP, Premier (Chair)
- The Hon Nick Champion MP, Minister for Trade and Investment, Minister for Housing and Urban Development, 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 Sandy Verschoor (up to 13 November 2022)
- Lord Mayor Dr Jane Lomax-Smith AM (from 14 November 2022)
- Councillor Mary Couros
- Councillor Simon Hou (up to 13 November 2022)
- Councillor Dr Mark Siebentritt (from 14 November 2022)

## Committee Operations

The Committee met three times over the reporting year (August, April and June), and was supported by an Executive Group of senior officials from the Government and the City of Adelaide who also met three times over the reporting year (July, March and June).

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 2022-23 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 Trade and Investment (DTI):** Minister for Planning and Chief Executive of DTI 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 Capital City Committee is required by legislation to develop, endorse, and review an annual Capital City Development Program. In 2022-23, the Capital City Committee continued to progress a number of key priorities including the following:

- City Residential Growth
- 2023 Capital City Committee Forum – Adaptive re-use
- Mainstreet & Laneway Revitalisation and Improvement
- City Plan

### **City Residential Growth**

Population growth in the City of Adelaide has been a key focus of the Council and discussed on numerous occasions by the Capital City Committee. Members support a city residential population target of 50,000 by 2041, and regularly consider issues and opportunities that will arise from more people living in the city.

In 2022-23 there were a number of large scale projects under construction, offering a mix of market and dedicated affordable housing including;

- The \$400 million Adelaide Central Market Arcade development 'Market Square' (~13 affordable apartments)
- 88 O'Connell Street
- Victoria Tower (Grote Street)
- The Cullinan (Waymouth Street)

With smaller scale residential developments at: Hurtle Square, Gilbert Street and East Terrace.

In addition, announcements were made for residential projects at;

- Franklin Street bus terminal redevelopment (~137 affordable apartments)
- Kings Head (King William Street)
- Walter Street North Adelaide (~4 affordable apartments)

- Gilbert Street Adelaide

In addition, the Capital City Committee 2023 Forum focussed on the adaptive re-use of buildings for rapid provision of residential accommodation (see below).

### **2023 Capital City Committee Forum – Adaptive re-use**

On 5 May 2023 the Capital City Committee held a Forum on adaptive re use of city spaces for residential accommodation. Adaptive re-use is the re-purposing of existing built form. The method has numerous green and circular economy benefits as the embodied energy within an existing structure is retained.

The City of Adelaide hosted the event in the Banqueting Room in the Adelaide Town Hall and 90 key CBD property owners, developers, builders, housing advocates, officers of government agencies, and members of academia attended.

The Forum was presented and facilitated by Dr Tim Williams, Practice Leader, Cities, Grimshaw Global. The speakers and panellists included:

- The Hon. Peter Malinauskas MP, Premier of South Australia
- The Hon. Stephen Mullighan MP, Treasurer
- The Hon. Nick Champion MP, Minister for Housing and Urban Development and Minister for Planning
- The Right Hon. Dr Jane Lomax-Smith AM, Lord Mayor of Adelaide,
- Rosanne Haggerty - Founder of Common Ground Community; former Adelaide Thinker in residence
- Professor Emma Baker - Professor of Housing Research at the University of Adelaide; Deputy Director of the NHMRC Centre for Research Excellence in Healthy Housing
- Nathan Dal Bon - CEO National Housing Finance and Investment Corporation (NHFIC)
- Yaara Plaves - Hames Sharley (Architects).

The Forum included a facilitated roundtable discussion focused on barriers, facilitators, and opportunities.

The Capital City Committee has agreed to invest a further \$500,000 towards this initiative in future financial years. This includes provision for the employment of a project lead who would audit existing CBD built form stock, review the incentives for property owners, and closely assess planning and regulatory reforms to best enable adaptive re-use. The main focus of this work will be smaller shop-top conversions.

Finding adaptive re-use opportunities within the Adelaide CBD will not just increase the city's housing supply but help grow Adelaide's population and its diversity targets.

## **Mainstreet & Laneway Revitalisation and Improvement**

The Capital City Committee committed \$400,000 in funding for two rounds of grants (one in 2021-22 and the other in 2022-23) with a focus on main streets and surrounding laneways. This built upon a previous successful partnership between the City of Adelaide and the Government of South Australia in April 2021, which saw \$200,000 invested in a grant scheme to revitalise and enhance street frontages on main streets.

The grant scheme was administered by the City of Adelaide. Small businesses, organisations and property owners along the main streets and laneways in the city and North Adelaide were encouraged to apply for funding to activate and improve their exteriors, outdoor areas and overall street amenity to attract visitors and customers.

## **City Plan**

The Capital City Committee allocated a total of \$200,000 (\$100,000 of which relates to the 2022-23 financial year) towards the City of Adelaide's development of a City Plan.

Using stakeholder collaboration and spatial data, the City Plan is an urban design and strategic urban planning tool to assist proactive planning for the growth and change of the city in the next 10 years. It will outline what people want the future of Adelaide to be in its economy, population, infrastructure, environment, liveability, and experience, in a post-COVID-19 world.

The City Plan tool will be available for use by private sector development, potential investors, community, and potential residents.

## **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 2022-23 contributions from both parties to the Committee, with carryover totalled \$1,121,000. Subject to Department of Treasury and Finance approval, the 2022-23 carryover totals \$565,000.



<b>Total Capital City Committee Expenditure for 2022-23</b>	
<b>Activity</b>	<b>Allocation</b>
Salaries	\$246,000
Mainstreet & Laneway Revitalisation and Improvement Grants	\$200,000
City Plan	\$100,000
Other (Forum catering)	\$10,000
<b>Total</b>	<b>\$556,000</b>

### **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 2022-23.

### **Reporting required under any other act or regulation**

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