



Reference: AF15/37 SW

28 September 2015

MEMBERS

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

Railway Lands Development and Management Committee
(Conference Room - Level 1):

Friday, 2nd October 2015 at 12 Noon (*lunch will be provided*)

An agenda for the meeting is enclosed herewith.

Mark McSHANE
CHIEF EXECUTIVE OFFICER

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting to be held on Friday, 2nd October 2015 at 12 Noon

AGENDA

1. PROPERTY MANAGEMENT - Railway Lands - Update on Progress of Development Works - Ref. AF13/439
2. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Selection of Artist for Major Art Commission - AF13/439
3. RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE REPORT NO. 2/2015 - Property Management - Railway Lands Activation Team - Ref. AF15/398

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting to be held in the Conference Room, Level One of Civic Centre,
10 Watson Terrace, Mount Gambier, on Friday, 2nd October 2015 at 12 Noon

AGENDA

PRESENT: Crs F Morello, S Perryman, S Meziniec and M Lovett

APPOINTMENT OF
ACTING PRESIDING
MEMBER:

Nominations are invited for the position of Acting Presiding Member for this meeting of the Railway Lands Development and Management Committee due to the absence of Cr C Greco.

nominated to be
Acting Presiding Member of this meeting.

There being no further nominations, was
elected as Acting Presiding Member of the Railway Lands
Development and Management Committee meeting.

APOLOGIES: moved the apology received from Cr C Greco be
accepted.

seconded

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Manager - Regulatory Services, Michael Silvy
Administration Officer - Operational Services, Elisa Solly

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 the minutes of the previous meeting held on
Friday, 7th August 2015 be taken as read and confirmed.

seconded

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

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 Manager - Regulatory Services reported:

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

TASK / ACTIVITY DESCRIPTION	STATUS	PROPOSED COMPLETION
Paths, sandpit, landscaping for nature play area	70% complete	End October
Nature play elements	50% complete	End October
Refurbishment of railway heritage items - telegraph poles & fencing	20% complete	December
Asphalt platform	70% complete	Early October
Artistic balustrade panels	Awaiting installation	Mid October
Handrails and steel coping to Amphitheatre	Not started	End October
Landscaping to pond area	Not started	End October
Install pavers	95% complete	Mid October
Plaza seats	50% complete	End October
Major Art Commission 'Tracks'	Fabrication about to commence	Mid December
Major Art Commission 'Signalling Change'	Design Development completed	Mid December
Main entrance feature wall	70% complete	End October
Construction of Labyrinth	50% complete	End October
Interpretive Signage - Historical suite, Nature play suite, WSUD suite	Not started	December
Wood sculptures for nature play and murals	Not started	To be advised

moved it be recommended:

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

seconded

2. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Selection of Artist for Major Art Commission - 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) Council Officers have consulted with artists Trevor Wren and Danica Gacesa Mclean to refine the details of 'Signalling Change' for an alternative location within the Railway Lands - see attached revised plans and original concept for reference;
- (b) the artists have shown excitement in the alternative location and the revised concepts have maintained the integrity of the original design.

moved it be recommended:

- (a) The report be received;
- (b) Council engage Trevor Wren and Danica Gacesa Mclean to complete the artwork 'Signalling Change' at the alternative location within the Railway Lands for a total project cost of \$100,000 plus GST.

seconded

3. RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE REPORT NO. 2/2015 - Property Management - Railway Lands Activation Team - Ref. AF15/398

Goal: *Building Communities*

Strategic Objective: (i) *Encourage the empowerment of the community to lead and self manage their respective desires and aspirations.*
(ii) *Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc.*

Goal: *Securing Economic Prosperity*

Strategic Objective: (i) *Support the development of our local economy, our unique local experiences and our capacity to grow visitation to our City.*
(ii) *Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life.*

Goal: *Diversity*

Strategic Objective: (i) *Consider the needs of all community groups in developing projects, services and infrastructure (public or privately owned).*
(ii) *Develop the capacity of Council to effectively communicate and engage with our communities, other agencies and service providers*

Goal: *Environment*

Strategic Objective: (i) *Support the preservation and enhancement of the City's unique natural and built heritage for future generations.*

Goal:

Learning

Strategic Objective:

(i) *Council support opportunities for the community to strengthen relationships with families, friends and extended networks so as to promote and extend the learning of life skills.*

moved it be recommended:

- (a) Railway Lands Development and Management Committee Report No. 2/2015 be received;
- (b) Council endorse the work already undertaken and support the Railway Lands Activation Team to continue to act within the principles of the report;
- (c) Chief Executive Officer be authorised to negotiate with and approve:
 - 1. adjoining landowners to integrate with the site, on a non permanent basis, informal commercial activities that are low impact and associated with their core business, and
 - 2. short term occupants with start up initiatives to be trialled at the Railway Building to test and determine the long term use of the site.
- (d) Ongoing reports from the Railway Lands Activation Team, including outcomes from part (c) above, to be provided to the Railway Lands Development and Management Committee on a regular basis.

seconded

MOTIONS WITHOUT NOTICE -

The meeting closed at _____ p.m.

AF15/37

SW



Signalling Change

Mount Gambier Railway Lands Project

Public Art Commission Concept Design Proposal

Artists Trevor Wren & Danica Gacesa McLean

Signalling Change Rationale

Signalling Change our proposed public art installation for the Mount Gambier Railway Lands celebrates the rich railway history of Mount Gambier by referencing railway signals, crossing barriers, indicator lights, railway tracks and visual communication through shape, colour and light.

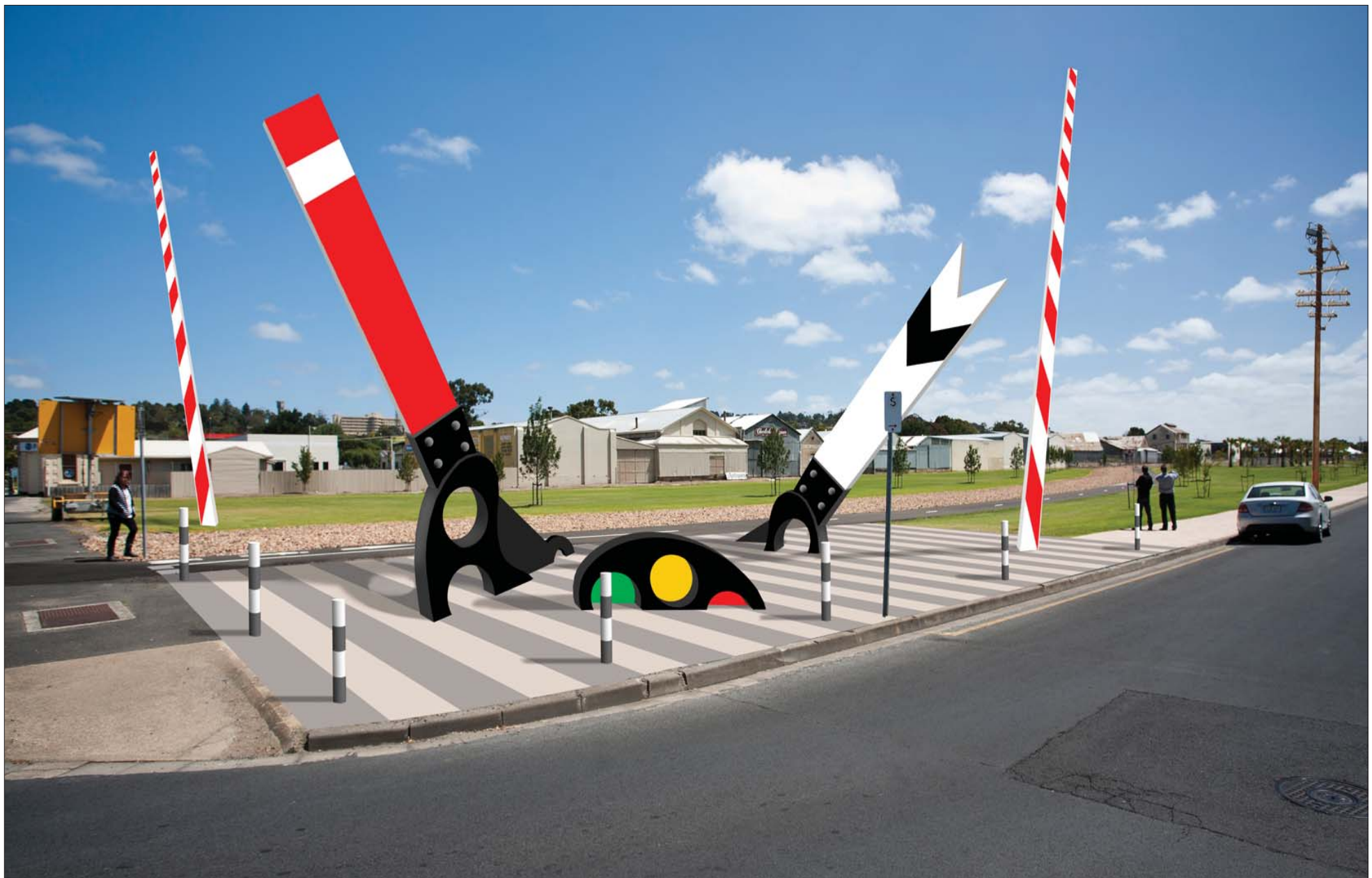
Signalling Change will be a prominent entry statement, and extremely visible from a distance.

Signalling Change will be inviting and welcoming to all visitors, the local community and especially children.

