

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting held in the Conference Room, Level One of Civic Centre,
10 Watson Terrace, Mount Gambier, on Friday, 27th March 2015 at 12 Noon

MINUTES

- PRESENT: Cr C Greco (Presiding Member)
Crs F Morello, S Mezinec, M Lovett and S Perryman
- APOLOGIES: Cr Perryman moved the apology received from Mayor A Lee be accepted.
- Cr Lovett seconded Carried
- COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Engineering Manager, Daryl Morgan
Manager - Regulatory Services, Michael Silvy
Team Leader - Administration (Operational Services), Sally Wilson
Administration Officer (Operational Services), Elisa Solly
- COUNCIL MEMBERS
AS OBSERVERS: Cr I Von Stanke
- 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: Cr Greco moved the minutes of the previous meeting held on Friday, 27th February 2015 be taken as read and confirmed.
- Cr Perryman seconded Carried
- QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice - nil received.

1. PROPERTY MANAGEMENT - Railway Lands - Update on Progress of Development Works - Ref. 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*
- (ii) *The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans*

The Presiding Member reported:

- (a) The following update on the progress of works is provided below:

TASK / ACTIVITY DESCRIPTION	TIMEFRAME
Approval to accept Department of Planning, Transport and Infrastructure's offer	Completed

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Advertisement for Demolition and Remediation	Completed
Consider tenders for Demolition and Remediation and award contracts	Completed
Site demolition	Completed
Site remediation works	Completed
Construction of WSUD ponds and creek	Completed
Construct rail easement shared path	Completed
Irrigation bore and irrigation system	Completed
Rejuvenation of soil and planting of turf	Completed
Paths, sandpit, concrete plinths and mulch for nature play area	Completed
Refurbishment of railway heritage items including telegraph poles, fencing and construction of foot bridges by Rotary	In Progress
Reconstruct/extend platform and provide access ramps, stairs and balustrading	In Progress, 90% complete
Artistic Balustrade panels	In Progress
Tree Planting	Completed
Construct Sunken Amphitheatre	In Progress, 95% complete
Resurfacing existing platform	Not commenced
Fencing to pond area	Completed
Supply & Install Solar Path and Plaza Lights	In Progress, 50% complete
Supply & Install feature lighting	Tender awarded
Install footpath pavers	In Progress, 20% complete
Install Plaza pavers and street furniture	Not commenced
Signal Box redevelopment as public toilets	In Progress, 30% complete
Major Art Commission concept design	In Progress

Cr Greco moved it be recommended:

(a) The report be received and contents noted.

Cr Lovett seconded

Carried

2. PROPERTY MANAGEMENT - Railway Lands - Expression of Interest - Railway Station Building Occupancy - Ref. 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*
(ii) *The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans*

Cr Morello entered the meeting at 12:05 p.m.

The Presiding Member reported:

- (a) As the first two (2) stages of the Railway Lands Development is nearing completion, Council may wish to consider the future of the former Railway Station building;
- (b) Council has previously received and noted a submission from one (1) local business person in relation to a possible future use and Council is also aware of the issue of site storage for community markets and also the need/desire for external access to toilet facilities;
- (c) a reasonable way to move forward on this would be to release a formal Expression of Interest (EOI) seeking to engage with persons/organisations that have a genuine desire to occupy the building and operate some form of business/community use from the site;
- (d) the EOI should require respondents to address, as a minimum, the following key points:
 - proposed use and statement of how their proposal integrates with and connects to the redeveloped railway lands area;
 - basic outline of their business case (this will be further explored if the EOI is elevated to the next stage of assessment) and should include the proposed governance strategies of the organisation;
 - proposed operating hours and facilities to be provided by the proponent;
 - any materials/alterations required to the Station building to accommodate the proposed use;
 - details of any capital contribution to be made by the proponent;
 - consideration of how any unused sections of the building (if any) could be used to the benefit of other site users (e.g. storage, toilets).

Members may wish to add to this list, and when completed this all forms the basis of the EOI to be publicly released.

Cr Mezinec entered the meeting at 12:12 p.m.

Cr Greco moved it be recommended:

- (a) **The report be received;**
- (b) **Council now proceed to call for Expressions of Interest (EOI) from the community seeking proposals for occupancy and use of the former Railway Station building, with responses to the EOI to address, as a minimum, the issues listed in this report;**

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- (c) following receipt of the EOI's this Committee review same to shortlist the formal responses for further investigation and discussion with a view to presenting Council with a final recommendation;
- (d) the EOI to remain open for two (2) months from the date of release.

