



Reference: AF15/37 SW

3 August 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, 7<sup>th</sup> August 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, 7<sup>th</sup> August 2015 at 12 Noon

### AGENDA

1. PROPERTY MANAGEMENT - Railway Lands - Update on Progress of Development Works - Ref. AF13/439
2. PROPERTY MANAGEMENT - Land Division - Railway Lands - 1 Railway Terrace - Creation of Roadway - Ref. DA15/253
3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Labyrinth - Ref. AF13/439
4. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Selection of Artist for Major Art Commission - AF11/2475
5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Activity Spaces - Ref. AF13/439
6. CONSIDERATION FOR EXCLUSION OF PUBLIC

## 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, 7<sup>th</sup> August 2015 at 12 Noon

### AGENDA

PRESENT: Cr C Greco (Presiding Member)  
Crs F Morello, S Perryman, S Meziniec and M Lovett

APOLOGIES: moved the apology received from be  
accepted.  
seconded

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton  
Engineering Manager, Daryl Morgan  
Manager - Regulatory Services, Michael Silvy  
Ben Kilsby, Community Development Project Officer  
Team Leader - Administration (Operational Services), Sally Wilson  
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, 3<sup>rd</sup> July 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   | Completed                    |
| 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, 70% complete    |
| Install Plaza pavers and street furniture   | Pavers 100%<br>Furniture 50% |
| Signal Box redevelopment as public toilets  | 90% 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 - Land Division - Railway Lands - 1 Railway Terrace - Creation of Roadway - Ref. DA15/253**

*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) As resolved by Council, a Plan of Division has been lodged that creates a 3.1 metre wide roadway along the southern boundary of the Railway Lands (to allow buildings, at some future time, to be built on the property line);
- (b) this process requires formal referral to the Department for Planning, Transport and Infrastructure (DPTI) and they have voiced their concern (not unexpected) over the creation of a road on the 10 metre easement, and have requested the easement to be varied to ensure it is 10 metres wide adjacent to the proposed roadway;
- (c) the requested amendment is included on the attached plan and as can be seen has little impact on the future use of the land. Given the width of the easement, the railway line, if ever reinstalled, could sit on the south side of the easement centre line.

moved it be recommended:

- (a) The report be received;
- (b) Council instruct Cameron Lock Surveying to proceed to create a 'variation to the easement' as per their correspondence of 29<sup>th</sup> July 2015, to ensure the rail easement remains 10 metres wide from Wehl Street to Bay Road.

seconded

**3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Labyrinth - 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 Manager - Regulatory Services reported:

- (a) Council Officers have investigated the design and construction of a labyrinth and have produced a concept (see attached) for it to be located south of the platform and east of the plaza in the Railway Lands;
- (b) the preferred option for construction is to apply a labyrinth 'pattern' to a finished concrete base;
- (c) the approximate cost of the altered drainage and sprinkler system, concrete pad, pattern and application of the applied surface is \$50,000 (plus GST). The pattern and application of the applied surface is specialised work that only a few contractors in SA can do;
- (d) Council have received a quote for the production of the labyrinth including the concrete slab from Colourpave Systems Australia Pty Ltd for \$32,000 (plus GST).

Colourpave Australia have also been consulted with to carry out specialist floor surfacing at the Former Laundry building at the Old Hospital. They have experience with such projects and offer services not provided by local contractors;

- (e) given the complexity of the job and the specialist skills needed this is deemed to be a cost effective price and justifies the request to engage this contractor without calling for tenders.

moved it be recommended:

- (a) The report be received;
- (b) Council proceed with a construction of a labyrinth located south of the platform and east of the plaza in the Railway Lands as indicated in the attached concept plan;
- (c) Council be requested to undertake a budget variation to allocate \$50,000 (plus GST) for this project;
- (d) subject to part (c) being approved by Council, Colourpave Systems Australia Pty Ltd be engaged to construct the labyrinth in accordance with their quotation and Council Officers be authorised to complete alterations to drainage and sprinkler system, including all reinstatement works to a total cost of \$50,000 (plus GST).