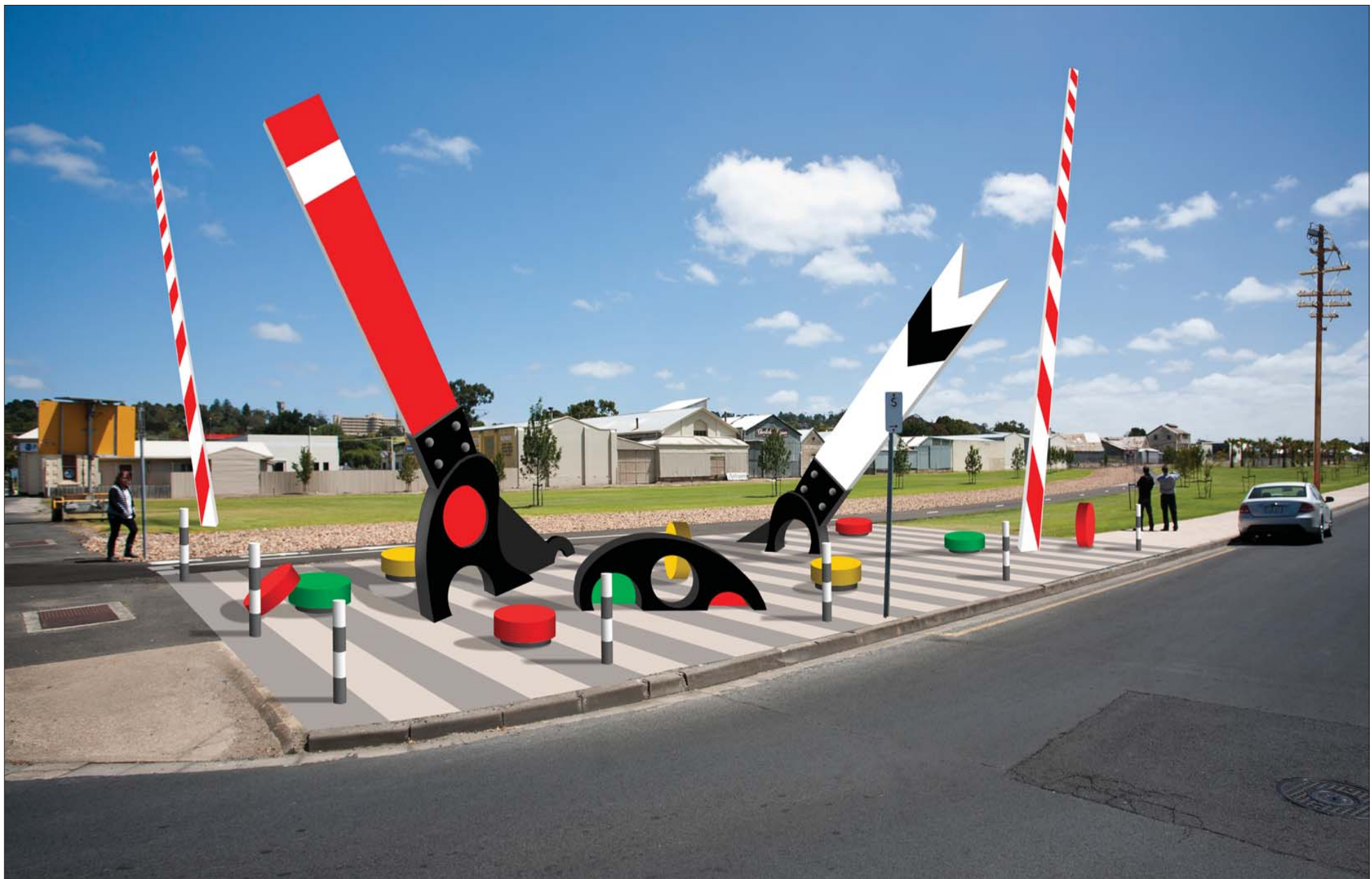
Signalling Change will boldly signal the change now taking place at the Mount Gambier Railway Lands far and wide!

Signalling Change shall also:

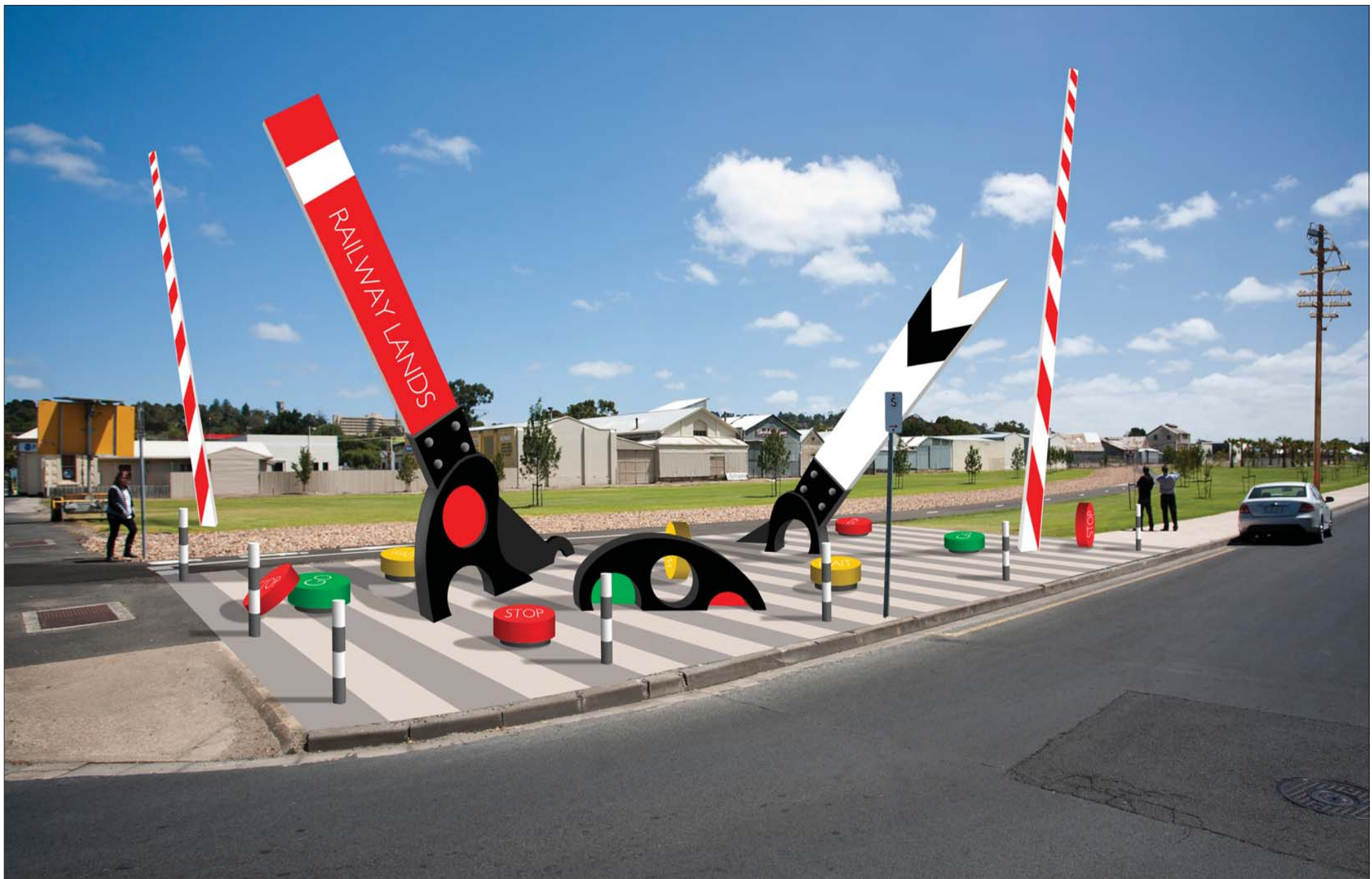
- Value add to the '**line of communication**' already established on site by the reinstated telegraph poles.
- Be child friendly and tactile, and provide elements through which children can safely crawl and play around.
- Be robust and constructed from galvanised and/or stainless steel and concrete to meet all Australian safety standards.
- Be finished in hard wearing epoxy two pack paint and an anti-graffiti coating requiring minimal maintenance.
 - Provide optional seating elements which reference STOP, WAIT, GO railway indicator lights.



Signalling Change A The bold forms and colours of Railway Signals, Barriers and STOP, WAIT, GO indicator lights inspired our design concept.



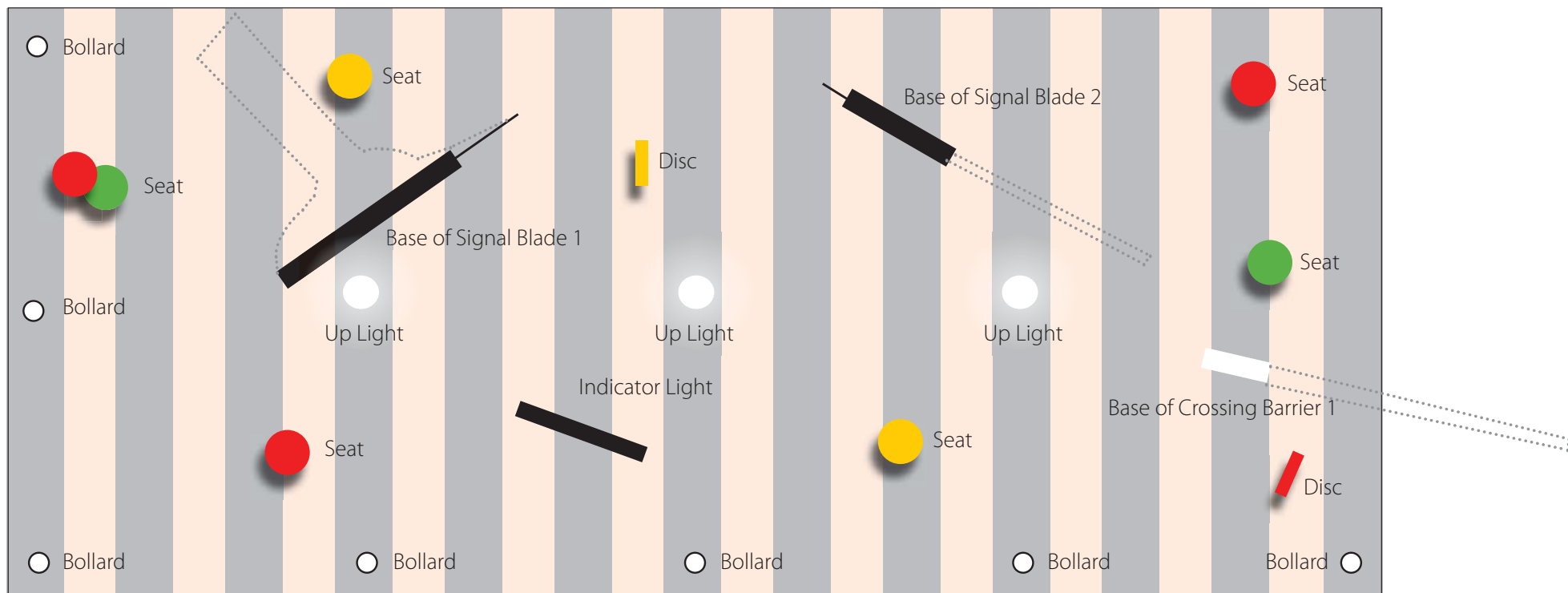
Signalling Change B Railway signal STOP, WAIT, GO indicator light lenses inspired our optional seating design.



