



**Government  
of South Australia**

**Minister for Human Services**

Level 12 South  
1 King William Street  
Adelaide SA 5000  
GPO Box 2832  
Adelaide SA 5001  
DX 115  
Tel 08 8463 6560  
Fax 08 8463 4480

**Our ref:** 19MCOR/0021/0022

**Your ref:** 7257807/7257813

Ms Nat Cook  
Member for Hurtle Vale  
PO Box 158  
WOODCROFT SA 5162

Sent by email: [Tristan.rust@parliament.sa.gov.au](mailto:Tristan.rust@parliament.sa.gov.au)

Dear Ms Cook

### **Freedom of information application**

I refer to your application under the *Freedom of Information Act 1991* (the Act), received by the Office of the Minister for Human Services on 1 February 2019 seeking access to:

*Since 17 March 2018, copies of all correspondence (including but not limited to hardcopy or electronic letter, emails, diary entries and any other correspondence) to the Member for Colton, Matt Cowdrey MP.*

*Since 17 March 2018, copies of all correspondence (including but not limited to hardcopy or electronic letter, emails, diary entries and any other correspondence) from the Member for Colton, Matt Cowdrey MP.*

After consultation with your office on the 8 March 2019, it was agreed to combine two of the freedom of information requests as referenced above, into one response.

Unfortunately, a determination was unable to be made within the 30 days, therefore it is considered to be a 'deemed refusal' under section 19(2)(b) of the Act. However, our office has continued to process your application outside of this timeframe. Section 19(2)(a) of the Act provides that an agency can release documents outside of the thirty-day timeframe, and this is still taken to be a determination under the Act.

Five documents have been identified as falling within the scope of your application and I have determined to release these documents in full.

Please find enclosed a copy of the documents, and a document schedule containing a brief description of the documents.

If you are dissatisfied with my determination, you can seek an internal review by writing to the Minister for Human Services as the Principal Officer of the agency. Your request should be sent within 30 days of your receipt of this letter.

In accordance with the requirements of Premier and Cabinet Circular PC045, details of your FOI application, and the documents to which you are given access, may/will be published on the agency's disclosure log. A copy of PC045 can be found at <http://dpc.sa.gov.au/what-we-do/services-for-government/premier-and-cabinet-circulars>.

If you have any questions in relation to this matter, please contact Amanda Hockings, Office Manager, on telephone 8463 3388 or by email at [amanda.hockings2@sa.gov.au](mailto:amanda.hockings2@sa.gov.au). If you are dissatisfied with the outcome of your FOI application, you have the right to complain to the Ombudsman SA. Please contact the Ombudsman directly on (08) 8226 8699.

Yours sincerely



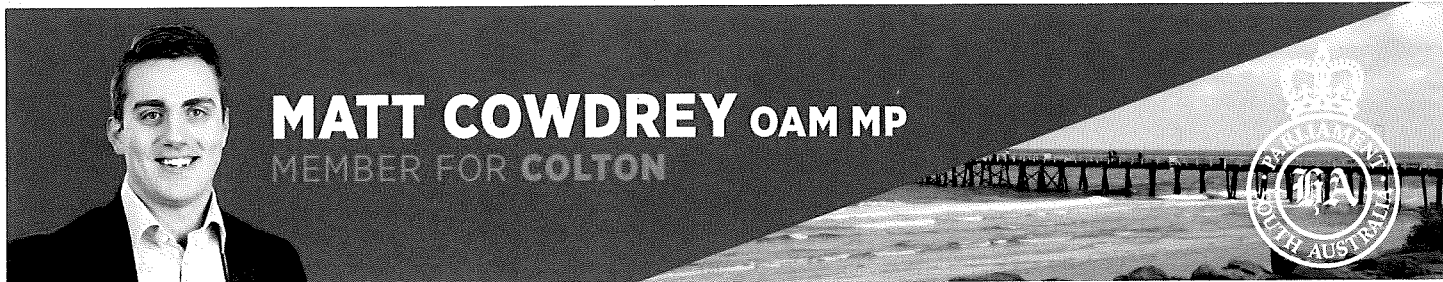
**Amanda Hockings**  
ACCREDITED FOI OFFICER

8 / 5 / 2019

# **SCHEDULE OF DOCUMENTS – 19MCOR/0022/0021**

Freedom of information application from the Ms Nat Cook MP seeking access to *Since 17 March 2018, copies of all correspondence (including but not limited to hardcopy or electronic letters, emails, diary entries and any other correspondence) to and from the Member for Colton, Matt Cowdrey MP.*

