



Reference: AF11/1373 SM

22 August 2014

MEMBERS

NOTICE is hereby given that the Railway Lands Sub-Committee will meet in the following Meeting Room on the day, date and time as follows:

Railway Lands Sub-Committee
(Committee Room - Level 4):

Wednesday, 27th August 2014 at 5:45 p.m.

An agenda for the meeting is enclosed herewith.

Mark McSHANE
CHIEF EXECUTIVE OFFICER

RAILWAY LANDS SUB-COMMITTEE

Meeting to be held on Wednesday, 27th August 2014 at 5.45 p.m.

AGENDA

1. PROPERTY MANAGEMENT - Project Management - Indicative Time Frame for Project Completion - Ref. AF11/1373
2. FINANCIAL MANAGEMENT - Railway Lands - Update of Budget - AF11/1373
3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Relocation of The Rotary Market - AF14/166
4. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Seed Funding Application To Arts SA For Artistic Balustrade Design - AF13/439
5. PROPERTY MANAGEMENT - Railway Lands Staged Opening - AF11/1373
6. PROPERTY MANAGEMENT - Selection of Project Paver Colours and Design of Paved Areas - AF11/1373
7. PROPERTY MANAGEMENT - Supply of Solar Path Lights - AF11/1373

RAILWAY LANDS SUB-COMMITTEE

Meeting to be held in the Committee Room, Level Four of Civic Centre,
10 Watson Terrace, Mount Gambier, on Wednesday, 27th August 2014 at 5:45 p.m.

AGENDA

PRESENT: Cr P Richardson (Presiding Member)
Crs A Lee, I Von Stanke, D Mutton and J Maher

APOLOGIES:

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Engineering Manager, Daryl Morgan
Manager - Regulatory Services, Michael Silvy
Administrational Officer - Operational Services, Sarah Moretti

COUNCIL MEMBERS
AS OBSERVERS:

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

MINUTES: moved that the Minutes of the previous meeting held on Wednesday, 25th June 2014 be taken as read and confirmed.

seconded

QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice -

1. **PROPERTY MANAGEMENT - Project Management - Indicative Time Frame for Project Completion - Ref. AF11/1373**

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

The Manager - Regulatory Services reported:

(a) The schedule of works has been amended and should be used as a guide to indicate the various elements of Stage 1 of the project together with indicative time frames:

TASK / ACTIVITY DESCRIPTION	TIMEFRAME
Approval to accept Department of Planning, Transport and Infrastructure's offer	Completed July 2013
Advertisement for Demolition and Remediation	Completed Late July 2013
Consider tenders for Demolition and Remediation and award contracts	Completed September 2013
Site demolition	Completed November 2014
Site remediation works	Completed April 2014

Railway Lands Sub-Committee Agenda for Wednesday, 27th August 2014 Cont'd...

Construction of WSUD ponds and creek	Completed August 2014
Construct rail easement shared path	Completed September 2014
Irrigation bore and irrigation system	Commenced April 2014
Rejuvenation of soil and planting of turf	Commenced April 2014
Paths, sandpit, concrete plinths and mulch for nature play area	Commenced May 2014
Refurbishment of railway heritage items including telegraph poles, fencing and construction of foot bridges by Rotary	Commenced June 2014
Reconstruct/extend platform and provide access ramps, stairs and balustrading	Commence July 2014
Concept design - Artistic Balustrade panels	Commenced June 2014
Tree Planting	Commenced June 2014

A gantt chart is attached to this agenda.

moved it be recommended:

- (a) The report be received and contents noted.

seconded

2. FINANCIAL MANAGEMENT - Railway Lands - Update of Budget - AF11/1373

Goal:

Governance

Strategic Objective:

(i) *Fully integrate long term asset and financial plans with the annual business plan and annual budget*

The Manager - Regulatory Services reported:

- (a) A schedule of Works for Stage 1 and 2 including budget allowances and actual expenditure up until preparation of this agenda is attached.

moved it be recommended:

- (a) The report be received and contents noted.

seconded

3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Relocation of The Rotary Market - AF14/166

Goal:

Building Communities

Strategic Objective:

(i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*

The Manager - Regulatory Services reported:

- (a) No further new to report until Rotary make a formal application.

moved it be recommended:

- (a) The report be received;
- (b) Council Officers to continue to liaise with the Rotary Club of Mount Gambier to proceed with the planning of the market relocation to the identified site east and/or west of the Railway Station building including any accommodation / site works and leasing arrangements;
- (c) Funding for any accommodation / site works associated with the relocation of the market to be borne by the Rotary Club of Mount Gambier.

seconded

4. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Seed Funding Application To Arts SA For Artistic Balustrade Design - AF13/439

Goal: *Building Communities*

Strategic Objective: (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*

The Manager - Regulatory Services reported:

- (a) Concept designs by the three shortlisted artists are to be presented to the Project Advisory Panel on 5th September 2014.

moved it be recommended:

- (a) The report be received;
- (b) The Manager - Regulatory Services to continue to liaise with the shortlisted artists/artist groups for the duration of the concept design phase and coordinate the Project Advisory Panel to select a preferred concept at the conclusion of the concept design phase.

seconded

5. PROPERTY MANAGEMENT - Railway Lands Staged Opening - AF11/1373

Goal: *Building Communities*

Strategic Objective: (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*

The Manager - Regulatory Services reported:

- (a) Council Officers are considering a staged opening of the site as various sections are completed and made safe;
- (b) A plan to identify possible staged opening boundaries will be presented at the meeting.

moved it be recommended:

- (a) The report be received;
- (b) Council to investigate staged openings of completed areas as sections of the site are made safe and operational.

seconded

6. PROPERTY MANAGEMENT - Selection of Project Paver Colours and Design of Paved Areas - AF11/1373

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

The Manager - Regulatory Services reported:

- (a) The final design of the paved areas will be presented at the meeting along with paving samples of the specified finishes.

moved it be recommended:

- (a) The report be received;
- (b) Superintendant of the tender contract be authorised to proceed with the purchase of pavers (and issue of variations if necessary) in line with the final design, budget allocation and specified finishes.

seconded

7. PROPERTY MANAGEMENT - Supply of Solar Path Lights - AF11/1373

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

The Manager - Regulatory Services reported:

- (a) In June an invitation to provide quotation was advertised on the SA Tenders Website for the Supply of Solar Path lighting along the shared path;
- (b) five (5) quotations were received from the following suppliers/manufacturers:

Supplier/Manufacturer	No of units	Cost per unit	Total Price (ex GST)	Comments
Outfront Concepts - Lonsdale SA	31	\$6,793	\$234,063	Freight excluded. 10 year maintenance included.
Green Frog Systems - Surrey Downs SA	31	\$2,430	\$75,330	Freight and 10 year maintenance excluded
Light Source - Torrens Park SA	31	\$3,120	\$117,720	Freight excluded. 10 year maintenance included.

ORCA Solar Lighting - Coopers Plains QLD	31	\$1,793	\$95,433	Freight excluded. 10 year maintenance included but not annual cleaning.
Australasian LED - Burleigh QLD	31	\$3,575	\$130,825	Freight excluded. 10 year maintenance included.

- (c) the three (3) suppliers/manufacturers with the lowest quotations (Green Frog Systems, Light Source and ORCA Solar Lighting) were invited to provide a working sample for on-site testing. ORCA Solar Lighting subsequently declined to provide a working sample as they were not confident their quoted light fitting was going to meet the requirements of the project;
- (d) in mid August the sample received from Light Source was installed at the Railway Lands and will be monitored and tested in order to determine its effectiveness. A working sample from Green Frog Systems is also due to be delivered for testing in early September. The trial period is due to be complete by the end of September.

moved it be recommended:

- (a) The report be received;
- (b) Council Officers be authorised to purchase the preferred light fittings upon completion of the trial period and within the budget allowance.

seconded

MOTIONS WITHOUT NOTICE -











The meeting closed at _____ p.m.

