



Reference: AF15/37 SW

2 June 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, 5<sup>th</sup> June 2015 at 12 Noon (*lunch will be provided*)

An agenda for the meeting is enclosed herewith.

**Grant HUMPHRIES**  
ACTING CHIEF EXECUTIVE OFFICER

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting to be held on Friday, 1<sup>st</sup> June 2015 at 12 Noon

AGENDA

1. PROPERTY MANAGEMENT - Railway Lands - Update on Progress of Development Works - Ref. AF13/439
2. PROPERTY MANAGEMENT - Railway Lands - Budget Update and Works in Progress - Ref. AF13/439
3. PROPERTY MANAGEMENT - Railway Lands - Creation of Roadway - Ref. AF13/439
4. PROPERTY MANAGEMENT - Committees - Railway Lands Development and Management Committee - Labyrinth - Ref. AF15/37

## 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, 5<sup>th</sup> June 2015 at 12 Noon

### AGENDA

PRESENT: Cr C Greco (Presiding Member)  
Crs F Morello and S Perryman

APOLOGIES: moved the apology received from Cr S Meziniec and  
Cr M Lovett be accepted.

seconded

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton  
Engineering Manager, Daryl Morgan  
Manager - Regulatory Services  
Team Leader - Administration (Operational Services), Sally Wilson

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,  
1<sup>st</sup> May 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 Director - Operational Services reported:

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

<b>TASK / ACTIVITY DESCRIPTION</b>	<b>TIMEFRAME</b>
Approval to accept Department of Planning, Transport and Infrastructure's offer	Completed
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	Completed
Resurfacing existing platform	In Progress
Fencing to pond area	Completed
Supply & Install Solar Path and Plaza Lights	Completed
Supply & Install feature lighting	Completed
Install footpath pavers	In Progress, 65% complete
Install Plaza pavers and street furniture	Pavers 100% Furniture 10%
Signal Box redevelopment as public toilets	In Progress, 30% complete
Major Art Commission concept design and selection of final pieces	In Progress

moved it be recommended:

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

seconded

## 2. **PROPERTY MANAGEMENT - Railway Lands - Budget Update and Works in Progress** - 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 Director - Operational Services reported:

(a) The below Budget Update and Works Schedule is provided for Members information:

2013/14 Budget	\$1,650,000
2014/15 Budget	\$2,598,000
<b>Total Project Budget (Stage 1 &amp; 2)</b>	<b>\$4,248,000</b>

Funds Spent to date	\$3,720,401
Funds Committed to date	\$147,234
<b>Total</b>	<b>\$3,867,635</b>

<b>Current Budget Remaining</b>	<b>\$380,365</b>
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### **Works Remaining to realise vision:**

Paver Install	\$150,000
Artistic balustrade	\$2,000
Signal Box Toilet Redevelopment	\$70,000
Perimeter fence	\$10,000
Nature scape completion	\$10,000
Major Art Commission	\$100,000
Site Artwork/Interpretive signage	\$128,000
Nature Play Wooden Sculptures	\$40,000
<b>Total</b>	<b>\$510,000</b>

<b>Budget - Forecast Expenditure</b>	<b>-\$129,635</b>
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### **Variations not on original budget:**

Additional demolition works (resolved 17 <sup>th</sup> September 2013)	\$17,500
Installation of fence around pond (resolved 15 <sup>th</sup> July 2014)	\$15,000
<b>Total</b>	<b>\$32,500</b>

### **Summary of additional expenses:**

Trenching/site prep lighting	\$15,000
Additional site drainage/grass reinstatement	\$20,000
Replacement landscaping	\$5,000
Drainage repairs to existing Elizabeth Street system	\$8,700

moved it be recommended:

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

seconded

### 3. **PROPERTY MANAGEMENT - Railway Lands - Creation of Roadway - 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*

The Director - Operational Services reported:

- (a) Members will recall discussion at the previous Committee meeting where the issue of adjacent properties (on the southern side property boundary to the Railway Lands) not being able to build within three metres of the property line was considered. This is an issue under the Building Code of Australia;
- (b) one solution mooted was to create a “road” along the southern boundary of the Railway Lands at say 3.05 metres in width - this effectively allows an adjoining property to build up to the southern property line of the Railway Lands;
- (c) advice has now been sought on this matter and that advice, together with a plan of division is attached for consideration.

moved it be recommended:

- (a) The report be received;
- (b) Council proceed to lodge the Plan of Division to create a roadway 3.1 metres wide in accordance with Plan Number 25290-01 prepared by Cameron Lock Surveying, dated 26<sup>th</sup> May 2015 (TRIM Reference AR15/19509), being on the southern boundary of the “Railway” Lands.

seconded

### 4. **PROPERTY MANAGEMENT - Committees - Railway Lands Development and Management Committee - Labyrinth - Ref. AF15/37**