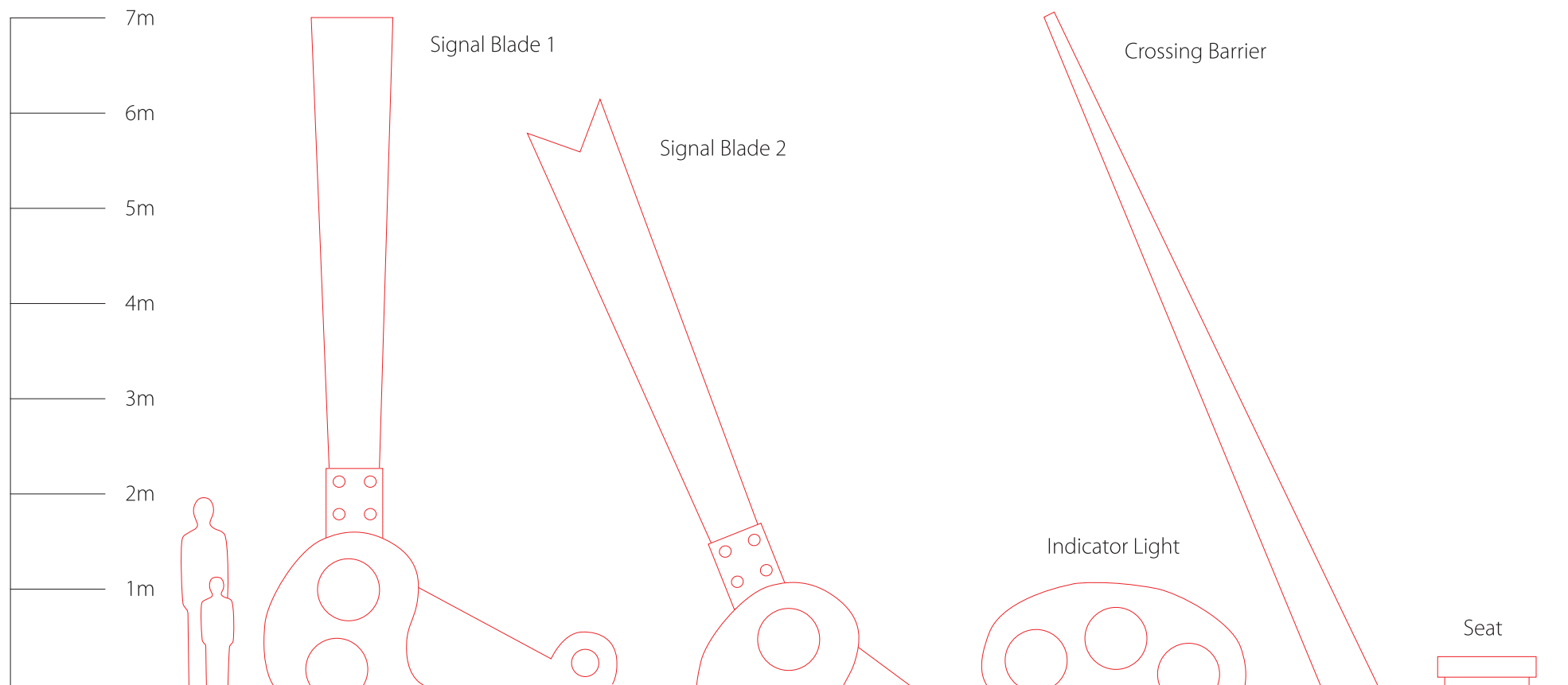
Signalling Change C Text could also be incorporated in to the design.



Signalling Change D An example of up-lighting at night. Colour changing energy saving LED lights are a possibility.



Signalling Change Possible Site Plan. The artwork installation area will be approximately 8 metres x 25 metres in size.



Signalling Change The maximum height of sculptural elements will be 7 metres.

Timeline (As per Council Schedule)

Design Development	Complete Early May 2015
Fabrication and Construction	Complete Early September 2015
Installation	Complete Late September 2015

Payment Schedule

First Payment (Design Development)	\$5,000	Early June 2015
Second Payment	\$50,000	Mid July 2015
Third Payment	\$35,000	Early September 2015
Final Payment	\$10,000	Early October 2015

Third Party Contractors

Adelaide

Lakeside Engineering Pty Ltd
69 Cavan Road, Gepps Cross SA 5094
08 8262 9177

and/or

Australian Manufacturing & Engineering Pty Ltd
39/41 Millers Road, Wingfield SA 5013
08 8268 8520