AF11/1373
22 August 2014
SM

ID	Task Name	Duration	Start	Finish	25 Aug '14	1 Sep '14	8 Sep '14	15 Sep '14	22 Sep '14	29 Sep '14	6 Oct '14	13 Oct '14	20 Oct '14	27 Oct '14	3 Nov '14	10 Nov '14	17 Nov '14
1	RAILWAY LANDS DEVELOPMENT	385 days?	Mon 4/11/13	Sun 23/11/14													
2	STAGE 1	230 days	Wed 22/01/14	Mon 8/09/14													
3	Demolition works	130 days	Tue 24/12/13	Fri 2/05/14													
4	Land contamination removal	120 days	Mon 4/11/13	Mon 3/03/14													
5	Wetlands construction	103 days	Mon 19/05/14	Fri 29/08/14	Consultants[10%], Council Construction Staff[90%]												
6	Drainage & irrigation	141 days	Fri 25/04/14	Fri 12/09/14	Council Construction Staff												
7	Grass / landscaping	118 days	Thu 5/06/14	Tue 30/09/14	Council Construction Staff												
8	Tree planting	66 days	Wed 25/06/14	Fri 29/08/14	Council Construction Staff												
9	Platform extension / ramps / stairs	110 days	Mon 14/07/14	Fri 31/10/14	Contractor - Building												
10	Shared bike path / rail easement development	88 days	Tue 10/06/14	Fri 5/09/14	Council Construction Staff												
11	STAGE 2	261 days	Tue 9/09/14	Wed 8/07/15													
12	Paving	54 days	Mon 27/10/14	Fri 19/12/14													
13	Artworks / sculptures	35 days	Tue 20/01/15	Fri 27/02/15													
14	Landscaping	39 days	Tue 11/11/14	Fri 19/12/14													
15	Platform resurfacing / ballustrading	25 days	Mon 13/10/14	Thu 6/11/14													
16	Public amenities building	89 days?	Mon 3/11/14	Fri 30/01/15													
17	Public lighting	94 days	Mon 17/11/14	Fri 20/02/15													
18	Signage	36 days?	Mon 19/01/15	Fri 27/02/15													
19	Fencing / bollards / street furniture	20 days	Wed 26/11/14	Mon 15/12/14													
20	Entrance treatment	35 days	Mon 20/04/15	Fri 5/06/15													
21	Nature play area	45 days	Mon 4/05/15	Fri 3/07/15													
22	Shade shelters	30 days	Mon 3/11/14	Tue 2/12/14													
23	Amphitheatre	50 days	Mon 13/10/14	Mon 1/12/14													
24	Feature landscaping	35 days	Mon 1/06/15	Fri 17/07/15													
25	STAGE 3 (unfunded Works)	0 days	Wed 8/07/15	Wed 8/07/15													
26	Sound shell construction	0 days	Wed 8/07/15	Wed 8/07/15													
27	Renovation of existing Railway Station	0 days	Wed 8/07/15	Wed 8/07/15													
28	Railway Terrace reconstruction	0 days	Wed 8/07/15	Wed 8/07/15													
29	Recreation zone (east end)	0 days	Mon 3/08/15	Mon 3/08/15													