*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 at its meeting of Tuesday, 19<sup>th</sup> May 2015 resolved:
  - “(a) The verbal report from Cr Persello be received;
  - (b) Council allocate up to \$20,000 to facilitate the research, design and installation of a labyrinth in the paving of the amphitheatre of the Railway Lands;

- (c) *noting that there is a projected surplus in the current 2014/15 budget, the funding allocation be drawn from existing surplus funds at the next periodic budget review;*
- (d) *Council explore appropriate design options through consultation with experienced Labyrinth designers and Cr Persello. The design is to be submitted to the Railway Lands Development and Management Committee for approval under delegated authority of Council.”;*
- (b) Council Officers have investigated the design and construction of public labyrinth examples and have produced a concept (refer attached) that fits within the confines of the partially constructed amphitheatre in the Railway Lands;
- (c) Council Officers also were made aware of an episode of the ABC’s Compass program that detailed the planning and construction of the Labyrinth in Sydney’s Centennial Park. This labyrinth was inspired by an example within a French cathedral and approximately the same size as the one planned for the Railway Lands but cost approximately \$500,000;
- (d) it appears on the whole - labyrinth are reasonably simple to design but potentially very expensive to build to a high standard expected within the Railway Lands precinct;
- (e) three clear options have emerged:
  1. individually cut stones/pavers and laid on a concrete base (Sydney Centennial Park);
  2. lay existing square pavers and create a square design (not recommended);
  3. apply a labyrinth ‘pattern’ to finished pavers or concrete base (Westmead Children’s Hospital);
- (f) following a meeting with Cr Persello and given the associated costs with the above options, it has been agreed the most cost effective and aesthetic solution is Option 3 (similar to Westmead Children’s Hospital) at an approximate cost of \$100,000.

moved it be recommended:

- (a) The report be received;
- (b) Council use the allocated \$20,000 to continue to fine tune the current design and arrange test panels in order to develop a tender specification to construct the labyrinth in the Railway Lands;
- (c) Officers will proceed to tender the works and report back to Council with final costings for approval prior to construction;
- (d) Council allocate an additional \$100,000 towards the construction of a labyrinth in the Railway Lands.

seconded

#### **MOTIONS WITHOUT NOTICE -**

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

## Sally Wilson

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**From:** Craig@cameronlock <craig@cameronlock.com.au>  
**Sent:** Wednesday, 27 May 2015 8:42 AM  
**To:** Daryl Sexton  
**Cc:** Daryl Morgan  
**Subject:** Road opening  
**Attachments:** Roads Act.pdf; 25290-01.pdf

**Cameron Lock Reference No: 25290**

*Hi Daryl,*

*I have had discussions with the LTO (Steve Andrews), as far as they are concerned they will approve plans to open roads over the land as long as DAC have signed off.*

*The portion of easement that crosses the public road would be extinguished.*

*They did bring up the issue of width. The Roads (Opening and Closing) Act (Point 38) states that a road must be at least 12 metres wide unless otherwise authorised by the Surveyor-General. So lodging a plan under the Roads (O&P) Act is out.*

*DAC (Steve Gale) has a different opinion. If we lodge a plan of division with the road at 3.1 metres wide, even though DAC would be the approving body, would take advice from Council.*

*Since it would be a "Plan of Division" over Council land, being a benefit to the community and there is no monetary advantage for Council the lodging fees for the initial plan to DAC would be waived.*

*The final plan would need to be "certified" since the existing title (CT 5962/701) is missing significant data. This would be requirement from the Lands Titles Office.*

*We may be able to finalise the titles under an RTU form (less expensive). If an RTC form is required a conveyancer will be needed. This can be sought out at a later date but will not effect the outcome.*

*The name of the future road (Railway Concourse) will be amended to a name Council recommends prior to initial lodging.*