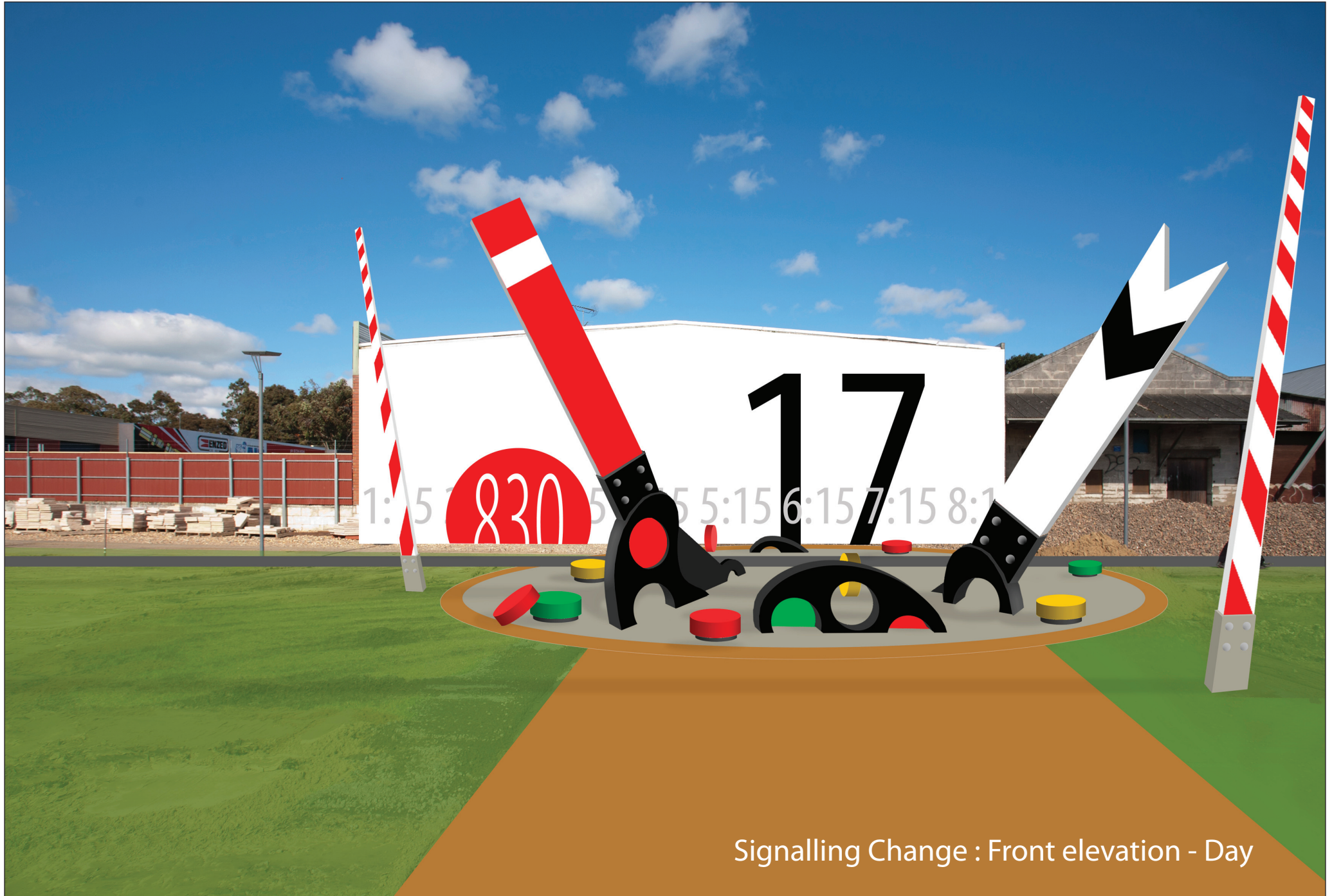
and/or

Mount Gambier Contractors to be sourced during the design development phase

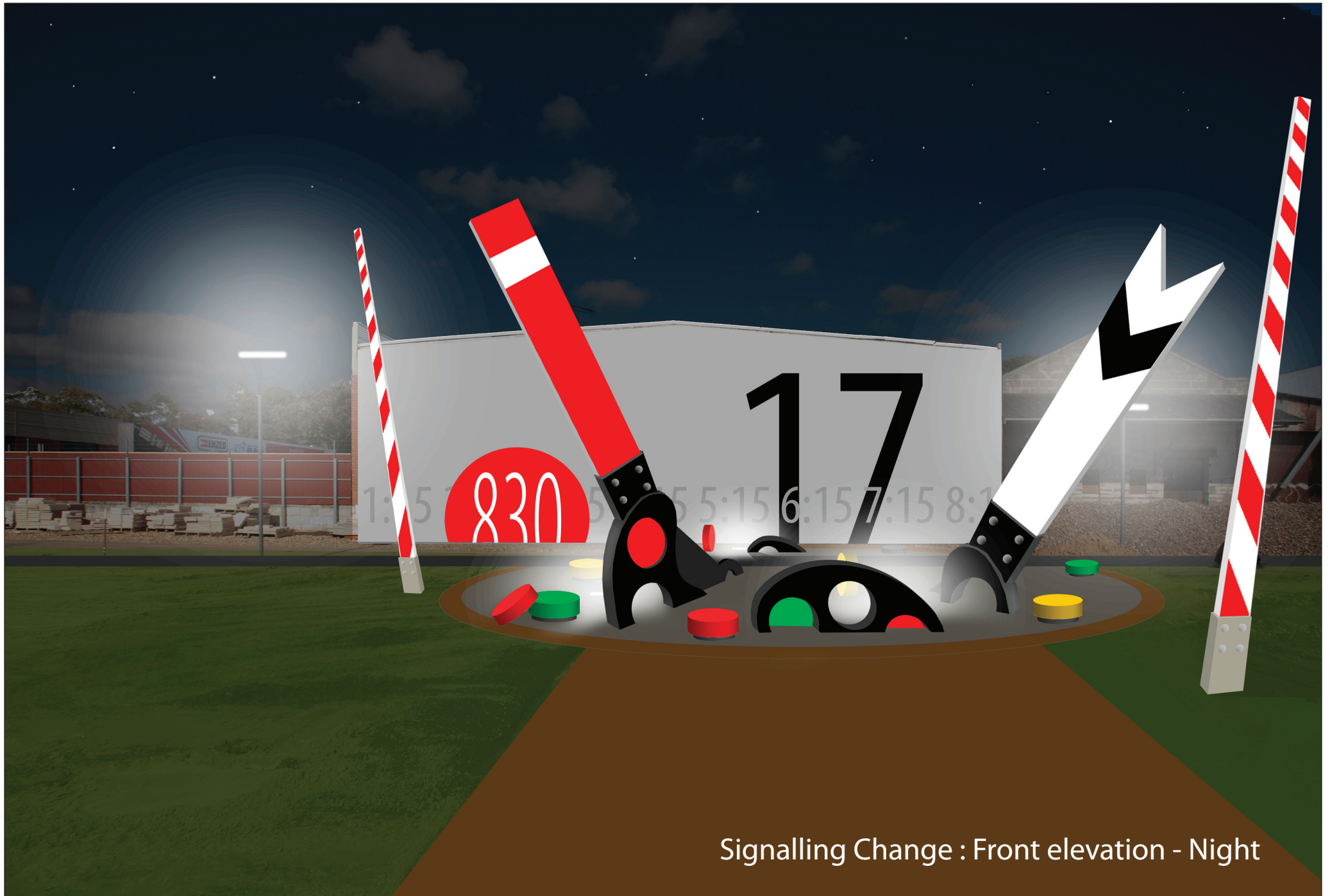
Budget

Design Development Fee	\$5,000
Consulting Engineer	\$2,000
Artist Fee	\$20,000
Project Management/Coordination Fee	\$4,800
Public Liability Insurance (\$10 million)	\$500
Materials/Fabrication/Equipment Hire	\$49,500
Site and Footing Preparation	\$2,500
Concrete Footings	\$3,800
Crane Hire/Installation/Labour	\$5,500
Transport	\$4,900
Contingency	\$1,500

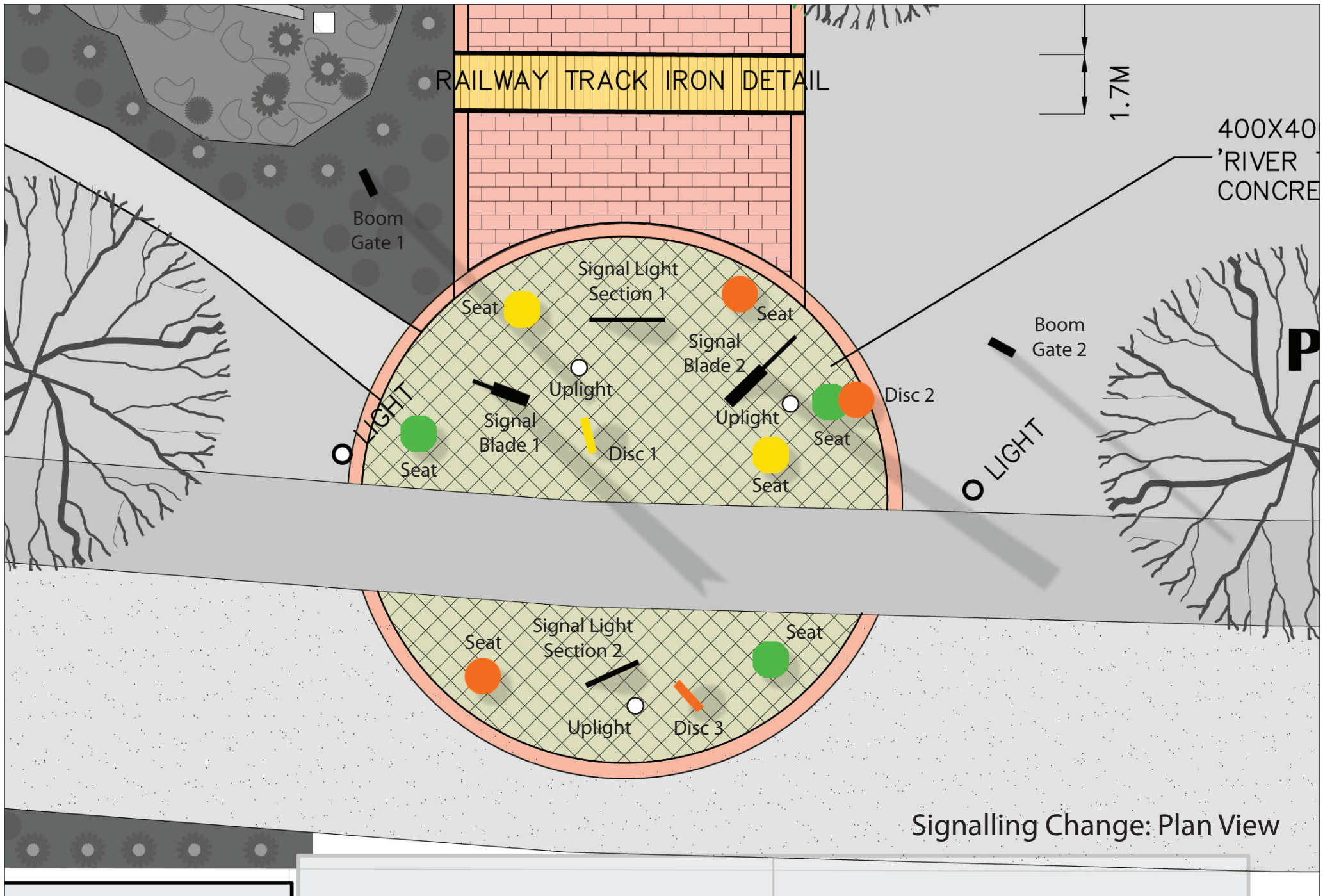
Total	\$100,000
	Plus GST



Signalling Change : Front elevation - Day



Signalling Change : Front elevation - Night



RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

REPORT NO. 2/2015

SUBJECT: PROPERTY MANAGEMENT - Railway Lands Activation - Ref. AF15/398

Goal: *Building Communities*

Strategic Objective:

- (i) *Encourage the empowerment of the community to lead and self manage their respective desires and aspirations.*
- (ii) *Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc.*

Goal:

Securing Economic Prosperity

Strategic Objective:

- (i) *Support the development of our local economy, our unique local experiences and our capacity to grow visitation to our City.*
- (ii) *Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life.*

Goal:

Diversity

Strategic Objective:

- (i) *Consider the needs of all community groups in developing projects, services and infrastructure (public or privately owned).*
- (ii) *Develop the capacity of Council to effectively communicate and engage with our communities, other agencies and service providers*

Goal:

Environment

Strategic Objective:

- (i) *Support the preservation and enhancement of the City's unique natural and built heritage for future generations.*

Goal:

Learning

Strategic Objective:

- (i) *Council support opportunities for the community to strengthen relationships with families, friends and extended networks so as to promote and extend the learning of life skills.*

BACKGROUND

Mr Peter Smith of Place Governance Partners conducted a series of workshops with Council on the 12th & 13th of August 2015 to provide guidance and deepen the Council's level of knowledge and appreciation of place making principles as an effective strategy for place/space activation. There was strong representation of Councillors and staff at the information sessions and also the full day Railway Lands place planning workshop. Peter shared his experience in the application of place making principles in the successful activation of under-utilised public space in Adelaide during his 7 year term as CEO of Adelaide City Council.

In response to these workshops Council identified the Railway Lands as the pilot site to test the application of place making principles within our community. The workshop recommended the creation of a cross-divisional, multidisciplinary team of staff who have now been appointed and are working with a range of stakeholders to initiate a program of activities which explore, test and trial how the Railway Lands site can be used and encourage community ownership of the Railway Lands as a dynamic and intergenerational public space.