seconded

#### **4. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Selection of Artist for Major Art Commission - AF11/2475**

*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 plan for reference to the location in accordance with the approved Master Plan;
- (b) The artists have shown a keen interest in pursuing the alternative location for their piece to be installed;
- (c) it is recommended the 'Arts' portion of the budget for the Railway Lands project be confirmed and the following is a breakdown of how that may occur:

|                                       |                  |
|---------------------------------------|------------------|
| DPTI 'Open Space' Funding Allocation: | \$280,000        |
| Art SA Funding Allocation:            | \$100,000        |
| <b>TOTAL ARTS BUDGET:</b>             | <b>\$380,000</b> |

|  |                  |
|--|------------------|
| Major Art Piece ('Tracks'):                    | \$150,000        |
| Second Art Piece ('Signalling Change'):        | \$100,000        |
| Artistic Balustrading                          | \$60,000         |
| Wooden carved sculptures for nature play area: | \$30,000         |
| Wall art/murals (possibly two)                 | \$20,000         |
| Feature Entrance Wall                          | \$20,000         |
| <b>TOTAL ARTS EXPENDITURE:</b>                 | <b>\$380,000</b> |

moved it be recommended:

- (a) The report be received;
- (b) Council engage Trevor Wren & Danica Gacesa Mclean to refine the details of 'Signalling Change' for the alternative location within the Railway Lands for a total project cost of \$100,000 plus GST;
- (c) Manager - Regulatory Services to report back to the Railway Lands Development and Management Committee with the revised concept for 'Signalling Change' for final approval;
- (d) the project budget for artwork be confirmed as:

|   |                  |
|---|------------------|
| Major Art Piece ('Tracks')                    | \$150,000        |
| Second Art Piece ('Signalling Change')        | \$100,000        |
| Artistic Balustrading                         | \$60,000         |
| Wooden carved sculptures for nature play area | \$30,000         |
| Wall art/murals (possibly two)                | \$20,000         |
| Feature Entrance Wall                         | \$20,000         |
| <b>TOTAL ARTS EXPENDITURE</b>                 | <b>\$380,000</b> |

seconded

#### **MOTION WITH NOTICE -**

#### **5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Activity Spaces - 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*

moved it be recommended:

- (a) The verbal report from Cr Meziniec be received;
- (b) Council staff investigate incorporating a skate park and/or other activity spaces (e.g. rage cage sports facilities) into the Railway Lands Precinct;
- (c) investigations to include researching potential designs and costs with a view to preparing a project plan and budget for Councils 2016- 2017 Budget deliberations.

seconded

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

**6. CONSIDERATION FOR EXCLUSION OF PUBLIC**

moved that the following item be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the item to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

- S.90(3)(b) - information the disclosure of which:
  - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is:
    - conducting business; or
    - proposing to conduct business;or would prejudice the commercial position of the council; and
  - (ii) would, on balance, be contrary to the public interest.

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information the disclosure of which could confer a commercial advantage on a person with whom the council is conducting or proposing to conduct business, or would prejudice the commercial position of the council, in that the Council is proposing to negotiate with respondent(s) to an Expression of Interest process and the disclosure of financial and other information and the terms and conditions of a subsequent engagement could reasonably be expected to confer an advantage on the respondent(s) and prejudice the Council's commercial position during negotiations.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances as the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate the best proposal for the benefit of the Council and the community in this matter.

| Item No.                                 | Subject Matter   | S90 (3) Grounds |
|--|--|-----------------|
| Railway Lands Development and Management |  |                 |
| 7.                                       | <u>PROPERTY MANAGEMENT</u> - Railway Lands - Expression of Interest - Management of Community Markets - Ref. AF14/166                    | (b)             |
| 8.                                       | <u>PROPERTY MANAGEMENT</u> - Railway Lands - Expression of Interest - Occupation and Use Of Old Railway Station Building - Ref. AF13/439 | (b)             |
| 9.                                       | CONSIDERATION FOR KEEPING MATTERS<br>CONFIDENTIAL  |                 |

seconded

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

AF15/37  
SW



## Sally Wilson

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**From:** Sally Wilson  
**Sent:** Thursday, 30 July 2015 4:36 PM  
**To:** Sally Wilson  
**Subject:** FW: City of Mount Gambier - Railway Lands - Road Opening  
**Attachments:** 25290 City of MG - DPTI reponse 29-7-15.PDF; 25290-01.pdf

**From:** Craig@cameronlock [<mailto:craig@cameronlock.com.au>]  
**Sent:** Wednesday, 29 July 2015 4:01 PM  
**To:** Daryl Sexton  
**Subject:** FW: City of Mount Gambier - Railway Lands - Road Opening

Hi Daryl,

We could realign the easement to have it 10m wide all the way and entirely within allotment 1. We would either extinguish the existing easement and create a new one or more likely create a "variation to the easement" and give new dimensions.