*Please let me know if you wish us to lodge the attached "Plan of Division".*

Regards,  
 Craig Lock  
 Director / Licensed Surveyor



### **Cameron Lock Surveying**

45 Helen Street, PO Box 289 Mount Gambier SA 5290

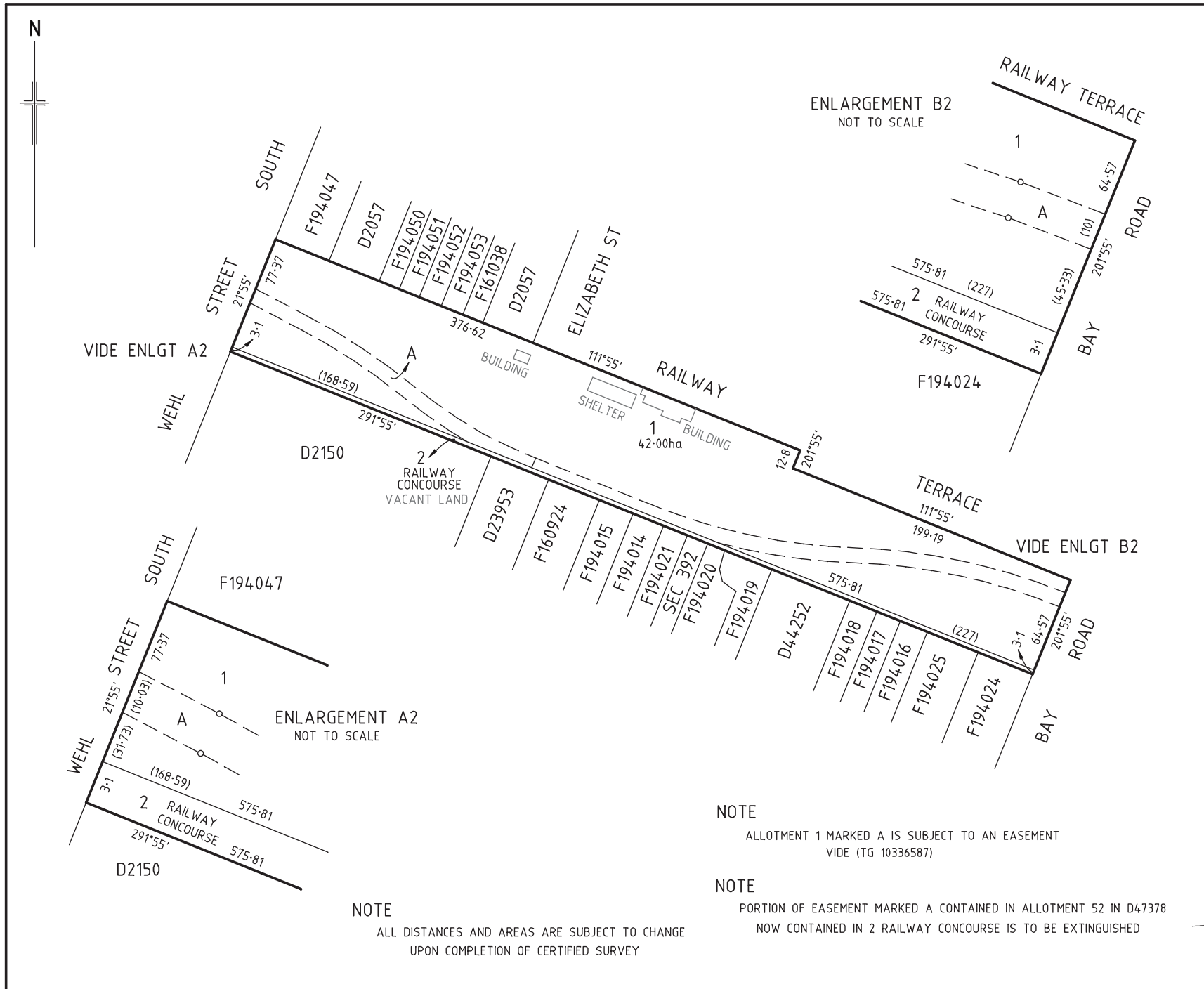
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## PLAN OF DIVISION

ALLOTMENT 52 IN D47378

HUNDRED OF BLANCHE

IN THE AREA NAMED MOUNT GAMBIER

CITY OF MOUNT GAMBIER

MAP REF. 7022:33:M DEV. NO.

TITLE REF: CT 5962/701

TITLE SYSTEM REAL PROPERTY ACT

SCALE 0 50 100 150 METRES

### WARNING NOTES:

1. This plan was prepared for the specific use of the Cameron Lock client for the purpose of lodging a Development Application for proposed Land Division under the Development Act, 1993, and for no other purpose.
2. The dimensions, areas and allotments shown are subject to confirmation by field survey and also the approval of the relevant planning authority.
3. Users of this plan should note that any pending or future amendments to the Development Plan could affect the proposal's compliance with those provisions and hence influence the outcome of a Development Application.
4. The dimensions shown on the plan should not be relied upon for any financial dealings in the land nor accurate positioning or setting out of construction works as they are subject to confirmation and approval as noted in point 2.
5. Cameron Lock does not warrant that the plan will be approved by the relevant planning authority as such approval is outside our control.
6. Cameron Lock does not accept liability for the loss or damage of other persons who do not use the plan within the limitations intended.

I acknowledge the above notes and authorise Cameron Lock Surveying to lodge this plan for Development Approval under the Development Act, 1993.

Date :

No.	REVISION	DRAWN	DATE	APP.
1	Authorised for issue	C.J.L.	26-5-2015	C.J.L.

DRAWING NUMBER SHEET SIZE REVISION

25290-01 A3

1

SHEET 1 OF 1