Railway Lands Development and Management Committee Report No. 2/2015 Cont'd...

An extensive stakeholder engagement exercise has been conducted with priority given to the surrounding stakeholders and a contemporary creative cohort within our community. The team has focused on temporary and low cost activations that combine casual community use of the site, commercial integration with existing occupants of the site and they are exploring temporary residency options for the site and the Railway building.

To allow for quick implementation, the team are tasked with drafting internal processes such as event approvals and risk assessments applicable to the site that are efficient and that will maximise the capacity for community-led activity in the Railway Lands.

SITE IDENTITY AND PROMOTION

Taking lessons from the Peter Smith workshops, branding in a funky and fun way to activate interest in the site and the program have been considered and internally the activation team has developed a logo and brand for Members' consideration (attachment 1). The purpose is to establish a local reference for the site that is short & sharp, respectful and honours and reflects the formal naming and heritage.

A structured strategy has not been finalised at this stage pending Council approval of an informal name for the site. Once an agreement has been achieved a site communication strategy will be finalised which will include the establishment of a hub on Councils online engagement platform, a social media presence and use of traditional media to promote ongoing programs/activities.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The activation team have identified and grouped a broad section of the community and adopted a staged approach to community engagement to seek co-contributors that have been prioritized as follows:

- Surrounding Stakeholders
- Young, Creative Hipsters
- Community
- Music/Entertainment
- Food operators
- Commercial sector
- Events organisers/operators
- Landlords & Investors

The majority of the engagement has been with the first two identified cohorts. Approximately 44 individuals and small groups have been engaged. In preparation for this level of engagement a site map was prepared (attachment 2), a stakeholder engagement record sheet (attachment 3) to ensure consistency with enquiry and consolidated documentation process (attachment 4).

The initial response has been incredibly positive for the future of the site and an emerging trend for interest in the space is:

- Commercial/Community integration
- Health & Fitness
- Arts/Cultural/Music activities
- Food & wine beverage
- Passive play activities

Railway Lands Development and Management Committee Report No. 2/2015 Cont'd...

OPPORTUNITIES AND BARRIERS

A number of existing businesses surrounding the site are already keen to actively engage with the space. Two stakeholders have voiced their support towards the project and design works completed to date, and they are happy to commence discussions with Council about their potential role in site activation.

Homestyle Bakery	<ul style="list-style-type: none"> Interested in site access from their car park and potential for seating for their customers adjacent to the lake. Noted that should this be possible, regular cleaning would be scheduled into their daily staff duties to ensure the space is well presented. Potential for the positioning of their own bin at the entrance to this area. Strong desire for an internal pathway which joins their car park with the BBQ and play facilities Concerns about mosquito's as a result of the pond construction (should be alleviated with plans for fish introduction) and increased use of car park by non-customers
Anvil Electronics	<ul style="list-style-type: none"> Interested in reducing/removing their back fence allowing an access point to their store Strong desire for a linking internal walkway – this could be achieved by the same walkway for Homestyle Bakery. Discussed the capacity to use the Railway Lands as a testing space for electronic stock such as radio controlled cars, wind testing equipment etc Discussed potential for monthly demonstration 'come and try' days using spaces such as the amphitheatre

These are easy and achievable outcomes working in partnership with adjoining businesses (co-contributors) on the site to support the activation of a community led initiative.

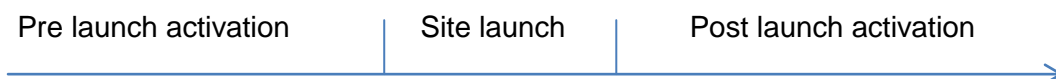
Operations staff have assessed the suggested options and provided a possible solution:

This could be achieved quite simply by placing a temporary deck onsite (utilising the 2 existing stored parklets) in the landscaped area and building the paths to and around them and linking back to the bakery.		
Task	Time	Cost
<ul style="list-style-type: none"> Load and float parklets to site Prepare and place parklets onsite Bulk earthworks & prepare sub base for limestone paths including relocation of existing plants Supply and place limestone pathway from Wehl St to Bakery and through to shared path at end of second pond. 	Approximately one week to organise and implement	The estimate for the works is \$6,700+gst;

Strong interest has also been shown in the Railway building. The limiting factor at the moment is the state of the building and the commercial risk associated with a site that has not yet been 'positioned' in the community. Once again, it is expected that should some minor site works be conducted it would enable short term occupants to trial some start up initiatives. Costings would need to be sought and an agreement made on the level of work to be undertaken.

Railway Lands Development and Management Committee Report No. 2/2015 Cont'd...

TIMEFRAMES



The activation team is working to a pre/launch/post model for site activities. There has been extensive consultation in the past weeks along with preparation of site maps, consolidation of feedback and engaging with the community and the champions that are keen to be active in the space.

A draft concept has been developed for the launch of the site on the 15th November 2015. The event has been designed to be an introduction to the types of uses over the 12 different areas on the site and will be focused on engaging with the community as co-contributors. This will be the first time that the community have had the opportunity to see and experience the site and to have an opportunity to share their ideas and to discuss what support they may need to trial their initiatives. Attached for Members' information is the draft concept for the launch day (attachment 5) – Members are advised that there are a number of elements in negotiation and yet to be confirmed **this is a draft only**. In preparation for the launch day, using recycled pallets and cable reels, a suite of temporary furniture is being made to provide tables and seating that can be trialed on the site over the summer period (attachment 6).

At the September 2015 meeting of Council the below elements and their associated budgets were referred to the activation team. Confirmation is sought that these activities are now excluded from the master plan and any inherent timelines be adjusted. The activation team has placed a priority on activating artwork for the site however the team needs to have adequate time to achieve an inclusive outcome to this component. Engagement is currently underway.

Element	What could be done	Budget Allocation
Lake/Pond	Include fish, frogs etc	N/A
	Viewing Decks – one off Wehl Street South and one to the Pond	Nil
Nature Play Area	Playing apparatus – develop the suite and install	\$10,000
	Interpretive Signage	Nil
Signage	Interpretive (Railway former use Story telling)	Nil
	Heritage bollards	Nil - 3 Heritage bollards
Artwork	Public Murals	\$20,000
	Nature play sculptures	\$40,000
Landscaping	Edible plants	Nil

Examples of the current place programs for the site over the coming six months.

Sep	Oct	Nov	Dec	Jan	Feb	Mar
Edible Cities	Seniors Month Walk Together	Launch Pop Up Restaurant	Carols by Candlelight	Australia Day Sprint Car Display Classic Car Display	Library Outreach	Community Day Multicultural Event

Railway Lands Development and Management Committee Report No. 2/2015 Cont'd...

CONCLUSION

For the above to work effectively the Railway Lands Activation Team need be nimble with administrative processes for activating the site based on the following principles:

- Allow for activation of the Railway Lands site
- Encourage innovation and social entrepreneurial partnerships
- Allow for quick implementation and small scale activation to test concepts for larger scale implementation
- Allow for broader stakeholder engagement in suggesting projects, partnering in project implementation and experiencing the effects of projects
- Create an image of Council as government enabling citizens to test and inform Council policies

RECOMMENDATION

- (a) Railway Lands Development and Management Committee Report No. 2/2015 be received;
- (b) Council endorse the work already undertaken and support the Railway Lands Activation Team to continue to act within the principles of the report;
- (c) Chief Executive Officer be authorised to negotiate with and approve:
 - 1. adjoining landowners to integrate with the site, on a non permanent basis, informal commercial activities that are low impact and associated with their core business, and
 - 2. short term occupants with start up initiatives to be trialled at the Railway Building to test and determine the long term use of the site.
- (d) Ongoing reports from the Railway Lands Activation Team, including outcomes from part (c) above, to be provided to the Railway Lands Development and Management Committee on a regular basis.



Barbara CERNOVSKIS
MANAGER - COMMUNITY SERVICES & DEVELOPMENT

Sighted:



Mark McSHANE
CHIEF EXECUTIVE OFFICER

28 September 2015
SW

- | | |
|---------------|-------------------------------------|
| Attachment 1: | Proposed Logo and Brand |
| Attachment 2: | Site Map |
| Attachment 3: | Stakeholder Engagement Record Sheet |
| Attachment 4: | Consolidated Documentation Process |
| Attachment 5: | Draft Concept for Launch Day |
| Attachment 6: | Temporary Furniture |

(Refer Item of Railway Lands Development and Management Committee Minutes)



❄️ Winter wonderland @



❄️ Winter wonderland @



PLAY DAY @



FOOTBALL @

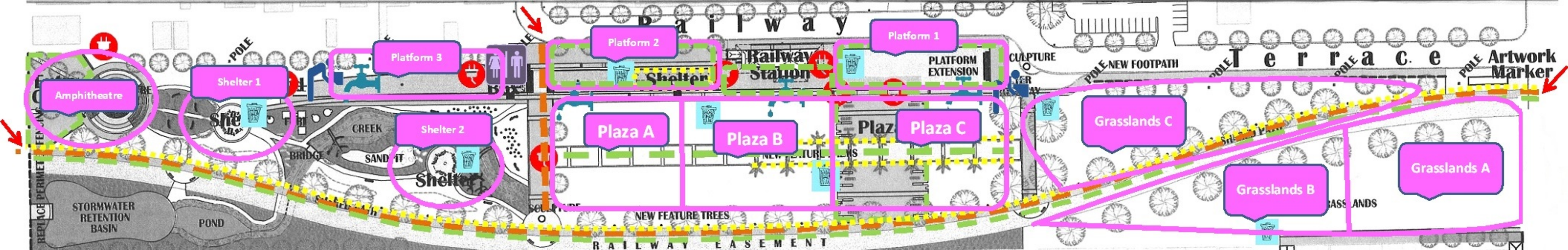


LIVE MUSIC @



float and fly @





Amenities Legend



Rubbish Bins
(proposed locations only
- temp/ permanent)



Power Points (need to
establish capability of
each ie. 3 phase?)