No	Author	Addressee	Date	Description of document	Determination	Reason
1.	Matt Cowdrey OAM MP – Member for Colton	Minister for Human Services	27/04/2018	Letter on behalf of constituents regarding Renewal SA Site in Henley Beach South	Released in Full	
2.	Minister for Human Services	Matt Cowdrey OAM MP – Member for Colton	14/6/2018	Letter of response to correspondence dated 27/04/2018 - Renewal SA Site in Henley Beach South	Released in Full	
3.	Matt Cowdrey OAM MP – Member for Colton	Minister for Human Services	21/09/2018	Letter on behalf of a constituent regarding Retirement Village in the Henley Beach Area	Released in Full	
4.	Minister for Human Services	Matt Cowdrey OAM MP – Member for Colton	02/11/2018	Letter of response to correspondence on behalf of constituents regarding Retirement Village in the Henley Beach Area	Released in Full	
5.	Matt Cowdrey OAM MP – Member for Colton	Minister for Human Services	15/06/2018	Letter on behalf of a constituent regarding the process for obtaining pensioner utility concessions	Released in Full	



Document 1

Minister for Human Services  
Hon Michelle Lensink MLC  
Level 12 South, 1 King William St  
ADELAIDE SA 5000

27 April 2018

Dear Minister,

**Re: RENEWAL SA SITE IN HENLEY BEACH SOUTH**

I write on behalf of constituents in Colton who have enquired about future land use plans for the Renewal SA site located on the corner of Henley Beach Road and Viaduct Avenue, Henley Beach South.

The large site is currently vacant unused land, with previous buildings having been recently demolished.

Could the Minister please advise as to future plans for the Renewal SA site, including detail on density, land use and zoning, if available.

Yours sincerely,

**Matt Cowdrey OAM MP**  
*Member for Colton*



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18MSHO/0310

Matt Cowdrey OAM MP  
Member for Colton  
318 Seaview Road  
HENLEY BEACH SA 5022

Dear Mr Cowdrey *Matt*

Thank you for your letter dated 27 April 2018 on behalf of your constituents regarding future land use plans for the vacant land on the corner of Henley Beach Road and Viaduct Avenue, Henley Beach South.

The site is owned by the South Australian Housing Trust (SAHT) and was previously known as Brownlow Court.

Brownlow Court comprised of 52 walk-up flats constructed in six two-storey buildings built in 1958. The buildings were dated, had external common laundries and were in poor structural condition. The site also experienced a history of ongoing tenancy management issues, anti-social behaviour, theft and vandalism.

The SAHT determined that the best renewal option was to demolish and redevelop the site with new residential housing. The decision to demolish the site upfront was to eliminate the anti-social behaviour and security risks for the neighbouring residents.

Renewal SA is aware of speculation circulating regarding the development, including the construction of a shopping centre on the site.

I can advise that the sale of the site to a supermarket operator has not been considered by the SAHT.

Due to the recent change in State Government, Renewal SA is reassessing the redevelopment options for the site which will include an integrated development to provide a mix of private, social and affordable residential housing.

I am advised that a recent meeting you had with Renewal SA provided an opportunity for you to discuss the future plans for the site.



Renewal SA will provide the community with an opportunity to view the proposed concept plan once it becomes available.

In December 2017, Renewal SA visited local residents and businesses in the immediate vicinity to provide a face to face update, answer questions and clarify any concerns.

In September 2017 and February 2018, Renewal SA also distributed letters to residents living around the site to provide further information in relation to development activities.

Renewal SA will continue to secure and maintain the site and keep local residents, businesses, and yourself informed of developments.

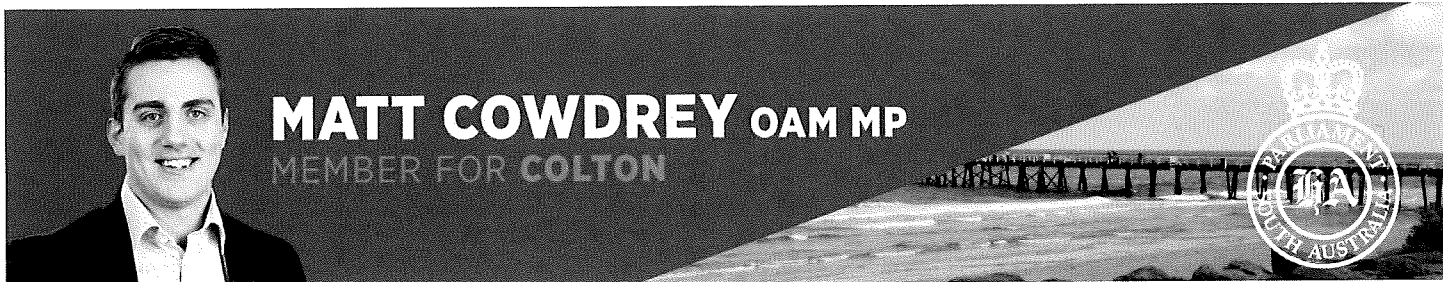
Thank you for your interest in this matter and I trust this information is of assistance.

Yours sincerely



**Hon Michelle Lensink MLC**  
MINISTER FOR HUMAN SERVICES

14/6 / 2018



Document 3

The Hon Michelle Lensink MLC  
Minister for Human Services  
GPO Box 2832  
ADELAIDE SA 5001

21 September 2018

Dear Minister,

**Re: Retirement Village in the Henley Beach Area**

I write to offer the view of one of my constituents who has approached me recently with their suggestion for the utilisation of the 'Brownlow Court' site at Henley Beach South.

