



Reference: AF11/1373 SW

9 May 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**  
(*Conference Room - Level 1*):

Monday, 12<sup>th</sup> May 2014 at 5:30 p.m.

An agenda for the meeting is enclosed herewith.

**Mark McSHANE**  
CHIEF EXECUTIVE OFFICER

## OPERATIONAL SERVICES COMMITTEE

Meeting to be held on Monday, 12<sup>th</sup> May 2014 at 5.30 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 - Involvement of The Rotary Club Mount Gambier West - AF13/439
4. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Seed Funding Application To Arts SA For Artistic Balustrade Design - AF13/439
5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Summary of Final Costs for Remediation Works at Railway Lands - AF13/439

## RAILWAY LANDS SUB-COMMITTEE

Meeting to be held in the Conference Room, Operational Services Area, Level One of Civic Centre,  
10 Watson Terrace, Mount Gambier, on Monday, 12<sup>th</sup> May 2014 at 5:30 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  
Team Leader - Administration (Operational Services)

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 Tuesday, 4<sup>th</sup> March 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:

<b>TASK / ACTIVITY DESCRIPTION</b>	<b>TIMEFRAME</b>
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	Complete Late November 2014
Site remediation works	Completed April 2014

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

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 further report detailing the components of Stage 1 and 2 works including budget allowances and actual expenditure will be presented at the meeting.

moved it be recommended:

- (a) To be determined at the meeting.

seconded

**3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Involvement of The Rotary Club Mount Gambier West - 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) Rotary Club Members have commenced work on site as agreed - starting with a planting day on Saturday, 26<sup>th</sup> April 2014 along the creek;

Railway Lands Sub-Committee Agenda for Monday, 12<sup>th</sup> May 2014 Cont'd...

(b) further works have been discussed and detailed drawings provided to Rotary for the following works:

- perimeter fencing
- telegraph pole refurbishment
- bridges

moved it be recommended:

(a) The report be received;

(b) Council Officers to continue to liaise with representatives of the Rotary Club of Mount Gambier West with a view to formalising a partnership between the Club and Council for the completion of various tasks in the Railway Lands Redevelopment project.

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) Seed funding application for the artistic balustrade project has been successful to the value of \$9,000 (plus GST) to cover the concept design fee of the shortlisted artists/artist teams/illustrators;

(b) the expression of interest phase of this report is due to commence this week and is recommended the Project Advisory Panel for the project consists of the following:

- City of Mount Gambier - 1 representative plus 2 elected Council Members
- Local History Group - 1 representative,
- Riddoch Art Gallery - 1 representative,
- Arts SA - 1 Art for Public Places representative, should Arts SA funding be allocated.

The Project Advisory Panel role will be to:

- be available to provide advice regarding specific concept design development issues relevant to their expertise,
- select the artists/artist teams/illustrators to undertake the design proposal stage,
- assess the concepts and recommend to the City of Mount Gambier Railway Lands Sub Committee the successful artist to undertake the commission.

(c) Council staff will assess the recommended design proposal in relation to practical issues such as risk management, public safety and maintenance and provide appropriate advice.

moved it be recommended:

(a) The report be received;

Railway Lands Sub-Committee Agenda for Monday, 12<sup>th</sup> May 2014 Cont'd...

- (b) Council carry out the expression of interest process as per the design brief;
- (c) the Project Advisory Panel consists of the following people as per the design brief:
  - Elected Members - Crs Penny Richardson and Merv White
  - City of Mount Gambier - Mr Michael Silvy
  - Local History Group - Mr Steve Dunn
  - Riddoch Art Gallery - Mr Simon Klose
  - Arts SA - to be advised
- (d) the selected concept design will be presented to the Railway Lands Sub-Committee for consideration in early August 2014.

seconded

**5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Summary of Final Costs for Remediation Works at Railway Lands - 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) Original contract sum	\$389,609
1. Additional remediation of contaminated materials found onsite above original investigation volumes	\$22,458
2. Screening of railway ballast to use as part of wetlands / creek, rail corridor in lieu of importing materials to site	\$19,870
3. Importation of clean fill to site to fill in low spots created by ballast removal	\$37,159
Final contract sum	\$461,237.07

- (b) Comment - Items 2 and 3 were not part of dealing with land remediation but are part of site development works (stage 1/2 works) so excluding these values this means that the final remediation contract sum was \$389,609 + \$22,458 = \$412,067 (5.7% additional contamination above originally identified as part of the environmental investigations). This figure is seen as quite reasonable given the complexity of the project and the difficulty in quantifying exact volumes.

moved it be recommended:

- (a) The report be received;
- (b) Council acknowledges the final completion of the remediation contract with a variation of +5.7% in contaminated land to that of the original estimated volumes.

seconded

**MOTIONS WITHOUT NOTICE -**

The meeting closed at \_\_\_\_\_ a.m.