Running Water
Locations (cold only?)



Drinking
Fountains

Light Vehicle
Access

Heavy Vehicle
Access (essentially
one-way only)



Toilets - male/female
(both with disabled
access)

Lighting



Entry/Exit Points

Attachment 2



Railway Lands - Stakeholder Engagement Record

DATE:

RECORDED BY:

LOCATION:

Title:

First Name:

Surname:

Organisation:

☐ Postal Address:

☐ Telephone:

☐ Email:

Tick preference

Stakeholder group:

☐ Political interest

☐ Civic/Ratepayer interest

☐ Surrounding site

☐ Commercial interest

☐ Community activity/event interest

Comments / Questions / Concerns / Issues:

Opportunities:

Outcome/Action required:

☐ Follow up meeting ☐ Follow up phone call ☐ Follow up email ☐ Follow up other: _____
☐ No further contact required ☐ Raised priority ☐ Reduced priority _____

Responsible staff:

Respond by date:

RAILWAY LANDS - STAKEHOLDER ENGAGEMENT RECORD
Stakeholder Group - Surrounding Site

Attachment 4

Date	Time	Recorded	Location	Name	Address	Contact Details:	Organisation	Comments	Opportunities	Outcome/Action	Follow Up
27/08/2015	12.30 pm	Ben Kilsby	Homestyle Bakery	Mrs Chris Evans	P O Box 646 Mount Gambier SA 5290	Ph: 0438 872 573 Email: jevan454@bigpond.com	Homestyle Bakery	Concerned about access to site from Railway Lands. Impact on Carpark: 1. Use of available parks by non-customers. 2. Wear and tear.	Potential for small walkway to bakery from Bike Path (around lake on south east side). Potential for seating area between carpark/lake area. Bakery identified regular cleaning would be required and offered to incorporate this into daily staff duties.	Discuss development of path with Michael Silvy and Daryl Morgan. If possible, arrange site meeting to confirm layout.	Meeting - Michael Silvy 8/9/2014
27/08/2015		Ben Kilsby	Anvil Electronics	Mr Chris Ind	42 Margaret Street Mount Gambier SA 5290	Ph: 0417 822 667 / 8725 3366	Anvil Electronics	Happy with planned development of site. 10/09/2015 - What are Council's expectations regarding fencing - is there a plan for consistency?	Interested in development of pathway from rear of shop. Potential to test / demonstrate products in Railway Lands such as remote control (cars/boats/planes). Could do as part of a regular (monthly) event.	Explore potential of path development at rear of store, linking with bike track. Discuss with Michael Silvy and Daryl Morgan. If possible, arrange. 10/09/2015 - Ben revisited site to discuss potential to develop path to rear of store site. Updated re progress. Will seek clarification regarding fencing.	Meeting - Michael Silvy 8/9/2014 Further Follow Up Meeting 08/10/2015
8/09/2015		Ben Kilsby & Jamie	Cabinets by Michael	Mr Michael McLean	PO Box 9744 Mount Gambier West SA 5290	Ph: 0428 821 434 / 8725 7602 Email: mick@cabm.com.au	Cabinets by Michael	Michael rents from Pat Dempsy. Interested in seeing section of car park fence removed to create access	Open section of fence to allow access to Railway Lands from car park	Advised Michael to speak to Landlord and surrounding businesses regarding potential for access through from car park to Railway Lands	Phone Call - Ben Kilsby 30/09/2015
8/09/2015		Ben Kilsby & Jamie	Railway Lands	Mr Jason Lane	Opposite Treehouse Café		Studio 24 Programmed Fitness	1. Council should work with local trainers before working with 'large 24 hour, interstate owned gyms' 2. Council should consider the requirement for personal trainers to hold \$20M personal liability insurance and PT Outdoor Cert.	Potential addition of fitness equipment - even temporary to add to the site as a personal / group fitness training site. Develop signage with fitness activities throughout site.	1. Explore access opportunities - i.e. permits for fitness operators. 2. Explore development of temporary fitness equipment such as monkey bars, 500mm bars, sandbags etc.	Phone Call - Ben Kilsby 30/09/2015
8/09/2015		Ben Kilsby & Jamie	The Produce Store	Mr Ken Gleed		Ph: 8725 0377	The Produce Store	Doesn't see the Railway Lands will have any impact on his business. Concerned about any introduction of a skate park in future (referenced poor condition of existing skate parks in City)	Open to exploring development at rear of building	None	n/a
4/09/2015		Kahli	Anglican Church, Bay Road	Kath Greene		Ph: 0418 834 355 Email: kathincks@hotmail.com Simply Yoga+G16 FB:	Simply Yoga	1. No shade 2. Really like it, nice space to be used by community 3. Wishes had enough money to buy old mill and turn into a yoga studio 4. Clients like privacy 5. Tried to hold fundraiser event for Amber, needed shelter and cave gardens too "busy"	1. Early mornings - pop up yoga 2. Pop up yoga (grassed area) 3. Yoga Groove - Jay Hoad (musician) plays drums, guitar, didgeridoo. Wants to do another in December - very groovy & cool; clients pay money to attend	1. wants to attend walk through site. 2. Won't be here in November - Courtney Zohs taking over classes, thinks she would love to use space. 3. Yoga Groove could be good for activating area - teams exercise with music	Phone Call - Kahli / Ben after 10/09/2015
3/09/2015		Kahli	14 Margaret Street	Reece Milne		Ph: 0407 403 318 Email: qipt@live.com	Qi PT	No issues, would like opportunity to use it as a personal training. Very positive towards site	1. Take clients outdoor for exercise and PT - has mates who would use 2. Straight bars and dip bars for street passed / park workout - Reece can design and is willing to contact people to make. Solid old school bars 3. Use amphitheatre steps, use platforms - and drinking fountains. 4. Random times, weekends for pop up classes, would like to use whole park - would work around other users. 5. access path from Margaret St to parklands	1. Construct old school chin up bars, solid, doesn't need to be huge, very simple. 2. Ability to have pop up classes (predominantly weekend) / Rolling permit to be able to use whatever space is free t the time e.g. 6 months a a time. Doesn't need to fill paperwork out. 3. Needs to know before summer	Kahli to respond at PT session Thursdays at 6 pm

RAILWAY LANDS - STAKEHOLDER ENGAGEMENT RECORD
Stakeholder Group - Surrounding Site

Date	Time	Recorded	Location	Name	Address	Contact Details:	Organisation	Comments	Opportunities	Outcome/Action	Follow Up
8/09/2015		Ben Kilsby & Jamie	MM Electrical	Mr Mich Childs		Ph: 8725 6166 E+G2mail: mtgambier.mgr@mmem.com.au	MM Electrical & Data	Car Parking - Could site negatively impact on parking Security - if access is created between car park and site, could security become a problem?	Staff access to café / food could be a positive is access was given through car park. Has electrical cable reels available if Council would like for street furniture	None	No further contact required
8/09/2015		Simon Wiseman		Mr Noel Barr		Ph: 0419 806 681	Noel Barr Toyota	1. Concerned not more infrastructure at Bay Road end 2. Activate for the aging population	Potential to put cars on Bay Road end to display but would need to discuss further as trying to determine what benefits it would have	Nil action required - potentially call back when know more or have ideas regarding Bay Road space	Reduced Priority - Open
11/09/2015		Ben Kilsby	Heemskerk Security	Mr Merv Heemskerk		Ph: 0409 202 042	Heemskerk Security	Concerns about security of 2 x vehicles which are permanently situated in the back yard. Not concerned about activities as only a security base for a few days per week.	Conduct a site visit to explore line of sight into back yard.	Ben to organise site visit.	Site Visit 18/09/2015
10/09/2015		Ben Kilsby	S&U Manufacturing	Mr Sam Leitza		Ph: 0418 810 224	S&U Manufacturing	No issues.	Happy for staff to have access through to Railway Lands for breaks.	None.	No follow up required.
10/09/2015		Ben Kilsby	Margaret Street Meats	Mr Bill Melhuish	28 Margaret Street Mount Gambier SA 5290	Ph: 8723 2959 Email: terrarossabeef@bigpond.com	Margaret Street Meats	Happy with site plan. Considering site access/signage. Concerned about differences in ground levels from Railway Lands to their own block - site visit identified no difference.	Potential to create access point at north of block to allow direct access to Railway Lands.	Will explore access and signage opportunities. Note that Bill will take sick leave towards the end of the month for 4+ weeks.	Follow up Meeting 01/11/2015.
10/09/2015		Ben Kilsby	Lens Trading Co.	Mr Ian Harris	4 Margaret Street Mount Gambier SA 5290	Ph: 8725 7555 / 0418 811 867 Email: lenstrading@bigpond.com	Lens Trading Co.	Identifies he has new shop front potential on norther side of building. Building is leasing from Bill Strigg.	Open middle gates on norther side of property and display nowers/chiminea stick to public. Potentially utilise grass over area in "Grassland A" as demo space.	Ian to talk to landlord about access opportunity on norther side. Potential site meeting. Ben to return call in 2 weeks.	Follow Up Call: 24/09/2015.
10/09/2015		Ben Kilsby	Railway Lands	Mr Alan Pasfield	32 Margaret Street Mount Gambier SA 5290	Ph: 8724 4506/0438 257 433 Email: alan@gtindustrial.com.au	GT Industrial Sales	Owns and operates the site, including half the carpark, share with MM Electrical and Cabinets by Michael. Concerned about potential for carpark to open to Railway Lands site - security and carparking but potential for passive trade.	Interested in visiting site to view back of building/carpark in context. Happy to explore development of mural on rear of building.	Ben to arrange site visit in coming weeks.	Follow Up Meeting: 24/09/2015
11/09/2015		Ben Kilsby	Mt Gambier Central	Ms Jane Read		Ph: 8725 2661 Email: Jane.Read@federationcentres.com.au	Mt Gambier Central	Kids Drive In - make cards from cardboard and show movie. Plaster boxes - positioned at rear of Centre. Redevelopment of Centre to embrace rear of site.	Conduct site visit to explore potential.	Ben to arrange site visit.	Follow up meeting 18/09/2015
11/09/2015		Ben Kilsby	Gordon Refrigeration	Mr Luke Reichelt	26 Margaret Street, Mount Gambier SA 5290	Ph: 0417 854 067	Gordon Refrigeration	Development of land owned by Council adjacent to site. 1. Safety considerations relating to increased traffic at entrance of his site in the future. 2. Exposure to rear of his workshop area. 3. How can Council demolish a Heritage Building? Can he do the same?	Although initially Luke demonstrated little interest in activity rear of his site, upon viewing the site plan he increased interest.	Ben to identify his concerns as part K28of planning for adjacent land. Touch base in 1 month regarding permeability of rear of his site.	Follow Up Meeting 7/10/2015
14/09/2015		Ben Kilsby	G T BobCat/Storage	Mr Gary Douglas	14-16 Margaret Street Mount Gambier SA 5290	Ph: 0418 838 082	G T Bobcat / Storage	Demonstrated frustrations regarding Heritage compliance required during development of site. Will murals on rear wall have same scrutiny?	Explore opportunities to activate rear wall (currently blank limestone) of 14-16 Margaret Street. Gary is happy to consider options.	Ben to explore opportunities with activation team and revert back.	Follow Up Meeting: TBC
15/09/2015		Ben Kilsby	5 and 9 Eleanor St	Ms Jenny Spiridis	57 Bay Road, Mount Gambier SA 5290		Pirvate Property Owner	Jenny own No. 5 and 9 Eleanor Street, 9 is currently available for commercial lease. Number 5 is awaiting development.	Offered Jenny a site visit on further discussion regarding planned use.	No meeting required at this stage.	N/A