ID	Task Name	24 Nov '14	1 Dec '14	8 Dec '14	15 Dec '14	22 Dec '14	29 Dec '14	5 Jan '15	12 Jan '15	19 Jan '15	26 Jan '15	2 Feb '15	9 Feb '15	16 Feb '15	23 Feb '15	2 Mar '15	9 Mar '15	16	
1	RAILWAY LANDS DEVELOPMENT																		
2	STAGE 1																		
3	Demolition works																		
4	Land contamination removal																		
5	Wetlands construction																		
6	Drainage & irrigation																		
7	Grass / landscaping																		
8	Tree planting																		
9	Platform extension / ramps / stairs																		
10	Shared bike path / rail easement development																		
11	STAGE 2	[Solid blue bar spanning from 24 Nov '14 to 16 Mar '15]																	
12	Paving	[Solid blue bar from 24 Nov '14 to 15 Dec '14] Council Construction Staff																	
13	Artworks / sculptures	[Solid blue bar from 19 Jan '15 to 23 Feb '15] Artists																	
14	Landscaping	[Solid blue bar from 24 Nov '14 to 15 Dec '14] Council Construction Staff																	
15	Platform resurfacing / ballustrading	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
16	Public amenities building	[Solid blue bar from 24 Nov '14 to 26 Jan '15] Contractor - Building																	
17	Public lighting	[Solid blue bar from 24 Nov '14 to 23 Feb '15] Contractor - Electrical																	
18	Signage	[Solid blue bar from 19 Jan '15 to 23 Feb '15] Supplier / Manufacturer[50%],C																	
19	Fencing / bollards / street furniture	[Solid blue bar from 24 Nov '14 to 15 Dec '14] Supplier / Manufacturer[50%],Council Construction Staff[50%]																	
20	Entrance treatment	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
21	Nature play area	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
22	Shade shelters	[Solid blue bar from 24 Nov '14 to 1 Dec '14]																	
23	Amphitheatre	[Solid blue bar from 24 Nov '14 to 1 Dec '14]																	
24	Feature landscaping	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
25	STAGE 3 (unfunded Works)	[Solid blue bar spanning from 24 Nov '14 to 16 Mar '15]																	
26	Sound shell construction	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
27	Renovation of existing Railway Station	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
28	Railway Terrace reconstruction	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	
29	Recreation zone (east end)	[Solid blue bar from 24 Nov '14 to 15 Dec '14]																	

Project: 0304-33 Railway Lands Proj
Date: Fri 22/08/14

Task  Progress  Milestone  Summary  External Tasks  Deadline 
 Split  Milestone  Project Summary  External Milestone 

ID	Task Name	16 Mar '15	23 Mar '15	30 Mar '15	6 Apr '15	13 Apr '15	20 Apr '15	27 Apr '15	4 May '15	11 May '15	18 May '15	25 May '15	1 Jun '15	8 Jun '15	15 Jun '15	22 Jun '15	29 Jun '15	6 Jul '15
1	RAILWAY LANDS DEVELOPMENT																	
2	STAGE 1																	
3	Demolition works																	
4	Land contamination removal																	
5	Wetlands construction																	
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8	Tree planting																	
9	Platform extension / ramps / stairs																	
10	Shared bike path / rail easement development																	
11	STAGE 2	[Solid blue bar]																
12	Paving																	
13	Artworks / sculptures																	
14	Landscaping																	
15	Platform resurfacing / ballustrading																	
16	Public amenities building																	
17	Public lighting																	
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25	STAGE 3 (unfunded Works)																	
26	Sound shell construction																	
27	Renovation of existing Railway Station																	
28	Railway Terrace reconstruction																	
29	Recreation zone (east end)																	

],Council Construction Staff[50%]