We would insure the centreline of easement and hence centreline of future tracks had appropriate radii for train travel.

Regards,

Craig Lock  
Licensed Surveyor / Director  
M:0418 833 979  
**Cameron Lock Surveying**  
45 Helen Street, PO Box 289 Mount Gambier SA 5290  
P: (08)87258422 | F: (08)87257361 | E: [office@cameronlock.com.au](mailto:office@cameronlock.com.au) | W: [www.cameronlock.com.au](http://www.cameronlock.com.au)

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Cameron Lock Surveying does not warrant that this email is virus free.

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**From:** Office@Cameronlock  
**Sent:** Wednesday, 29 July 2015 3:53 PM  
**To:** Craig@cameronlock <[craig@cameronlock.com.au](mailto:craig@cameronlock.com.au)>  
**Subject:** City of Mount Gambier - Railway Lands - Road Opening

**Cameron Lock Surveying Reference No: 25290**

Craig,

Please find attached response from DPTI in regards to the Railway Lands – Road Opening for the City of Mount Gambier

Regards,

Bronwyn Nicholson



**Cameron Lock Surveying**  
45 Helen Street, PO Box 289 Mount Gambier SA 5290  
P: (08)87258422 | F: (08)87257361 | E: [office@cameronlock.com.au](mailto:office@cameronlock.com.au) | W: [www.cameronlock.com.au](http://www.cameronlock.com.au)

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In reply please quote 2015/00217/01, Process ID: 349785  
Enquiries to Daniel Sladic  
Telephone (08) 8226 8394  
Facsimile (08) 8226 8330  
E-mail dpti.luc@sa.gov.au



**Government of South Australia**  
Department of Planning,  
Transport and Infrastructure

27/07/2015

The Presiding Member  
Development Assessment Commission  
GPO Box 1815  
ADELAIDE SA 5001

**SAFETY AND SERVICE –  
Traffic Operations**

GPO Box 1533  
Adelaide SA 5001

Telephone: 61 8 8226 8222  
Facsimile: 61 8 8226 8330

ABN 92 366 288 135

Dear Sir,

### **REGULATION 29 (LAND DIVISION) - CONSULTATION RESPONSE**

|                        |                                |
|------------------------|--------------------------------|
| <b>Development No.</b> | 381/D018/15                    |
| <b>Applicant</b>       | City of Mount Gambier          |
| <b>Location</b>        | Railway Terrace, Mount Gambier |
| <b>Proposal</b>        | Allotment 52 in D47378         |

I refer to the above development application forwarded to the Safety and Service Division of the Department of Planning, Transport and Infrastructure (DPTI) in accordance with Regulation 29(3) of the *Development Regulations 1993*. The proposed development involves a land division, which the Development Assessment Commission believes warrants consultation with DPTI.

The following response is provided in accordance with Regulation 29(3) of the *Development Regulations 2008*

#### **THE PROPOSAL**

This application proposes the creation of an additional allotment for the subject land.

#### **CONSIDERATION**

This site is subject to an easement (marked 'A' in the proposed plan of division) in favour of the Minister for Transport for rail associated purposes. The easement is a minimum 10.0 metres in width and was created to ensure a new railway track may be constructed in the future in accordance with the Deed between the Minister for Transport and the City of Mount Gambier (dated 23 June 2005). Claus 5.4 of the Deed states that:

- *The Council shall ensure that the New Railway Track on the Land has a corridor which is no less than ten metres wide being from the centre line of the New Railway Track no less than five metres as a corridor on either side of the centre line of the New Railway Track.*

The proposed plan of division reduces the width of the subject easement to approximately 6.90 metres where the easement intersects with proposed Allotment 2. This is not acceptable to DPTI as the proposed plan is inconsistent with the Deed between the Minister for Transport and the City of Mount Gambier.