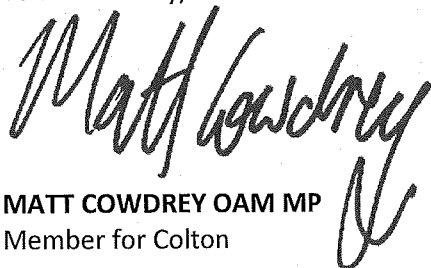
I thank you for your letter, dated 14 June 2018, where you advised me of the proposed plans for a mixed-use residential development on the vacant site at the corner of Henley Beach Road and Viaduct Avenue.

Since then, I have been approached by a constituent who would like to see a retirement village or aged care facility as part of that site. I advised them that plans for the site are at an advanced stage and that such a change was unlikely to be considered for this site.

I would like to request, however, that the Department consider an aged care facility or retirement village to be included as an option on similar sites in the Henley Beach area to accommodate the needs of our older residents.

Thank you for your attention to this matter. If you would like to discuss it further, please don't hesitate to contact me.

Yours sincerely,

  
**MATT COWDREY OAM MP**  
Member for Colton



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18MHA/0202

Mr Matt Cowdrey OAM MP  
Member for Colton  
318 Seaview Road  
HENLEY BEACH SA 5022

*/ Matt*  
Dear Mr Cowdrey

Thank you for your letter on behalf of one of your constituents regarding retirement villages and aged care facilities in the Henley Beach area and the need to accommodate the needs of our older residents.

I understand the SA Housing Trust (SAHT) Strategic Asset Management Plan has identified our ageing population as a key factor that must be considered as their asset portfolio is redeveloped and modernised.

SAHT redevelopments such as the Brownlow site must of course provide social housing outcomes as a primary focus but, within those social housing outcomes, significant emphasis is being placed on accommodating aged tenants.

I am advised that the SAHT has approached this in several ways including designing apartment buildings with specific features to support ageing residents, including a downstairs bedroom in some townhouses, and ensuring at least 75% of all new construction incorporates universal design guidelines to ensure proper mobility space and disability support.

I am advised that SAHT is also in negotiations with a community housing provider for the redevelopment of the Brownlow site, with the provision of social housing suitable for ageing SAHT tenants as a key element of the redevelopment.

I thank you for your interest in this matter. I trust that this information is of assistance in your response to your constituent.

Yours sincerely

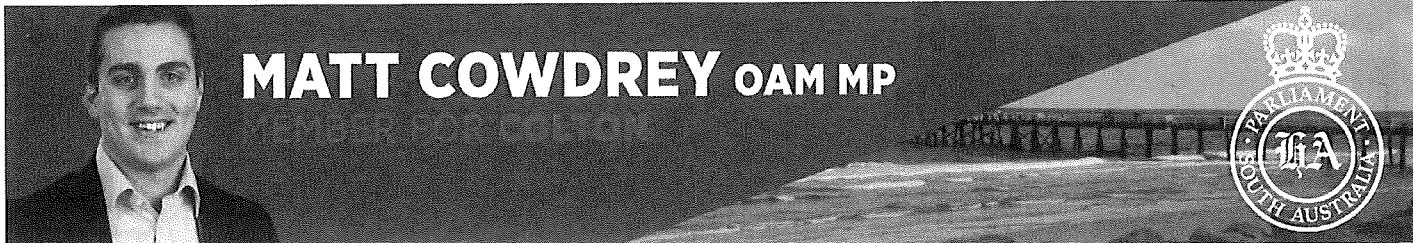
*Hon Michelle Lensink*

**Hon Michelle Lensink MLC**  
**MINISTER FOR HUMAN SERVICES**

2 / 11 / 2018







Document 5

The Hon Michelle Lensink MLC  
Minister for Human Services  
GPO Box 2832  
ADELAIDE SA 5001

15 June 2018

Dear Minister, *Michelle*

**Re: Process for Obtaining Pensioner Utility Concessions**

I write on behalf of a constituent who has raised with me some issues in relation to the process for obtaining pensioner concessions for utility bills in South Australia.

The constituent mentioned that in order to apply for a pensioner concession for an electricity bill, you must wait until your first bill has already been paid before seeking reimbursement.

Furthermore, upon changing energy retailers in this state, eligible concession-holders must then re-apply again to the Department for Human Services, again going through the above process. The constituent notes that in other states this transferral process is automatic and far more efficient.

The constituent raises these issues out of concern for other potentially eligible pensioners and concession-holders who may be unaware of this system and therefore be missing out on available concessions.

I would appreciate it if your department could look into streamlining this process on my behalf.

For your information, I have also sent a copy of this letter to the Minister for Energy and Mining, as this relates to his portfolio.

Yours sincerely,

*M J Coddrey*  
**MATT COWDREY OAM MP**  
Member for Colton

CC: Minister for Energy and Mining