Supplier / Manufacturer[80%],Council Construction Staff

Suppli

Railway Lands Redevelopment Project - Costing Analysis

ACTIVITY	TARGET OUTCOMES	BUDGET EST.	ACTUAL	COMMENTS	STATUS
Detailed Design Documentation and Site Management	Develop detailed design and construction drawings and provide a Consultant to site Manage the project	\$200,000	\$100,000	Environmental Management (including laboratory testing and air quality monitoring) complete as of Feb 21 2014	Complete
Land Contamination removal	Remediate, re-use and remove contaminated soil	\$750,000	\$461,237	Tender amount from GEM for \$389,609 plus variations.	Complete
Tree Planting	Supply, deliver and plant 128 mature trees & 18 palms	\$130,000	\$80,000	Quote accepted from Established Tree Transplanters for \$30,970 inc. delivery plus supply of Palms \$40,200. Tree planting allowance also provided plus \$10,000 cash contribution from Rotary.	Commenced
Remediate Soil for planting	Ploughing, deep ripping and preparation of soil for turf. Supply & spreading of manure based compost & spraying of microbes.		\$35,000	Quote accepted from Blue Lake Turf Supplies.	Commenced
Grass areas	Supply, deliver, lay and prepare turf areas - 19,000m2	\$73,000	\$123,500		Commenced
Paving	Supply, deliver, lay and prepare concrete paving - 8,300m2	\$800,000	\$1,000,000	Tender awarded to Urbanstone to supply pavers.	Not commenced
Concrete kerbing	Supply, deliver, lay and prepare concrete kerbing (\$120k)	\$120,000		Concrete kerbing incorporated into alternative activity line.	Not commenced
Furniture	Street Furniture	\$20,000	\$20,000		Not commenced
WSUD Wetland area	Construction of basins with pipe system and landscaping to surrounds	\$410,000	\$600,000	Tender accepted from SMB Civil.	Completed
Landscaping Wetland & Creek	Supply and installation of plants to Wetland and Creek		\$0	Rotary Club to donate \$5,000 toward the planting component. Cost of plants likely to be approximately \$5,000.	Completed
Refurbishment of Railway Heritage Items	Repairs to and re-establishment of Heritage items on site - boundary fencing, telegraph poles		\$0	Rotary Club to donate \$25,000 toward repairs & re-establishment of Heritage items on site. Cost of materials likely to cost \$25,000.	Commenced
Drainage/Irrigation	Irrigation/drainage bore (\$35k) and irrigation system (\$40k)	\$75,000	\$65,000	Quote accepted from JB Irrigation for \$47,295. Bore & pump quote accepted from JB Irrigation for \$25,600.	Commenced
Platform Upgrade	Reconstruct/extend Platform and provide access ramps, stairs and balustrading to entire platform	\$70,000	\$350,000	Prices called from four local contractors. Three prices received. Lowest price from Andrae Builders \$300,000. Actual figure includes cost to design and produce decorative lace balustrade panels.	Commenced
Site demolition	Demolish ancillary structures/items	\$20,000	\$48,720	Tender awarded to Heenan Earthmoving. Plus variations approved from Council to remove perimeter fencing and Telegraph poles.	Complete
Southern boundary refurbishment	Provide financial support to adjacent land owners to upgrade their properties	\$50,000	\$0	Further consideration required.	Not commenced
Shared bike path on rail easement	Construction of 3m wide asphalt shared path together with a crushed rock surface to remainder of the rail easement	\$60,000	\$108,861	Quote received from GEM for \$108,861.	Commenced
Pump shed	Refurbishment of existing shed to be used as pump control room		\$11,000	Quote received from Dycer Constructions.	Completed
Artwork/Sculptures/Entrance Marker	Allowance for specific artwork (\$180k), sculptures and stand alone entrance marker at Bay Road (\$100k)	\$280,000	\$280,000		Awaiting approval
Public Amenities Building & Platform	Re-construct Old Signal Box as Public Toilet (\$185k) on completed reconstructed/extended Platform (\$65k)	\$250,000	\$150,000	Estimate price for Toilet conversion project only. Platform extension incorporated into alternative activity line.	Not commenced
Public & Feature Lighting	Solar lighting along shared path	\$150,000	\$150,000	Quotations to supply called for and received. Two companies shortlisted to provide working samples for testing.	Commenced
Signage, Bollards & Fencing	Feature signage (\$20k), bollards and fencing installation (\$20k)	\$40,000	\$20,000	Heritage bollards & site fencing carried out under alternative activities. Bollards & feature picket fencing in front of Railway Station building remains.	Not commenced
Nature Play Space	Shelters (\$150k), path, sandpit, concrete plinths & mulch (\$60k), amphitheatre (\$140k), carved sculptures (\$100k)	\$500,000	\$400,000		Commenced
Platform concrete repairs	Repair sections of spalled concrete and treat reinforcement		\$40,000	Quotation received from National Concrete Solutions for \$39,900.	Not commenced
Platform Resurfacing works	Asphalt to new platform extension (700m2) plus resurface existing platform 1,715m2 (590m2 - western end plus 1,125m2 middle section)		\$45,000	30mm overlay including raising pits.	Not commenced
Site Electrical requirements	New 3 phase power supply to Pump Shed/Railway Station building		\$32,500	Quote received from Stuckey Electrical for \$32,500	Commenced
Railway Station	Re-roof and re-paint Railway Station building		\$100,000		Awaiting approval
Contingency Sum	Allowing for project scope alterations, cost escalations or added features	\$250,000	\$120,000	Contingency sum used for Environmental Management Fees	Complete
TOTAL		\$4,248,000	\$4,340,818		
DIFFERENCE			-\$92,818		