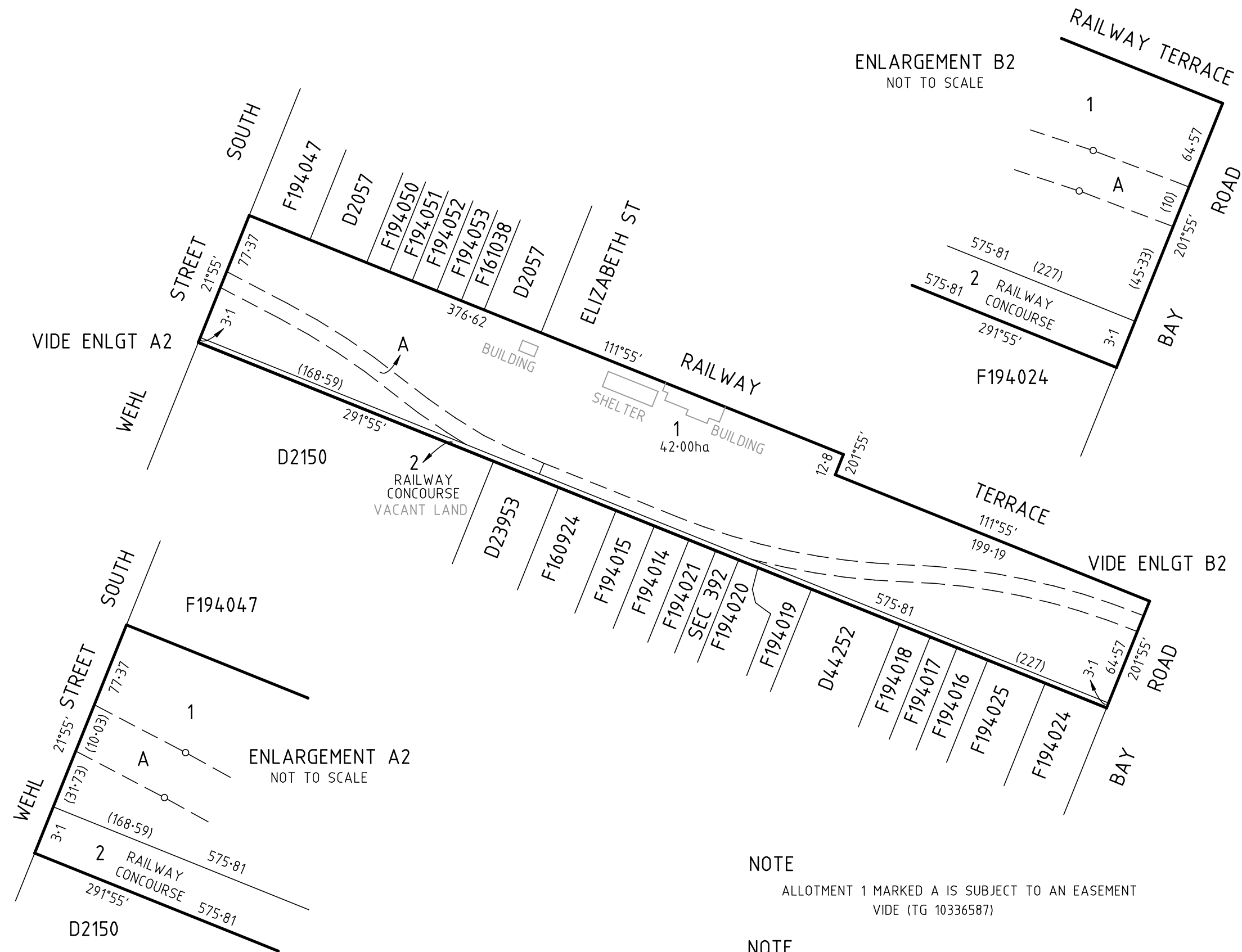
**CONCLUSION**

DPTI does not support the plan of division in its current form. Amended plans addressing the above should be uploaded to EDALA and forwarded to DPTI for review and comment. Should that not be undertaken, refusal of this application is strongly recommended.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Alan W. Morgan".

**A/GENERAL MANAGER, OPERATIONAL SERVICES**  
For **COMMISSIONER OF HIGHWAYS**



NOTE  
ALL DISTANCES AND AREAS ARE SUBJECT TO CHANGE  
UPON COMPLETION OF CERTIFIED SURVEY

NOTE  
ALLOTMENT 1 MARKED A IS SUBJECT TO AN EASEMENT  
VIDE (TG 10336587)

NOTE  
PORTION OF EASEMENT MARKED A CONTAINED IN ALLOTMENT 52 IN D47378  
NOW CONTAINED IN 2 RAILWAY CONCOURSE IS TO BE EXTINGUISHED

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. 381:D018:15

TITLE REF: CT 5962/701

TITLE SYSTEM REAL PROPERTY ACT



- 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 | CJL   | 28-5-2015 | CJL  |

DRAWING NUMBER SHEET SIZE REVISION  
25290-01 A3 1  
SHEET 1 OF 1