Cr Lovett seconded

Carried

3. **RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE REPORT NO. 1/2015 - Property Management - Railway Lands - Possible Future Use - Community Markets - Ref. 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*
(ii) *Recognise and support our volunteers, community organisations and their sustainability as they continue to be the foundation of the community*

Cr Greco moved it be recommended:

- (a) Railway Lands Development and Management Committee Report No. 1/2015 be received;
- (b) Council now release an Expression of Interest to the wider community seeking proposals from individuals or organisations to:
 - Develop an overall plan/strategy for regular markets at the Railway Lands.
 - Develop a management proposal to manage the operation of the regular markets at the Railway Lands, which will include an establishment budget, ongoing budget and long term financials for staffing/capacity, promotion, management of stalls, infrastructure, traffic management, insurances, complaints handling procedures etc.
- (c) Expressions of Interest be reviewed by the Railway Lands Development and Management Committee to identify a preferred proposal and the preparation of a recommendation for the consideration of Council.

Cr Perryman seconded

Carried

MOTIONS WITHOUT NOTICE

4. **PROPERTY MANAGEMENT - Possible use of Railway Lands - Letter from Rotary Club of Mount Gambier - Ref. 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*
(ii) *Recognise and support our volunteers, community organisations and their sustainability as they continue to be the foundation of the community*

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Cr Perryman moved it be recommended:

- (a) Correspondence received (attached to the minutes) from Mr Alan Richardson (Chair), Rotary Club of Mount Gambier Community Committee be received;**
- (b) this matter be left to lie on the table for discussion at the next scheduled meeting of the Railway Lands Development and Management Committee.**

Cr Greco seconded

Carried

5. PROPERTY MANAGEMENT - Redevelopment of Railway Lands - Liaison with adjacent Property Owners/Occupiers - Ref. 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*
 - (ii) Recognise and support our volunteers, community organisations and their sustainability as they continue to be the foundation of the community*

Cr Perryman moved it be recommended:

- (a) Council write to adjacent property owners/occupiers, including the Mount Gambier Chamber of Commerce, to advise that Council will be seeking to discuss their possible future involvement with the Railway Lands precinct and that Council will extend an invitation to a discussion in the coming weeks;**
- (b) The Administration present a suggested process of engagement with adjacent property owners/occupiers, and the Mount Gambier Chamber of Commerce, at the next scheduled meeting of the Railway Lands Development and Management Committee.**

Cr Greco seconded

Carried

CONFIRMED THIS

DAY OF

2015.

.....
PRESIDING MEMBER

The meeting closed at 1:02 p.m.

Attachment - Item 4

Dear Councillors,

The Rotary Club of Mount Gambier is in a position to purchase a railway wagon which is currently located near the old roundhouse to the West of the Wehl Street railway crossing.

This "OB bogie open wagon" is in generally good condition, although it certainly needs a good repaint and is missing one of its bogies. We are currently trying to source a replacement bogie.

Our proposal (if accepted by Council) is for the Rotary Club to purchase and recondition the wagon to as-new appearance, and then relocate the wagon next to the western end of the platform in the Railway Lands Development.

We believe this would enhance the platform area and significantly strengthen the railway theme that is being pursued by Council. Ideally we would also like to source a railway passenger carriage in future for the same reason.

If we do not purchase this wagon in the relatively near future, there is a real danger that the owner will sell it for scrap and it will be lost to Mount Gambier.

As you may well be aware, the Rotary club of Mount Gambier has applied to run the Saturday market at the railway lands site in future. If we were granted the right to operate at market, we would like to use the railway wagon for storage of market assets such as marquees, trestle tables etc.

However even if we are unsuccessful in securing the rights to run that market, we still feel this railway wagon would be an asset for the city and its Railway Lands Development.

Therefore we seek approval from Council for the concept of locating this wagon in the new development area. Once we have such approval we can then commit the financial resources required to purchase and renovate the wagon.

Attached are some photographs of the wagon in its current condition and of what the wagon might look like once renovated. I've also included some information about these wagons and their use by SA Railways.

Please contact me if you require further information or clarification.

Regards

Alan Richardson (Chair, Rotary club of Mt Gambier Community Committee.)