RAILWAY LANDS - STAKEHOLDER ENGAGEMENT RECORD
Stakeholder Group - Surrounding Site

Date	Time	Recorded	Location	Name	Address	Contact Details:	Organisation	Comments	Opportunities	Outcome/Action	Follow Up
15/09/2015		Ben Kilsby Kate Fife	Railways Lands	Mr Alan Pasfield	32 Margaret Street Mount Gambier SA 5290	Ph: 8724 4506/0438 257 433 Email: alan@gtindustrial.com.au	GT Industrial Sales	follow up meeting on site upon request of stakeholder	Viewed site of G T Industrial Services from Railway Lands. Alan identified interest in 1) Mural development on cement wall at rear of building 2) Addition of community artwork on steel fencing adjacent building and 3) potential of running an expo style trade event at the Railways Lands	Explore potential for artworks for G T Industrial Sales. Consider trade show / expo type events as an activation option subject to commercial use considerations	subject to interest / engagement of artists
16/09/2015		Ben Kilsby	Phone	Mrs Chris Evans	P O Box 646 Mount Gambier SA 5290	Ph: 0438 872 573 Email: jevan454@bigpond.com	Homestyle Bakery		'updated Chris on exploration of pathway linking bakery with BBQ Area. Advised this would need to be put to Council in due course.	Discuss development of path with Michael Silvy and Daryl Morgan. If possible, arrange site meeting to confirm layout.	meeting by 22nd of September 2015
16/09/2015		Ben Kilsby and Kahli Rolton	Railway Lands	Mr Merv Heemskerk		Ph 87 23 9704	Charlicks Bazaar	Long term frustration over communication with Council regarding Railways Lands Development. Issues included 1) loss of carparking space 2) requirement to trade from Margaret Street during development 3) No response to letters written to Council 4) Heritage Grant Funding 5) Invoices for tiling/paving work outside door	1) Explore positioning of coffee cart outside building 2) Potential for classic cars/antique trading expos adjacent to entrance? 3) Tourist Car Parking in Olympic Park with new access point adjacent plaza 4) Passive recreation outside north entrance.	explore permit / approvals for coffee cart, explore passive recreation opportunities, identify invoices/charges associated with paving works	Site Visit by 16/10/2015
15/09/2015		Simon Wiseman	Police Station	Mr Chris King Station Manager		christopher.king@police.sa.gov.au 0407 955 573	SAPOL	CCTV Lighting (especially railway - shop area) rocks thrown licensing (dry areas - certain times)	Blue Light /Community (Andy Stott contact)	keep in contact regarding events/ possible walk through site (early November)	meeting by early November
17/09/2015		Ben Kilsby	Railway Lands	Ms Fernanda Keela			Migrant Resource Centre	Will regularly have use for the site. The site makes our back yard much bigger.	Potential for numerous multicultural events to be staged in Railway lands i.e. Harmony Day, Walk Together. Migrant Resource Centre plans to open rear gate of their community centre to build access to the site during event such as the opening. Opportunity for African drummer and bands to perform at launch.	Fernanda to speak to refugee community to identify interest. Ben to make contact in 2 weeks.	Follow Up Call 01/10/2015.
21/09/2015		Ben Kilsby	Phone Call	Mr Bill Strigg		Ph: 0417 871 669	Property Owner 4 Margaret Street, Mount Gambier	Bill owns Lens Trading Company building.	Infomed him of opening date and provided contact details, should he like to discuss the project further.	Bill will discuss with his family and revert back with any questions or comments.	No action required.
16/09/2015		Kahli Rolton	Railway lands	Merve, Jenny, Anton			Charlicks Bazaar	Bus Parking (Portland), Caravans etc. closed for 12 months while works being done. Drainage. Rocks already getting thrown. Coffee Van /train - use path to display.	Display of old bikes - Robyn Weston. Coffee Shop in William Charlick Building / decking part of shop (not completely off the table). Would like to put back door in. Classic car club on Saturday, pull up on grass, portable coffee van. Royal Flying Doctors. Car boot sale? Valuations on Antiques (like English show).	\$2.5k for 20m. Invoice for pavers - heritage paving. Received funding but wont pay it due to capping. Richard Woos on William Charlicks Building.	Ben already completed first follow up call - ongoing.
8/09/2015		Alison Brash	Mount Gambier Central	Ms Jane Read			Mount Gambier Central	Very keen to be involved. New owner will come to the launch - visiting from Interstate.	Interest in use of the space by Tennants. Potential for fruit trees outside the site. Keen to be involved in launch, Keen to support cross promo opportunities via more movie nights etc.	Very keen to meet Ben to discuss inclusion opportunities.	Follow Up Meeting with Ben ASAP.

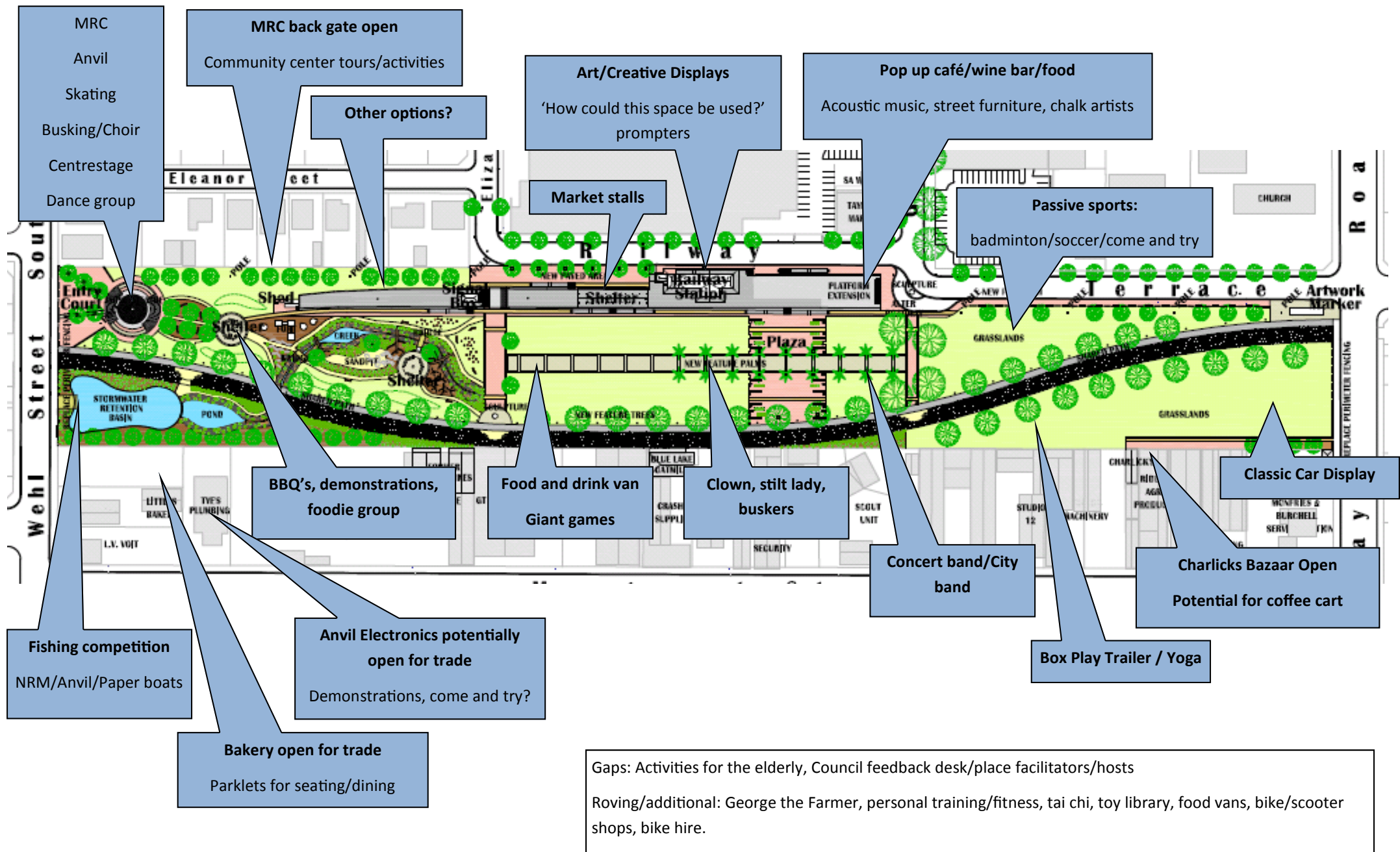
RAILWAY LANDS - STAKEHOLDER ENGAGEMENT RECORD
Stakeholder Group - Commercial Interest

Date	Time	Recorded	Location	Name	Address	Contact Details:	Organisation	Comments	Opportunities	Outcome/Action	Follow Up
15/09/2015		Ben Kilsby	Railway Lands	Nikki and Tara Mullen	P O Box 180/Penola Road, Mount Gambier	Ph: 0411 052 129	Active8	Could the space (or section of the space) not be a dry zone? Great potential for 'pop up' coffee shop/café Can a vehicle or car be arranged for uploading fitness equipment? Could Council consider installing fitness equipment (such as cross fit, ropes, bars etc.)	Identify length of bike/walking track from East - West. Nikki runs combined fitness challenges attracting up to 80 people 3 times annually. Parkour group in Warrnambool could be approached to run workshops. Develop a public viewable online calendar of bookings/events).	Ben to identify measurement of bike path and advice. Explore calendar option with activation team. Consider addition of temp fitness equipment (x fit bars) with activation team	Phone Call 15/10/2015
15/09/2015		Simon Wiseman	Carlin and Gazzard	Peter Gazzard	Anthony Street, Mount Gambier	Ph: 0418 322 356	Carlin and Gazzard	Too much down Wehl Street end - more down Bay Road. Adequate lighting?	Bike riding Markets Sat/Sun Liquor Licensed area music events half court b/ball. Picnic friendly, barbeques. lighting, benefit is Lakes area shuts at 9.00 if you want a later finish.	Keep in contact regarding events/use.	No hurry, but positive if we would like to touch base again.
15/09/2015		Simon Wiseman	City of Mount Gambier	Andrew Tye	Penola Road, Mount Gambier	Ph: 0428 334 712 Emai: andrew.tye@ap.jll.com	JLL (Market Place Shopping Centre)	Playground upgrade - critical. Kicking footy, temporary soccer goals. large games - chess etc. Lighting (safety). Gym days.	Key events, sponsorship, demonstration etc. (cooking shows etc.) .	Further discussion regarding events (key) opportunities	Follow up discussion s Oct/Nov.
15/09/2015		Simon Wiseman	Baxter Hire	Peter Burchell	Penola Road, Mount Gambier	Ph: 0418 827 273	Baxter Hire	Have interesting things to do for kids. Vandal proof. Carparking - trailers etc. (hill climb cars) advertising Community Events.	Need to lead people to the space - kids activity. Showcase Mount Gambier Events, bike riding, tourism bike rides, practice music - James Morrison Academy, bus stop, fishing comp - metal tags (magnet on line) 2nd dog park/enclosure.	Positive, create a focal point.	Follow up before opening.
15/09/2015		Simon Wiseman	Old Gaol	James and Melissa Stephenson	Margaret Street	Ph: 0409 244 966	Old Gaol	Positive - want to embrace. Share Events.	Outdoor cinema, shared event spaces, next year is Old Gaol 150 years, walkway is critical to Margaret Street, Limestone symposium.	Keep in contact regarding event spaces / walkway.	Follow up meeting when there is event detail.
15/09/2015		Simon Wiseman	The Gambier	Shaun Matthews	Penola Road, Mount Gambier	Ph: 0418 838 440	Matthews Hotel Group	Probably more event based contact when events are set in stone and or keep in contact about the space.	Potential for pop up bar faculties for events.	Happy to discuss when events planned to discuss pop-up opportunities.	Follow up meeting when events are set.
17/05/2015		Ben Kilsby		Shane and Joanne Gabriel				Explore potential of site from a 'pop up' catering perspective. Catering potential for wide range of events at Railway Lands.	Potential for van to be positioned on west side of Plaza A. Potential for passive/adhoc food provision at site, subject to Council approval. Interested in food festival.	Ben to call after 2 weeks for further discussion.	Follow up call 1/10/2015
18/09/2015		Simon Wiseman	South Aussie	Mr Mark lane		Ph: 0437 163 227	South Aussie Hotel	Super Positive - Events, Pop Up Bars	Pop Up Bars, Events.	Keep posted if pop up bars required for events etc.	Follow up for events or when required.
18/09/2015		Simon Wiseman	The Gambier	Mr Chris Dawes		Ph: 0438 862 778	Matthews Group (The G)	Events - Pop Up Bars etc.	Pop Up Bars, Events, Bands/DJ's, (use contacts to bring to space), Event Space.	Keep in touch. He will contact if any further ideas or events.	Follow up for events or when required.
14/09/2015		Ashlea Fisher		Mr David Millard		Ph: 0427 854 236	Barry Maney Group	None at this stage - conversation purely to 'plant the seed' and seek David's ideas.	David would like to visit the site when he is free to highlight any ideas he may have.	Follow up with Dave next week to make a time to meet on site.	Follow up call/meeting week commencing 21/09/2015.
14/09/2015		Ashlea Fisher		Astyn Reid		Ph: 0406 033 678 Email: astyn@kinship.com.au	Kinship Productions	Concern by lack of toilets, particularly in the vicinity of the geasslands. Asked re lighting of site for night time event.	Astyn believes the site would be great for family fairs, live music in summer etc and feels the activities on the site should 'remain a novelty' so the site is always changing. Astyn thought the site could have its own website/ facebook to inform of the various events. She also identified the amphitheatre as a potential site for outdoor cinema.	Ashlea to contact Astyn in 1 to 2 weeks to discuss any further ideas she may have had since the site visit.	Follow up Call/ Email 28/09/2015.

RAILWAY LANDS - STAKEHOLDER ENGAGEMENT RECORD
Stakeholder Group - Community ActivityEvent Interest

Date	Time	Recorded	Location	Name	Address	Contact Details:	Organisation	Comments	Opportunities	Outcome/Action	Follow Up
4/09/2015		Kate Fife	City Hall	Gina Raisin	PO Box 9300 Mount Gambier West SA 5290	Ph: 0417 858 458 Email: ingword1@gmail.com	ingWord	Gina Raisin, artist and previous Council employee and currently working with SAMRI. Gina is currently working on the Metro laneway activation with a group of artists	Gina would be interested in seeing art included in the site, as currently it is very 'beige'. Gina would be happy to be involved in gaining participation from other artists and potentially program managing	I explained we are currently assessing administration procedures and function of the site for events. I will cotnact Gina when I know what is possible for the site to discuss further	Meeting - Kate Fife 05/10/2015
9/09/2015		Alison Brash	Railway Lands	Youth Advisory Group c/- Alison and Terasa	c/- City of Mount Gambier		Youth Advisory Group	Curious about launch - what will happen?	Keen for youth friendly spaces. Fitness equipment. Food outlet of sorts. Outdoor cinema. Consider the Kalangadoo Train.	Advise on launch partnership potential. YAG to send further ideas to Alison. Report back to bigger group. Keen to be involved in launch in some way.	Alison to follow up at YAG Meeting.
16/09/2015		Ben Kilsby	Railway Lands	Gina Raisin and Anthony Hamilton		Ph: 0417 858 458 or 0468 393 428		Excited by oportunties for artistic / creation within the site . Particular interest in murals and blank walls	Murals on blank walls. Projection art on historic buildings. Creative space in Railway Building	Both Gina and Anthony will explore ideas over coming mont and present to Council for consideration.	Follow Up Call 16/10/2015
21/09/2015		Ben Kilsby	Railway Lands	Mr Rob Forgan		Ph: 0408 673 113	Reels Society	Explored site from potential of open air cinema, screenings and associated events. Interested in Bay Road grasslands area due to slight incline in grass. Central Plaza area also possible (power access).	Explore potential of screening using Council blow up projection screen/ projector.	Rob to discuss with Committee. Ben to contact in two weeks.	Follow Up Call 5/10/2015
18/09/2015		Kahli Rolton	City of Mount Gambier	Travis		Ph: 0431 925 935 Email: travis@sapa.asn.au	S A Parkour Association	Will stay in backpackers - Old Gaol. Space sounds awesome. Scaffolding, vault boxes. Pay people wages and travel allowance. \$3 per person who joins in. Comes under National Parkhour Association - Waiver Form if instructing.	4 trainers - Thurs/Friday is good. Must have insurance if teaching. Workshop - carload of instructors - kids, teenagers, fitness, consult, teach, train. Can video to advertise - show techniques. Look at small adjustments to make it extra user friendly for Parkour users. Want overhead pull up bars. Warnambool Parkour.	Email by Wednesday 22/23 September 2015.	Follow Up Phone Call/ Email 25/09/2015.
17/09/2015		Ashlea Fisher	Phone Call	Mr Graham Gill		Ph: 0407 816 036 Email: jsjngill@internode.on.net	Mount Gambier Ministers Association (Blue Lake Carols)	Need to identify which space they would like to utilise. assessing access issues i.e. electricity, stage set up, lighting etc. To be done onsite.	Run Blue Lake Carols for 2015 at the Railway Lands.	Graham was busy at the time but I have sent an email with my contact details to enable Graham to call me back when he had time to discuss. Graham would like to meet next week and I advised we would be keen to show him the site.	Follow Up Call/ Meeting in 1 week if not heard back from Graham. 24/09/2015.

Attachment 5





L-R Alison Brash, Simon Wiseman, Ben Kilsby, Kahli Rolton, Ashlea Fisher, Jamie Pearson
Pallet Table/Seat



Pallet Table/Seat



Cable Reel Tables